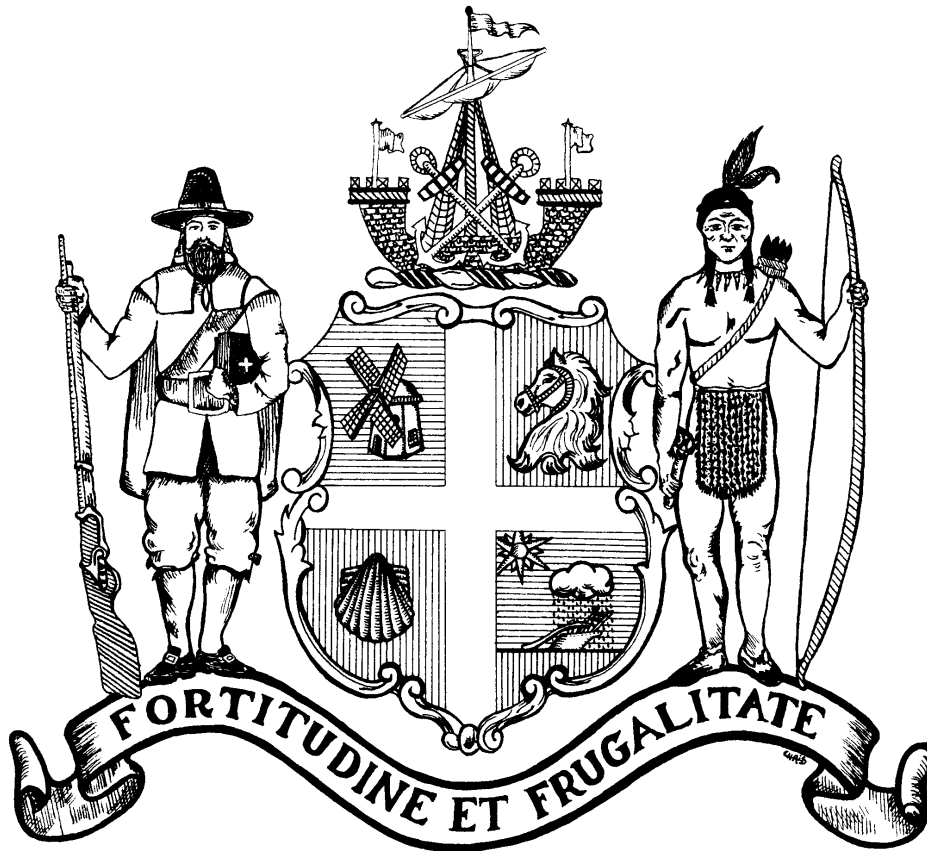


TOWN OF GREENWICH CONNECTICUT

COMPREHENSIVE ANNUAL FINANCIAL REPORT

For the Fiscal Year July 1, 2003 – June 30, 2004



Greenwich

*Greenwich Coat-of-Arms adopted by the
Representative Town Meeting in 1940*

Introductory Section

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COMPREHENSIVE ANNUAL FINANCIAL REPORT
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December 29, 2004

Board of Estimate and Taxation
Town Of Greenwich
Greenwich, CT 06830

State law requires that all general-purpose local governments publish a complete set of financial statements presented in conformity with accounting principles generally accepted in the United States of America (GAAP) and audited in accordance with auditing standards generally accepted in the United States of America by a firm of licensed certified public accountants. Pursuant to that requirement, we hereby issue the comprehensive annual financial report of the Town of Greenwich, Connecticut (the "Town") for the fiscal year ended June 30, 2004.

This report consists of management's representations concerning the finances of the Town. Consequently, management assumes full responsibility for the completeness and reliability of all the information presented in this report. To provide a reasonable basis for making these representations, management of the Town has established a comprehensive internal control framework that is designed both to protect the government's assets from loss, theft, or misuse and to compile sufficient reliable information for the preparation of the Town's financial statements in conformity with GAAP. Because the cost of internal controls should not outweigh their benefits, the Town's comprehensive framework of internal controls has been designed to provide reasonable rather than absolute assurance that the financial statements will be free from material misstatement. As management, we assert that, to the best of our knowledge and belief, this financial report is complete and reliable in all material respects.

The Town's financial statements have been audited by McGladrey & Pullen, LLP, a firm of licensed certified public accountants. The goal of the independent audit was to provide reasonable assurance that the financial statements of the Town for the fiscal year ended June 30, 2004, are free of material misstatement. The independent audit involved examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; assessing the accounting principles used and significant estimates made by management; and evaluating the overall financial statement presentation. The independent auditor concluded, based upon their audit, that there was a reasonable basis for rendering an unqualified opinion that the Town's financial statements for the fiscal year ended June 30, 2004, are fairly presented in conformity with GAAP. The independent auditor's report is presented as the first component of the financial section of this report.

The independent audit of the financial statements of the Town was part of a broader, state and federally mandated “Single Audits” designed to meet the special needs of federal and state grantor agencies. The standards governing Single Audit engagements require the independent auditor to report not only on the fair presentation of the financial statements, but also on the audited government’s internal controls and compliance with legal requirements, with special emphasis on internal controls and legal requirements involving the administration of federal and state awards. These reports are available in the Town’s separately issued Single Audit Reports.

GAAP require that management provide a narrative introduction, overview, and analysis to accompany the basic financial statements in the form of Management’s Discussion and Analysis (MD&A). This letter of transmittal is designed to complement the MD&A and should be read in conjunction with it. The Town’s MD&A can be found immediately following the report of the independent auditors.

Profile of the Town Of Greenwich

The Town of Greenwich was settled in July 1640 and is governed by the laws of the State of Connecticut and its own Charter. The Charter provides for a First Selectman, Board of Selectmen, Board of Estimate and Taxation (BET) and Representative Town Meeting (RTM) form of government. The RTM acts as the legislative unit while the BET is responsible for the proper administration of the financial affairs of the Town. There are 230 members of the RTM and 12 members of the BET. They are elected biennially by the voters along with the First Selectman and Board of Selectmen. Today, the Town government can be characterized as a decentralized system of overlapping powers and responsibilities. It is also largely volunteer. Except for the First Selectman, Board of Selectmen and a few others (such as the members of the Board of Assessment Appeals), all members of the boards and commissions serve without pay.

The Town of Greenwich is a residential community located in the southwestern corner of Fairfield County, Connecticut, adjacent to and west of the City of Stamford, Connecticut. The Town is also bounded by Long Island Sound on the south and New York State on the west and north. It is the nearest Connecticut town to New York City (28 miles) and is located on the main line of the Metro North Railroad. The Merritt Parkway (Route 15) and the New England Turnpike (Interstate Route 95) bring all Southern New England within easy driving distance. The Town encompasses 50.6 square miles and has a population of 61,101 as of the 2000 census report.

The Town provides a full range of municipal services including general administration, education, public safety, public works (building maintenance, highways, waste disposal, engineering), parks and recreation (parks, beaches, golf course, civic centers), health (clinics, laboratory, residential patient care), social services, planning and zoning, and libraries.

The annual budget serves as the foundation for the Town’s financial planning and control. All agencies of the Town are required to submit requests for appropriation to the BET Budget Committee, who in turn submit the recommended portion to the full BET. After public hearings, the budget is submitted to the RTM for approval in mid May. The adopted budget is in effect on July 1st. The appropriated budget is prepared by fund, function (e.g., public safety), and department (e.g., police). Department heads may request transfers of appropriations within a

department. Transfers of appropriations between departments, however, require the special approval of the BET.

Factors Affecting Financial Condition

The information presented in the financial statements is perhaps best understood when it is considered from the broader perspective of the specific environment within which the Town operates.

Local Economy

The Town's economic condition draws strength and stability from its recognition as a community in lower Fairfield County with high per capita income and housing values. The tax base is primarily residential with a number of commercial office buildings including several corporate headquarters. The unemployment rate during the fiscal year for the Town was 2.9% in 2004 and 3.0% in 2003, while the statewide unemployment rate was 4.8% in 2004 and 4.5% in 2003. Property taxes comprise 81.4% of the Town's General Fund revenues and the property tax collection rate remains strong at 99.1%. Intergovernmental revenues of \$18,959,785 represent 7.1% of General Fund revenues.

The Town's Grand List, which is the highest in the State, contains the values of all taxable property (both real and personal), as well as the tax-exempt and non-taxable properties in the Town. The Grand List as of October 1, 2003 was \$20,085,799,300, an increase of \$178,489,095 over the previous year. This Grand List is used to bill taxes for fiscal year 2004-05.

The Town has continued to exercise fiscal restraint while ensuring the level of quality and service that is considered vital and necessary. Taxpayers insist that services be obtained in the most efficient and economical manner which can include, but is not limited to, entering into public/private partnerships and utilizing other private or public entities both locally and regionally for Town facilities management, services and programs. Containing the size of the Town government is difficult, especially with Federal and State government proposals to push down mandated program responsibility to the local level.

Long-term financial planning. The BET has a ten-year capital projects plan. Estimates are based on departmental projections and are listed in total in the 2003-04 budget. The total of all projects has an estimated cost of \$251,054,000. The recently completed assessment of the Town's infrastructure must be turned into a long-term maintenance and replacement strategy, and that strategy must be reduced to specific capital projects and operating budget maintenance activities. The BET expects a continuing substantive dialogue on this subject throughout FY05 including a consideration of standards.

The BET will be working with the First Selectman and independent boards to develop and implement the third element of the new budget process, Outcome Based Budgeting. The purpose is to enumerate the programs and services provided by the Town, develop measures (metrics) of service that are useful to both the departments and citizens, identify the GASB Statement No. 34 revenues and costs of each program or service, and provide financial guidance for the development of long range plans (A fire service plan would be an example.) It is hoped that long range financial planning will be satisfied in the process.

Cash management policies and practices. Cash temporarily idle during the year was invested in certificates of deposit, and the State Treasurer's investment pool (STIF). The maturities of the investments range from 30 days to 1 year. The average yield on investments was 1.18% for the government and an average yield of 13.7% for the pension trust fund, which is managed by the State Street Bank & Trust Company.

Risk management. The Town's risk management program provides a safe environment for both employees and members of the public who utilize services and facilities of the Town. Major risks are covered by various insurance carriers, and risks are continually reviewed and insurance coverages are adjusted accordingly. Ongoing efforts are directed at preventing accidents and controlling exposure and financial loss by use of Town safety committees and facilities inspections by outside consultants. In addition, the Town is currently performing reviews of procedures and risk assessment.

Pension and other post employment benefits. The Town sponsors a single-employer defined benefit pension plan for its employees. Each year, an independent actuary engaged by the pension plan calculates the amount of the annual contribution that the Town must make to the pension plan to ensure that the plan will be able to fully meet its obligations to retired employees on a timely basis. As a matter of policy, the Town fully funds each year's annual required contribution to the pension plan as determined by the actuary. As a result of the Town's conservative funding policy, the Town has succeeded as of June 30, 2004, in funding 100% of the present value of the projected benefits earned by employees.

The professional staff of the Board of Education is also eligible for a pension. These benefits are provided through a statewide plan managed by the State Pension Board. The Town has no obligation in connection with teacher's pensions.

The Town also provides postretirement health and dental care benefits for certain retirees and their dependents. Costs of these benefits are funded by the Town and the retiree based on bargaining unit contracts. The Town has adopted GASB Statement Nos. 43 and 45 and has recorded the benefits and actuarial information in its financial statements.

Additional information on the Town pension arrangements and post employment benefits can be found in the notes to the financial statements.

Awards and Acknowledgements

The Government Finance Officers Association (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the Town for its comprehensive annual financial report (CAFR) for the fiscal year ended June 30, 2003. Since the initial award for the Town's 1960 fiscal year, the Town has received 29 consecutive awards, which represents 100% of the awards offered by the GFOA. In order to be awarded a Certificate of Achievement, the Town published an easily readable and efficiently organized CAFR. This report satisfied both GAAP and applicable legal requirements.

A Certificate of Achievement is valid for a period of one year only. We believe that our current CAFR continues to meet the Certificate of Achievement Program's requirements and we are submitting it to the GFOA to determine its eligibility for another certificate.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Peter Mynarski, Jr.", written over a horizontal line.

Peter Mynarski, Jr.
Comptroller/Finance Officer

Certificate of Achievement for Excellence in Financial Reporting

Presented to

Town of Greenwich,
Connecticut

For its Comprehensive Annual
Financial Report
for the Fiscal Year Ended
June 30, 2003

A Certificate of Achievement for Excellence in Financial Reporting is presented by the Government Finance Officers Association of the United States and Canada to government units and public employee retirement systems whose comprehensive annual financial reports (CAFRs) achieve the highest standards in government accounting and financial reporting.



Nancy L. Zjelke

President

Jeffrey R. Emer

Executive Director

TOWN OF GREENWICH, CONNECTICUT

COMPREHENSIVE ANNUAL FINANCIAL REPORT

For the Year Ended June 30, 2004

Prepared By:

Comptroller and Finance Officer

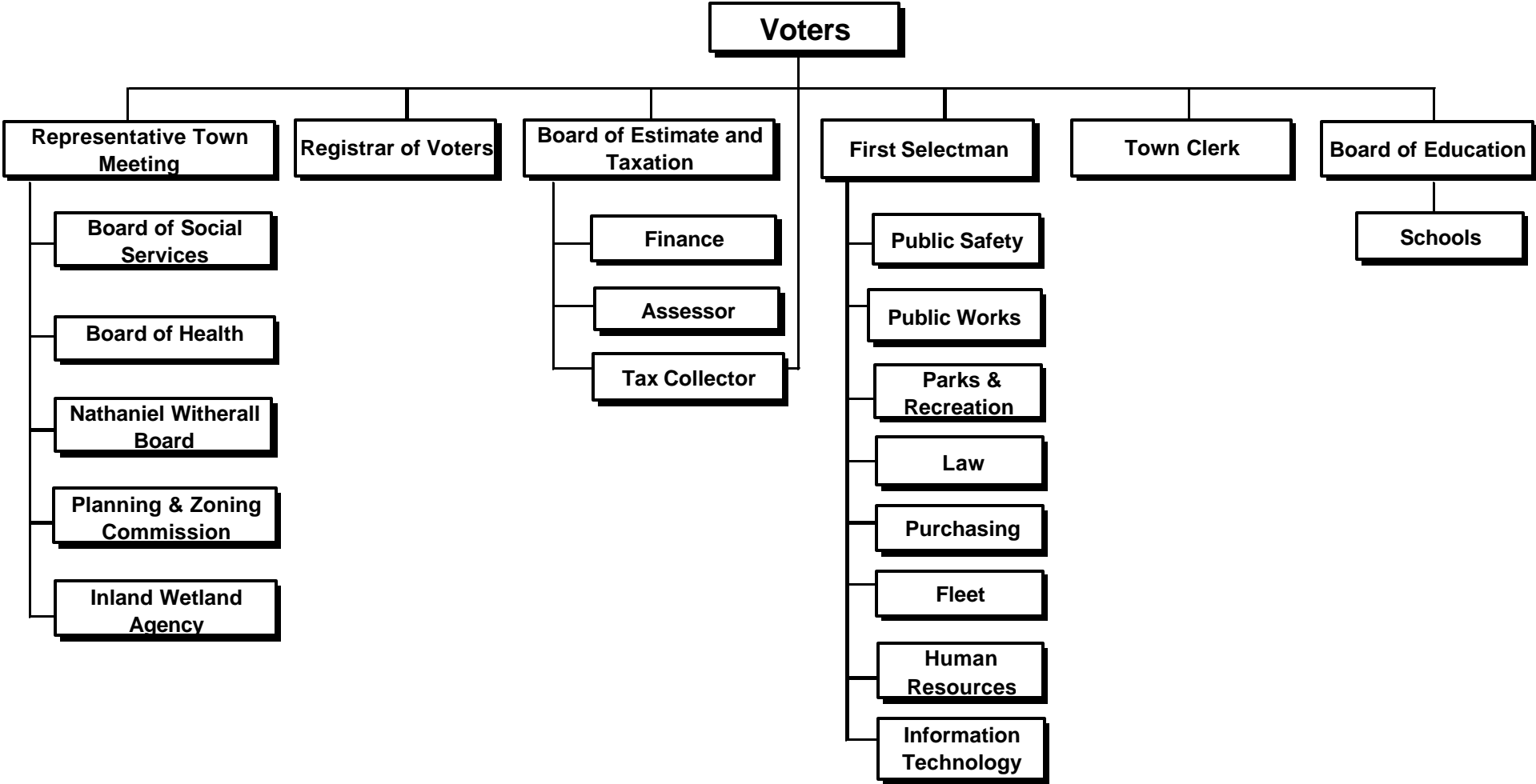
Peter Mynarski, Jr.

Board of Estimate and Taxation

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Robert S. Stone, Vice-Chairman
Val P. Storms
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Kathryn K. Guimard
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Alma Rutgers, Clerk
Laurence Simon
Stephen G. Walko
Peter E. Berg
Michael S. Mason**

**TOWN OF GREENWICH CONNECTICUT
ORGANIZATION CHART**

Year Ended June 30, 2004



This chart reflects the principal reporting responsibilities of the major functions of the Town. Not all departments, boards, commissions, or elected positions are included.

Financial Section

INDEPENDENT AUDITOR'S REPORT

To the Board of Estimate and Taxation
Town of Greenwich, Connecticut

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Town of Greenwich, Connecticut, as of and for the year ended June 30, 2004, which collectively comprise the Town's basic financial statements as listed in the table of contents. These financial statements are the responsibility of the Town of Greenwich, Connecticut's management. Our responsibility is to express opinions on these financial statements based on our audit.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in "Government Auditing Standards" issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinions.

As described in Note 16 to the basic financial statements, the Town adopted new governmental accounting and reporting pronouncements as of July 1, 2003.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Town of Greenwich, Connecticut, as of June 30, 2004, and the respective changes in financial position and cash flows, where applicable, thereof, and the respective budgetary information for the General Fund for the year then ended in conformity with accounting principles generally accepted in the United States of America.

In accordance with "Government Auditing Standards," we have also issued our report dated October 15, 2004 on our consideration of the Town of Greenwich, Connecticut's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance

with “Government Auditing Standards” and should be considered in assessing the results of our audit.

The management discussion and analysis on pages 3 through 12 is not a required part of the basic financial statements, but is supplementary information required by the accounting principles generally accepted in the United States of America. We have applied certain limited procedures, which consisted principally of inquiries of management regarding the methods of measurement and presentation of the required supplementary information. However, we did not audit the information and express no opinion on it.

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Town’s basic financial statements. The introductory section, budgetary detail, combining and individual nonmajor fund statements and schedules, and statistical section are presented for purposes of additional analysis and are not a required part of the basic financial statements. The budgetary detail, combining and individual nonmajor fund statements and schedules have been subjected to the auditing procedures applied in the audit of the basic financial statements and, in our opinion, are fairly stated in all material respects in relation to the basic financial statements taken as a whole. The introductory section and statistical section have not been subjected to the auditing procedures applied in the audit of the basic financial statements and, accordingly, we express no opinion on them.

McGladrey & Pullen, LLP

New Haven, Connecticut
October 15, 2004

Town of Greenwich, Connecticut
Management's Discussion and Analysis
June 30, 2004

As management of the Town of Greenwich, Connecticut (the "Town"), we offer readers of the financial statements this narrative overview and analyses of the financial activities of the Town of Greenwich for the fiscal year ended June 30, 2004. We encourage readers to consider the information presented here along with additional information we have furnished in our letter of transmittal.

Financial Highlights

- ◆ On a government-wide basis, the assets of the Town of Greenwich exceeded its liabilities resulting in net assets at the close of the fiscal year of \$255 million after restatement as noted in footnotes 11 and 15 of the basic financial statements. Total net assets for Governmental Activities at fiscal year-end were \$242 million and total net assets for Business-Type Activities were \$13 million. Net assets for Business-Type Activities decreased by \$.9 million while net assets for Governmental Activities increased by \$15.5 million .
- ◆ On a government-wide basis, during the year, the Town's net assets increased by \$14.6 million from \$240 million to \$255 million after restatement as noted in Footnotes 11 and 16 of the basic financial statements. Government-wide expenses were \$269 million, while revenues were \$284 million.
- ◆ At the close of the year, the Town of Greenwich's governmental funds reported, on a current financial resource basis, combined ending fund balances of \$38 million, a decrease of \$5.5 million from the prior fiscal year.
- ◆ At the end of the current fiscal year, fund balance for the general fund alone was \$18.5 million, an increase of \$2.2 million from the prior fiscal year. Of the total General Fund fund balance, \$12.4 million represents unreserved general fund balance. Unreserved General Fund balance at year-end represent 4.6% of total general fund expenditures of \$270 million.
- ◆ The Town of Greenwich's total debt decreased by \$6.6 million. The decrease is primarily due to the paydown of general obligation bonds and clean water fund notes.

Overview of the Financial Statements

This discussion and analyses are intended to serve as an introduction to the Town of Greenwich's basic financial statements. The basic financial statements comprise three components: 1) government-wide financial statements, 2) fund financial statements, 3) notes to the financial statements. This report also contains other supplementary information as well as the basic financial statements.

It is important to note that the Town implemented the new reporting requirements outlined in GASB Statement No. 34 effective July 1, 2001 (for the fiscal year ending June 30, 2002). The

statements contained within this report as of June 30, 2004, therefore are the Town of Greenwich's third report using the new model.

Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the Town of Greenwich's finances, in a manner similar to private-sector business. All of the resources the Town has at its disposal are shown, including major assets such as buildings and infrastructure. A thorough accounting of the cost of government is rendered because the statements present all costs, not just how much was collected and disbursed. They provide both long-term and short-term information about the Town's overall financial status.

The statement of net assets presents information on all of the Town of Greenwich's assets and liabilities, with the difference reported as net assets. Over time, increases or decreases in net assets may serve as an indicator of whether the financial position of the Town is improving or deteriorating. It speaks to the question of whether or not, the Town, as a whole is better or worse off as a result of this year's activities. Other non-financial factors will need to be considered, however, such as changes in the Town's property tax base and the condition of the Town's infrastructure, to assess the overall health of the Town.

The statement of activities presents information showing how the Town's net assets changed during the most recent fiscal year. All of the current year's revenues and expenses are taken into account regardless of when cash is received or paid. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flow in some future fiscal period, uncollected taxes and earned but unused vacation leave are examples.

Both of the government-wide financial statements distinguish functions of the Town of Greenwich that are supported by taxes and intergovernmental revenues (governmental activities) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (business-type activities).

- ◆ Governmental activities of the Town of Greenwich encompass most of the Town's basic services and include general government, public safety, public works, health, Nathaniel Witherell, parks and recreation, social services, education and other activities. Property taxes, charges for services and state and federal grants finance most of these activities.
- ◆ Business-type activities of the Town of Greenwich include the Parking Fund. It is reported here as the Town charges a fee to customers to help cover all or most of the cost of the operations.
- ◆ The government-wide financial statements include only the Town of Greenwich itself, as the Town has no component units.

The government-wide financial statements can be found on pages 13-14 of this report.

Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control and accountability over resources that have been segregated for specific activities or objectives. The Town of

Greenwich, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the Town of Greenwich can be divided into three categories: governmental funds, proprietary funds, and fiduciary funds.

Governmental funds. Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The Town of Greenwich maintains 12 individual governmental funds. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund balances for the General Fund, Sewer Improvement, Capital Projects Fund and Capital and Non-Recurring Fund which are all considered to be major funds. Data from the other governmental funds are combined into a single, aggregated presentation as other governmental funds. Data from the other seven governmental funds is combined into a single aggregated presentation. Individual fund data for each of these non-major governmental funds is provided in the form of combining statements elsewhere in this report.

The basic governmental fund financial statements can be found on pages 16-19 of this report.

Proprietary funds. The Town of Greenwich maintains one proprietary fund which is an enterprise fund. Enterprise funds are used to report the same functions presented as business-type activities in the government-wide financial statements. The Town of Greenwich uses enterprise funds to account for its parking activities.

Proprietary funds provide the same type of information as the government-wide financial statements, only in more detail. The proprietary fund financial statements provide separate information for parking activities which is considered to be a major fund of the Town.

The basic proprietary fund financial statements can be found on pages 22-24 of this report.

Fiduciary funds. Fiduciary funds are used to account for resources held for the benefit of parties outside the government. Fiduciary funds are not reflected in the government-wide financial statement because the resources of those funds are not available to provide services to the Town constituency. The Town has three pension trust funds and one other postemployment benefit fund. The accounting used for fiduciary funds is much like that used for proprietary funds.

The basic fiduciary fund financial statements can be found on pages 25-26 of this report.

Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements can be found on pages 27-56 of this report.

Government-wide Financial Analysis

As noted earlier, net assets may serve over time as a useful indicator of a government's financial position and an important determinant of its ability to finance services in the future. In the case of the Town of Greenwich, assets exceeded liabilities by \$255 million at June 30, 2004. This is an increase of \$15 million from the previous fiscal year.

	June 30, 2003, as Restated			June 30, 2004*		
	Primary Government			Primary Government		
	Governmental Activities	Business-type Activities	Total	Governmental Activities	Business-type Activities	Total
Current and other assets	\$ 82,969	\$ 8,095	\$ 91,064	\$ 75,569	\$ 7,467	\$ 83,036
Non-current	600	-	600	600	-	600
Capital assets	258,205	5,956	264,161	270,038	5,769	275,807
Total Assets	341,774	14,051	355,825	346,207	13,236	359,443
Current liabilities	35,242	158	35,400	32,238	199	32,437
Long-term liabilities outstanding	79,857	-	79,857	71,798	-	71,798
Total Liabilities	115,099	158	115,257	104,036	199	104,235
Net assets:						
Invested in capital assets, net of related debt	201,289	5,956	207,245	227,717	5,770	233,487
Unrestricted	25,386	7,937	33,323	14,454	7,267	21,721
Total Net Assets	\$ 226,675	\$ 13,893	\$ 240,568	\$ 242,171	\$ 13,037	\$ 255,208

* Beginning net assets were restated for the adoption of GASB Nos. 43 and 45.

TOWN OF GREENWICH, CONNECTICUT NET ASSETS, (\$000s)

At the end of the current fiscal year, the Town of Greenwich is able to report positive balances in all three categories of net assets, both for the Town as a whole, as well as for its separate governmental and business-type activities.

On a government-wide basis the assets of the Town of Greenwich exceeded its liabilities resulting in total net assets at the close of the fiscal year of \$255 million. This is up from last year's restated net assets of \$241 million. Total net assets for Governmental Activities at fiscal year-end were \$242 million (up from \$227 million, as restated, in the previous year) and total net assets for Business-type activities were \$13 million (down from \$13.8 million in the previous year).

By far the largest portion of the Town of Greenwich's net assets (\$233 million) reflects its investment in capital assets (e.g., land, buildings machinery, and equipment), less any related debt used to acquire those assets that is still outstanding. The Town of Greenwich uses these capital assets to provide services to citizens; consequently, these assets are not available for future spending. Although the Town of Greenwich's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

	Year Ended					
	June 30, 2003, as Restated			June 30, 2004*		
	Primary Government			Primary Government		
	Governmental Activities	Business-type Activities	Total	Governmental Activities	Business-type Activities	Total
Revenues:						
Program Revenues:						
Charges for Services	\$ 51,223	\$ 2,652	\$ 53,875	\$ 43,174	\$ 2,075	\$ 45,249
Operating Grants and Contributions	6,028	-	6,028	9,006	-	9,006
Capital Grants and Contributions	822	-	822	753	-	753
General Revenues:						
Property Taxes	206,264	-	206,264	221,217	-	221,217
Grants not restricted to specific programs	4,119	-	4,119	2,776	-	2,776
Investment earnings	4,762	260	5,022	5,117	58	5,175
Total Revenues	273,218	2,912	276,130	282,043	2,133	284,176
Expenses:						
General Government	17,551	-	17,551	21,111	-	21,111
Public Safety	29,791	-	29,791	26,915	-	26,915
Public Works	31,319	-	31,319	30,182	-	30,182
Health	4,872	-	4,872	4,939	-	4,939
Nathaniel Witherell	16,971	-	16,971	17,243	-	17,243
Social Services	3,306	-	3,306	3,456	-	3,456
Schools	136,150	-	136,150	137,648	-	137,648
Libraries	9,148	-	9,148	9,629	-	9,629
Parks and recreation	13,770	-	13,770	14,788	-	14,788
Parking	-	3,096	-	-	2,510	-
Interest on long-term debt	1,467	-	1,467	1,116	-	1,116
Other	(469)	469	-	(480)	480	-
Total Expenses	263,876	3,565	267,441	266,547	2,990	269,537
Change in net assets	9,342	(653)	8,689	15,496	(857)	14,639
Net assets – beginning,	172,563	14,546	187,109	226,675	13,893	240,568
Restatement	44,770	-	44,770	-	-	-
Net assets - ending	\$ 226,675	\$ 13,893	\$ 240,568	\$ 242,171	\$ 13,036	\$ 255,207

* Beginning net assets were restated for the adoption of GASB Nos. 43 and 45.

TOWN OF GREENWICH, CONNECTICUT CHANGES IN NET ASSETS (\$000s)

The Town's net assets increased by \$14.6 million during the fiscal year, with net assets of Governmental Activities increasing by \$15.5 million, and net assets of Business-Type Activities decreased by \$.9 million. The overall increase in net assets is due to the degree to which increases in on-going revenues have outstripped increases in expenses.

Government Activities

Major revenue factors included:

For Governmental activities, more than \$221 million or 78% of the revenues were derived from property taxes (up from \$206 million in the prior year), followed by \$53 million from program revenues, (down from \$58 million in the prior year). The remaining revenue is consistent with the prior year.

Major expenditure factors included:

For Governmental Activities, more than \$138 million of the Town's expenditures relate to education, \$27 million relates to public safety, \$21 million for general government, \$30 million for public works, \$17 million for Nathaniel Witherell, \$15 million for parks and recreation, \$1.1 million for interest on long-term debt.

Financial Analysis of the Fund Financial Statements

As noted earlier, the Town of Greenwich uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

Governmental funds. The focus of the Town of Greenwich's governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the Town of Greenwich's financing requirements. In particular, unreserved fund balance may serve as a useful measure of a government's net resources available for spending at the end of the fiscal year.

As of the end of the current fiscal year, the Town of Greenwich's governmental funds reported combined ending fund balances of \$37.8 million.

The general fund is the chief operating fund of the Town of Greenwich. At the end of the current fiscal year, unreserved fund balance of the general fund was \$12.4 million while total fund balance reached \$18.5 million; a measure of the general fund's liquidity, it may be useful to compare both unreserved fund balance and total fund balance to total fund expenditures. Unreserved fund balance represents 4.9% of total general fund expenditures, while total fund balance represents 7.3% of that same amount.

The fund balance of the Town of Greenwich's general fund \$18.5 million increased by \$2.2 million during the current fiscal year. This increase was primarily due to higher revenue than budgeted. Key factors in this increase are as follows:

- ◆ Increase in tax revenue, both in the current collection rate as well as the delinquent collection rate.
- ◆ Increase in building fees due to increase in construction activity.
- ◆ A decrease in the Town's contribution to employee benefits.

The Sewer Improvement Fund has a total fund balance (deficit) of \$6.2 million, a decrease of approximately \$9.9 million from the prior year. The deficit is primarily due to the capital outlay which has not yet been permanently bonded for.

The Capital Projects Fund has a fund balance of \$8.1 million, a decrease of \$3.8 million from the prior year.

The Capital and Non-Recurring Fund has a fund balance of \$10.1 million, an increase of \$4.4 million from the prior year.

The Other Governmental Funds have a total fund balance of \$7.3 million, an increase of \$1.8 million from the prior year.

Proprietary funds. The Town of Greenwich's proprietary funds provide the same type of information found in the government-wide financial statements, but in more detail. The Parking Fund had revenues of \$2.1 million, a decrease of \$.6 million from the prior year, and expenses of \$2.5 million for the current fiscal year, a decrease of \$.8 million from the prior year.

General Fund Budgetary Highlights

The difference between the original budget and the final amended budget was \$3.9 million. The major additional appropriations approved during the year are summarized below:

- ◆ Board of Education grant approvals of \$1.9 million.
- ◆ Board of Education additional appropriations of \$540K for environmental remediation.
- ◆ Public Works grants and additional appropriations of \$570K.
- ◆ Law department litigation appropriation of \$550K.

During the year, actual revenues and transfers in on a budgetary basis were \$268.5 million, which exceeded budgetary estimates by \$1.8 million. Two revenue items accounted for most of the significant variances. Actual investment income of \$800K was \$1.5 million short of the \$2.3 million that had been anticipated. The lower interest income was offset by higher conveyance taxes of \$6.0 million compared to \$3.0 million.

Actual expenditures and transfers out, on a budgetary basis, totaled \$266.5 million, which were less than budget amounts by \$13,783,383. The main reason for the favorable balance was the

favorable balance in transfers out and fixed charges. Actual expenditures and transfers out were less than actual revenues and transfers in on a budgetary basis by \$2 million.

Capital Asset and Debt Administration

Capital assets. As of June 30, 2004, the Town of Greenwich's investment in capital assets for its governmental and business-type activities amounted to \$276 million, net of accumulated depreciation. This investment in capital assets includes land, building and land improvements, machinery and equipment and infrastructure. The total increase in the Town of Greenwich's investment in capital assets for the current fiscal year was \$12 million or 4.5%.

TOWN OF GREENWICH, CONNECTICUT CAPITAL ASSETS (net of depreciation)

	June 30, 2003			June 30, 2004		
	Primary Government			Primary Government		
	Governmental Activities	Business-type Activities	Total	Governmental Activities	Business-type Activities	Total
Land	\$ 51,478	\$ 4,047	\$ 55,525	\$ 51,478	\$ 4,047	\$ 55,525
Land Improvements	1,820	-	1,820	2,752	-	2,752
Buildings and Improvements	114,315	1,851	116,166	116,305	1,656	117,961
Machinery and Equipment	15,184	58	15,242	16,041	67	16,108
Infrastructure	66,230	-	66,230	82,242	-	82,242
Construction in Progress	9,178	-	9,178	1,220	-	1,220
Total	\$ 258,205	\$ 5,956	\$ 264,161	\$ 270,038	\$ 5,770	\$ 275,808

Major capital asset events during the current fiscal year included the following:

- ◆ Continued upgrades of sewer facilities, including North Mianus Sewer District and the Town's sewer processing plant.
- ◆ Annual road repaving program.
- ◆ Continued upgrade of Town's public safety radio system.
- ◆ Continued town-wide roof replacement program.
- ◆ Board of Education Facilities maintenance.

Additional information on the Town of Greenwich's capital assets can be found in Note 7 of this report.

Long-term debt. At the end of the current fiscal year the Town of Greenwich had total debt outstanding of \$42 million. 100% of this debt is backed by the full faith and credit of the Town.

**TOWN OF GREENWICH, CONNECTICUT
OUTSTANDING DEBT**

	June 30, 2003			June 30, 2004		
	Primary Government			Primary Government		
	Governmental Activities	Business-type Activities	Total	Governmental Activities	Business-type Activities	Total
General obligation bonds	\$ 29,230	\$ -	\$ 29,230	\$ 24,400	\$ -	\$ 24,400
Notes payable	19,745	-	19,745	17,921	-	17,921
Total	\$ 48,975	\$ -	\$ 48,975	\$ 42,321	\$ -	\$ 42,321

The Town of Greenwich's total debt decreased by \$7 million during the current fiscal year.

The Town of Greenwich maintains the following ratings from Wall Street's credit agencies for general obligation debt: an Aaa rating from Moody's Investors Service, and AAA from Standard and Poors and Fitch.

The overall statutory debt limit for the Town of Greenwich is equal to seven times annual receipts from taxation or \$1,515,015,201. As of June 30, 2004, the Town recorded long-term debt of \$42.3 million related to Governmental Activities.

Additional information on the Town of Greenwich's long-term debt can be found in Note 11 of this report.

Cash Management Policies and Practices. At June 30, 2004, the primary government had \$59.6 million in cash and cash equivalents and had \$13.2 million in investments. The Fiduciary Funds had \$2.6 million in cash and cash equivalents and \$299.9 million in investments.

With the exception of the town's pension funds, the Town's operating and working capital funds are invested at the direction of the Town Treasurer in the following short-term investments: (1) various certificates of deposit with Connecticut banks; (2) money market accounts; (3) overnight repurchase agreements collateralized by U.S. government agency obligations such as Federal Home Loan Mortgage Corporation which are valued daily; (4) overnight U.S. Treasury obligations; (5) an investment pool investing only in (a) high grade, short-term federal securities and variable rate obligations faced by federal agencies having monthly or quarterly assets based on indices like the prima rate, LIBOR, or a combination of the two, and (b) very short-term (usually overnight) repurchase agreements secured by high quality collateral which is valued daily and fully delivered to the program's custodial bank to be held for the benefits of the Pool's participants.

Economic Factors and Next Year's Budgets and Rates

As of June 2004, the unemployment rate for the town of Greenwich was 2.9% down slightly from 3.0% in the prior year. Connecticut's overall unemployment rate was 4.8% at June 30, 2004, up from 4.5% a year ago. Moreover, Connecticut state government is once again reporting

revenue shortfalls that may translate into reductions in State aid to the Town of Greenwich and other municipalities in the State.

Nevertheless, the Town of Greenwich is well positioned to deal with the present economic downturn. The Town continues to see growth in its housing market, in terms of the construction of new units and increased property values.

Requests for Information

The financial report is designed to provide a general overview of the Town of Greenwich's finances for all those with an interest in the government's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Comptroller, Town Hall, 101 Field Point Road, Greenwich, CT 06830.

Basic Financial Statements

TOWN OF GREENWICH, CONNECTICUT

STATEMENT OF NET ASSETS

June 30, 2004

	Primary Government		
	Governmental Activities	Business-Type Activities	Total*
Assets			
Cash and cash equivalents	\$ 55,179,753	\$ 4,411,432	\$ 59,591,185
Investments	9,727,620	3,529,572	13,257,192
Receivables (net of allowances for collection losses):			
Property taxes	1,800,043	-	1,800,043
Accrued interest	257,081	23,315	280,396
Special assessments	291,734	-	291,734
Accounts receivable	2,341,634	1,120	2,342,754
Federal and state grants	2,157,538	-	2,157,538
Other	1,600,128	-	1,600,128
Inventories	25,630	-	25,630
Internal balances	499,157	(499,157)	-
Other assets	6,914	-	6,914
Noncurrent assets:			
Other post-employment benefits	1,682,136	-	1,682,136
Capital assets, non-depreciable	52,698,590	-	52,698,590
Capital assets, net of accumulated depreciation	217,339,764	5,769,461	223,109,225
Federal and state government receivables	599,654	-	599,654
	<u>346,207,376</u>	<u>13,235,743</u>	<u>359,443,119</u>
Liabilities			
Accounts payable	7,185,796	199,156	7,384,952
Accrued payroll	8,030,291	-	8,030,291
Deposits held for others	3,729,207	-	3,729,207
Due to State of Connecticut	9,271,239	-	9,271,239
Taxes collected in advance	4,022,261	-	4,022,261
Noncurrent liabilities:			
Due within one year	11,300,560	-	11,300,560
Due in more than one year	60,496,943	-	60,496,943
Total liabilities	<u>104,036,297</u>	<u>199,156</u>	<u>104,235,453</u>
Net Assets			
Investment in capital assets, net of related debt	227,717,199	5,769,461	233,486,660
Unrestricted	14,453,880	7,267,126	21,721,006
Total net assets	<u>\$ 242,171,079</u>	<u>\$ 13,036,587</u>	<u>\$ 255,207,666</u>

The notes to the financial statements are an integral part of this statement.

* After internal receivables and payables have been eliminated.

TOWN OF GREENWICH, CONNECTICUT

**STATEMENT OF ACTIVITIES
For the Year Ended June 30, 2004**

Functions/Programs	Expenses	Program Revenues			Net (Expense) Revenue and Changes in Net Assets		
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Primary Government		
					Governmental Activities	Business-type Activities	Total
Primary government:							
Governmental activities:							
General government	\$ (21,111,645)	\$ 12,245,144	\$ 1,779,938	\$ -	\$ (7,086,563)	\$ -	\$ (7,086,563)
Public safety	(26,916,120)	1,275,539	-	-	(25,640,581)	-	(25,640,581)
Public works	(30,182,068)	4,356,147	674,156	153,624	(24,998,141)	-	(24,998,141)
Health	(4,938,850)	-	-	-	(4,938,850)	-	(4,938,850)
Nathaniel Witherell - Health Care	(17,242,635)	16,782,969	-	-	(459,666)	-	(459,666)
Social Services	(3,455,915)	87,307	-	-	(3,368,608)	-	(3,368,608)
Schools	(137,647,633)	3,749,834	6,552,092	599,653	(126,746,054)	-	(126,746,054)
Libraries	(9,628,515)	1,394,385	-	-	(8,234,130)	-	(8,234,130)
Park and Recreation	(14,787,732)	3,282,185	-	-	(11,505,547)	-	(11,505,547)
Interest on long-term debt	(1,115,917)	-	-	-	(1,115,917)	-	(1,115,917)
Total governmental activities	(267,027,030)	43,173,510	9,006,186	753,277	(214,094,057)	-	(214,094,057)
Business-type activities:							
Parking	(2,509,601)	2,075,474	-	-	-	(434,127)	(434,127)
Total business-type activities	(2,509,601)	2,075,474	-	-	-	(434,127)	(434,127)
Total primary government	\$ (269,536,631)	\$ 45,248,984	\$ 9,006,186	\$ 753,277	(214,094,057)	(434,127)	(214,528,184)
General revenues:							
Property taxes					221,217,185	-	221,217,185
Grants and contributions not restricted to specific programs					2,775,793	-	2,775,793
Unrestricted investment earnings					5,117,387	57,644	5,175,031
Transfers					480,000	(480,000)	-
Total general revenues and transfers					229,590,365	(422,356)	229,168,009
Change in net assets					15,496,308	(856,483)	14,639,825
Net assets - beginning, as restated					226,674,771	13,893,070	240,567,841
Net assets - ending					\$ 242,171,079	\$ 13,036,587	\$ 255,207,666

The notes to the financial statements are an integral part of this statement.

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TOWN OF GREENWICH, CONNECTICUT

BALANCE SHEET - GOVERNMENTAL FUNDS

June 30, 2004

	General	Sewer Improvement	Capital Projects Fund
Assets			
Cash and cash equivalents	\$ 34,708,500	\$ 1,198,945	\$ 3,109,278
Investments	6,819,886	1,594,561	-
Receivables (net of allowances for collection losses):			
Property taxes	1,716,064	13,243	-
Accrued interest	20,279	4,606	-
Special assessments	-	286,079	-
Accounts receivable, net of allowance	1,475,217	5,655	5,830
Federal and State grants	-	-	-
Inventories	-	-	-
Due from Housing Authority	1,024,111	-	-
Due from other funds	2,009,813	-	6,971,870
Total assets	\$ 47,773,870	\$ 3,103,089	\$ 10,086,978
Liabilities			
Accounts payable	\$ 4,328,164	\$ 741,118	\$ 1,323,296
Accrued payroll	8,030,291	-	-
Due to State of Connecticut	-	8,225,134	-
Due to other funds	7,392,591	70,954	681,680
Deferred revenues	5,853,972	233,151	-
Deposits held for others	3,627,855	-	-
Total liabilities	29,232,873	9,270,357	2,004,976
Fund Balances (Deficits)			
Reserved for:			
Encumbrances	6,123,802	1,718,023	5,391,174
Inventories	-	-	-
Unreserved, reported in:			
Designated for appropriation continued in force	-	-	2,690,828
General fund	12,417,195	-	-
Special revenue funds	-	-	-
Capital projects	-	(7,885,291)	-
Total fund balances (deficits)	18,540,997	(6,167,268)	8,082,002
Total liabilities and fund balances (deficits)	\$ 47,773,870	\$ 3,103,089	\$ 10,086,978

Amounts reported for governmental activities in the statement of net assets are different because:

Capital assets, net of accumulated depreciation, purchased by governmental funds are reported as expenditures, however the statement of net assets includes those capital assets among the assets of the Town as a whole.

Other long-term assets are not available to pay for current-period expenditures and, therefore, are deferred and/or not reported in the funds.

Long-term liabilities, including bonds payable, are not due and payable in the current period and therefore are not reported in the funds

Net assets of governmental activities

The notes to the financial statements are an integral part of this statement.

Capital and Non-Recurring Fund	Nonmajor Governmental	Total Governmental Funds
\$ 7,861,133	\$ 8,301,897	\$ 55,179,753
1,313,173	-	9,727,620
-	83,980	1,813,287
-	-	24,885
-	-	286,079
-	164,839	1,651,541
-	2,157,538	2,157,538
-	25,630	25,630
-	576,017	1,600,128
971,254	799,250	10,752,187
<u>\$ 10,145,560</u>	<u>\$ 12,109,151</u>	<u>\$ 83,218,648</u>
\$ -	\$ 855,278	\$ 7,247,856
-	-	8,030,291
-	1,046,105	9,271,239
6,200	2,094,691	10,246,116
-	709,780	6,796,903
-	101,352	3,729,207
<u>6,200</u>	<u>4,807,206</u>	<u>45,321,612</u>
-	3,210,477	16,443,476
-	25,630	25,630
-	1,869,513	4,560,341
-	-	12,417,195
10,139,360	2,196,325	12,335,685
-	-	(7,885,291)
<u>10,139,360</u>	<u>7,301,945</u>	<u>37,897,036</u>
<u>\$ 10,145,560</u>	<u>\$ 12,109,151</u>	

270,038,354

6,033,192

(71,797,503)

\$ 242,171,079

TOWN OF GREENWICH, CONNECTICUT

STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES (DEFICITS) -
 GOVERNMENTAL FUNDS
 For the Year Ended June 30, 2004

	General	Sewer Improvement	Capital Projects Fund
REVENUES			
Property taxes	\$ 216,159,871	\$ 802,691	\$ -
Licenses and permits	3,873,345	-	-
Fines, forfeitures and penalties	1,509,802	-	-
Other revenues	3,643,224	-	-
Charges for services	17,377,500	37,719	-
Use of money and property	3,818,191	81,237	-
Intergovernmental revenues	22,918,786	344,725	-
Total revenues	269,300,719	1,266,372	-
EXPENDITURES			
Current:			
General government	14,704,025	-	-
Public safety	22,599,182	-	-
Public works	18,946,298	-	-
Health	3,966,661	-	-
Nathaniel Witherell	13,666,995	-	-
Social services	2,725,469	-	-
Schools	104,916,756	-	-
Libraries	7,982,759	-	-
Parks and recreation	9,333,519	-	-
Fixed charges	50,964,714	-	-
Debt service:			
State loan repayment - principal	-	1,824,081	-
Principal retirements	4,400,000	430,000	-
Interest and other charges	88,000	1,831,240	-
Capital outlay	-	8,562,220	11,057,419
Total expenditures	254,294,378	12,647,541	11,057,419
Revenues over (under) expenditures	15,006,341	(11,381,169)	(11,057,419)
OTHER FINANCING SOURCES (USES)			
Transfers in	2,764,861	1,425,999	10,249,115
Transfers out	(15,603,024)	-	(3,034,330)
Total other financing sources (uses)	(12,838,163)	1,425,999	7,214,785
Net changes in fund balances (deficits)	2,168,178	(9,955,170)	(3,842,634)
FUND BALANCES, beginning, as restated	16,372,819	3,787,902	11,924,636
FUND BALANCES (DEFICITS), ending	\$ 18,540,997	\$ (6,167,268)	\$ 8,082,002

The notes to the financial statements are an integral part of this statement.

Capital and Non-Recurring Fund	Other Governmental Funds	Total Governmental Funds
\$ -	\$ 5,169,907	\$ 222,132,469
-	527,231	4,400,576
-	-	1,509,802
361,486	313,069	4,317,779
-	4,669,618	22,084,837
120,072	117,827	4,137,327
-	5,897,568	29,161,079
<u>481,558</u>	<u>16,695,220</u>	<u>287,743,869</u>
-	2,421,354	17,125,379
-	-	22,599,182
-	3,059,479	22,005,777
-	83,248	4,049,909
-	-	13,666,995
-	-	2,725,469
-	6,285,611	111,202,367
-	-	7,982,759
-	1,176,343	10,509,862
-	-	50,964,714
-	-	1,824,081
-	-	4,830,000
-	-	1,919,240
-	2,651,683	22,271,322
-	15,677,718	293,677,056
<u>481,558</u>	<u>1,017,502</u>	<u>(5,933,187)</u>
6,018,440	1,500,000	21,958,415
<u>(2,098,153)</u>	<u>(742,908)</u>	<u>(21,478,415)</u>
<u>3,920,287</u>	<u>757,092</u>	<u>480,000</u>
4,401,845	1,774,594	(5,453,187)
<u>5,737,515</u>	<u>5,527,351</u>	<u>43,350,223</u>
<u>\$ 10,139,360</u>	<u>\$ 7,301,945</u>	<u>\$ 37,897,036</u>

TOWN OF GREENWICH, CONNECTICUT

**RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES
AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS
TO THE STATEMENT OF ACTIVITIES**

For the Year Ended June 30, 2004

Amounts reported for governmental activities in the statement of activities are different because:

Net change in fund balances – total governmental funds \$ (5,453,187)

Governmental funds report capital outlays as expenditures. However, in the statement of activities, the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense. This is the amount by which capital outlays exceeded depreciation in the current period. 11,833,331

Changes in revenues and receivables in the statement of activities that do not provide current financial resources are not reported as revenues in the funds. (186,197)

The issuance of long-term debt (e.g., bonds, leases) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net assets. Also, governmental funds report the effect of issuance costs, premiums, discounts, and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities. This amount is the net effect of these differences in the treatment of long-term debt and related items. 6,654,081

Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds. 2,648,280

Change in net assets of governmental activities \$ 15,496,308

The notes to the financial statements are an integral part of this statement.

TOWN OF GREENWICH, CONNECTICUT

COMBINED STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN BUDGETARY
 FUND BALANCE - BUDGETARY BASIS - BUDGET AND ACTUAL - GENERAL FUND

For the Year Ended June 30, 2004

	General Fund			
	Original	Final	Actual Budgetary Basis	Variance With Final Budget Positive (Negative)
REVENUES				
Taxes and special assessments	\$ 213,725,689	\$ 213,725,689	\$ 216,159,870	\$ 2,434,181
Licenses and permits	3,630,749	3,630,749	3,873,345	242,596
Fines, forfeitures and penalties	1,394,150	1,394,150	1,509,803	115,653
Use of money and property	4,660,290	4,660,290	3,818,191	(842,099)
Intergovernmental revenues	20,187,684	20,187,684	18,959,785	(1,227,899)
Charges for current services	12,621,500	12,621,500	17,377,500	4,756,000
Other revenues	9,632,399	9,632,399	4,008,376	(5,624,023)
Total revenues	265,852,461	265,852,461	265,706,870	(145,591)
EXPENDITURES				
Current:				
General government	15,445,165	15,777,676	14,245,947	1,531,729
Public safety	22,998,830	23,295,953	22,671,495	624,458
Public works	18,281,083	18,929,785	18,565,977	363,808
Health	4,096,087	4,096,087	3,966,550	129,537
Nathaniel Witherell	14,288,686	14,288,686	13,829,798	458,888
Social services	2,792,851	2,792,851	2,712,890	79,961
Schools	99,970,102	102,543,106	101,757,797	785,309
Libraries	7,896,446	7,929,634	7,924,639	4,995
Parks and recreation	9,821,452	9,821,452	9,554,520	266,932
Fixed charges	59,559,331	59,595,331	55,656,780	3,938,551
Total expenditures	255,150,033	259,070,561	250,886,393	8,184,168
Revenues over expenditures	10,702,428	6,781,900	14,820,477	8,038,577
OTHER FINANCING SOURCES (USES)				
Transfers in	1,222,000	1,222,000	2,764,861	1,542,861
Transfers out	(22,953,754)	(21,202,238)	(15,603,023)	5,599,215
Total financing sources (uses)	(21,731,754)	(19,980,238)	(12,838,162)	7,142,076
Revenues and other financing sources over (under) expenditures and other financial uses before modified pay-as-you-go financing	(11,029,326)	(13,198,338)	1,982,315	15,180,653
Modified pay-as-you-go financing:				
Deferment of current appropriations	651,200	651,200	651,200	-
Funding of prior year's appropriations	(1,709,380)	(1,709,380)	(1,709,380)	-
Net increase (decrease) in unreserved budgetary fund balance	\$ (12,087,506)	\$ (14,256,518)	924,135	\$ 15,180,653
BUDGETARY FUND BALANCE, beginning			10,591,739	
BUDGETARY FUND BALANCE, ending			\$ 11,515,874	

The notes to the financial statements are an integral part of this statement.

TOWN OF GREENWICH, CONNECTICUT

STATEMENT OF NET ASSETS - PROPRIETARY FUND

June 30, 2004

	<u>Business-Type Activities- Enterprise Fund Parking Fund</u>
ASSETS	
Current assets:	
Cash and cash equivalents	\$ 4,411,432
Accrued interest	23,315
Due from other funds	46,000
Accounts receivable	1,120
Total current assets	<u>4,481,867</u>
Noncurrent assets:	
Investments	3,529,572
Capital assets (net of accumulated depreciation)	5,769,461
Total noncurrent assets	<u>9,299,033</u>
Total assets	<u>13,780,900</u>
LIABILITIES	
Current liabilities:	
Accounts payable	199,156
Due to other funds	545,157
Total current liabilities	<u>744,313</u>
Total liabilities	<u>744,313</u>
FUND NET ASSETS	
Invested in capital assets (net of related debt)	5,769,461
Unrestricted	7,267,126
Total fund net assets	<u>\$ 13,036,587</u>

The notes to the financial statements are an integral part of this statement.

TOWN OF GREENWICH, CONNECTICUT

**STATEMENT OF REVENUES, EXPENSES AND CHANGES IN
FUND NET ASSETS - PROPRIETARY FUND**

For the Year Ended June 30, 2004

	Business-Type Activities- Enterprise Fund <u>Parking Fund</u>
OPERATING REVENUES	
Meters and parking licenses	\$ 1,946,524
Miscellaneous	128,950
Total operating revenues	<u>2,075,474</u>
OPERATING EXPENSES	
Parking-operating costs	2,213,873
Depreciation	295,728
Total operating expenses	<u>2,509,601</u>
Operating loss	<u>(434,127)</u>
NONOPERATING REVENUES	
Interest income	57,644
Total nonoperating revenues (expenses)	<u>57,644</u>
Net loss before transfers	<u>(376,483)</u>
TRANSFERS OUT	<u>(480,000)</u>
Change in fund net assets	(856,483)
FUND NET ASSETS, beginning	<u>13,893,070</u>
FUND NET ASSETS, ending	<u>\$ 13,036,587</u>

The notes to the financial statements are an integral part of this statement.

TOWN OF GREENWICH, CONNECTICUT

STATEMENT OF CASH FLOWS - PROPRIETARY FUND
For the Year Ended June 30, 2004

	Business-Type Activities - Enterprise Fund <u>Parking Fund</u>
Cash Flows From Operating Activities	
Receipts from customers and users	\$ 2,147,778
Payments to suppliers	<u>(2,162,228)</u>
Net cash used in operating activities	<u>(14,450)</u>
Cash Flows From Capital and Related Financing Activities	
Purchase of property and equipment	<u>(109,091)</u>
Net cash used in capital and related financing activities	<u>(109,091)</u>
Cash Flows From Noncapital Financing Activities	
Transfers out	<u>(480,000)</u>
Net cash used in noncapital financing activities	<u>(480,000)</u>
Cash Flows From Investing Activities	
Sales of investments	374,369
Interest received on investments	<u>57,644</u>
Net cash provided by investing activities	<u>432,013</u>
Net decrease in cash and cash equivalents	(171,528)
Cash and Cash Equivalents	
Beginning	<u>4,582,960</u>
Ending	<u>\$ 4,411,432</u>
Reconciliation of Operating Loss to Net Cash Used in Operating Activities	
Operating loss	\$ (434,127)
Adjustments to reconcile operating loss to net cash used in operating activities:	
Depreciation	295,728
Changes in assets and liabilities:	
Decrease in accrued interest	268
Increase in due from other funds	(46,000)
Increase in accounts receivable	(1,120)
Increase in accounts payable	41,362
Increase in due to other funds	<u>129,439</u>
Net cash used in operating activities	<u>\$ (14,450)</u>

The notes to the financial statements are an integral part of this statement.

TOWN OF GREENWICH, CONNECTICUT

STATEMENT OF FIDUCIARY NET ASSETS - FIDUCIARY FUNDS

June 30, 2004

	<u>Pension Trust Funds</u>
ASSETS	
Cash and cash equivalents	\$ 2,634,377
Investments, at fair value	299,963,223
Accrued interest	45,048
Due from other funds	44,290
Total assets	<u>302,686,938</u>
LIABILITIES	
Due to other funds	51,204
Total liabilities	<u>51,204</u>
Net Assets Held in Trust	<u><u>\$ 302,635,734</u></u>

The notes to the financial statements are an integral part of this statement.

TOWN OF GREENWICH, CONNECTICUT

STATEMENT OF CHANGES IN FIDUCIARY NET ASSETS - FIDUCIARY FUNDS

For the Year Ended June 30, 2004

	<u>Pension Trust Funds</u>
Additions	
Contributions	
Employer	\$ 5,810,776
Plan members	4,931,438
Miscellaneous	831,481
Total contributions	<u>11,573,695</u>
Investment Income	
Net appreciation in fair value of investments	22,000,748
Interest and dividends	15,679,455
	<u>37,680,203</u>
Less investment expenses:	
Investment management fees	(1,529,685)
Net investment income	<u>36,150,518</u>
Total additions	<u>47,724,213</u>
Deductions	
Pension payments	20,063,644
Administrative costs	560,849
Contributions refunded	279,835
Total deductions	<u>20,904,328</u>
Change in net assets	26,819,885
Net Assets	
Beginning of year, as restated	<u>275,815,849</u>
End of year	<u><u>\$ 302,635,734</u></u>

The notes to the financial statements are an integral part of this statement.

TOWN OF GREENWICH, CONNECTICUT

NOTES TO FINANCIAL STATEMENTS June 30, 2004

Note 1. Summary of Significant Accounting Policies

Reporting entity

The Town of Greenwich, Connecticut (the "Town"), operates under and is governed by a Representative Town Meeting (RTM), Board of Estimate and Taxation (BET), and Board of Selectmen.

The Town provides a full range of services including public safety, street maintenance and sanitation, health and human services, public parks and recreation, library, education, culture, public improvement, planning, zoning, sewer and general administrative services to its residents. The accompanying financial statements conform to accounting principles generally accepted in the United States of America as applicable to governments. The following is a summary of the more significant accounting policies used by the Town.

Accounting principles generally accepted in the United States of America require that the reporting entity include (1) the primary government, (2) organizations for which the primary government is financially accountable and (3) other organizations for which the nature and significance of their relationship with the primary government are such that exclusion would cause the reporting entity's financial statements to be misleading or incomplete. The criteria provided by Government Accounting Standards Board Codification Section 2100 have been considered and there are not agencies or entities which should be presented with the Town.

Government-wide and Fund Financial Statements

The government-wide financial statements (i.e., the statement of net assets and the statement of changes in net assets) report information on all of the non-fiduciary activities of the Town units. For the most part, the effect of interfund activity has been removed from these statements. Governmental activities, which normally are supported by taxes and intergovernmental revenues, are reported separately from business-type activities, which rely to a significant extent on fees and charges for support.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as general revenues.

Separate financial statements are provided for governmental funds, proprietary funds, and fiduciary funds, even though the latter are excluded from the government-wide financial

TOWN OF GREENWICH, CONNECTICUT

NOTES TO FINANCIAL STATEMENTS, Continued June 30, 2004

statements. Major individual governmental funds and major individual enterprise funds are reported as separate columns in the fund financial statements.

Measurement Focus, Basis of Accounting, and Financial Statement Presentation

The government-wide financial statements are reported using the economic resources measurement focus and the accrual basis of accounting, as are the proprietary fund and fiduciary fund financial statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied for. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the Town considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences, claims and judgments, and are recorded only when payment is due (matured).

Property taxes, when levied for, licenses, and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenue of the current fiscal period. Intergovernmental revenues (grants and entitlements) are recognized when all eligibility requirements have been met. All other revenue items are considered to be measurable and available only when cash is received by the Town.

The Town reports the following major governmental funds.

General Fund – The General Fund is the major operating fund of the Town. All unrestricted resources except those required to be accounted for in another fund are accounted for in this fund. The General Fund pays all general operating expenditures, debt service, and the capital improvement costs of the Town which are not paid through other funds. The fund will also liquidate the liability for compensated absences and net pension obligation.

Sewer Improvement – This fund is authorized by Special Act No. 292 of 1949 Town Charter and Code to build sanitary sewers for the Town and benefited property owners. Expenditures are made for the construction of new sewers and the reconstruction of existing sewers. This fund is accounted for as a special revenue fund.

TOWN OF GREENWICH, CONNECTICUT

NOTES TO FINANCIAL STATEMENTS, Continued June 30, 2004

Capital Projects Fund – This fund is used to account for various acquisitions, renovations and construction projects.

Capital and Non-Recurring Fund – This fund is used to account for future capital improvements.

The Town reports the following major enterprise funds:

Parking Fund – This fund accounts for all the operations of public parking areas covered under the Public Parking Special Act. Monies are raised primarily by parking permits/fees.

Additionally, the Town reports the following fund types:

The *Pension Trust Funds* account for the activities of the Town's defined benefit pension plans and other postemployment benefit trusts, which accumulate resources for pension and retirement benefit payments to qualified employees.

Private-sector standards of accounting and financial reporting issued prior to December 1, 1989, generally are followed in both the government-wide and proprietary fund financial statements to the extent that those standards do not conflict with or contradict guidance of the Governmental Accounting Standards Board. Governments also have the option of following subsequent private-sector guidance for their government-wide activities and enterprise fund financial statements, subject to this same limitation. The Town has elected not to follow subsequent private-sector guidance.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. Exceptions to this general rule are charges between the parking fund and various other functions of the government. Elimination of these charges would distort the direct costs and program revenues reported for the various functions concerned.

Amounts reported as program revenues include 1) charges to customers or applicants for goods, services, or privileges provided, 2) operating grants and contributions, and 3) capital grants and contributions, including special assessments. Internally dedicated resources are reported as general revenues rather than as program revenues. Likewise, general revenues include all taxes.

Proprietary funds distinguish operating revenues and expenses from nonoperating items. Operating revenues and expenses generally result from providing services in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the proprietary funds are charges to customers for services. Operating expenses for the funds include the cost of operations and maintenance, provision for doubtful accounts, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

When both restricted and unrestricted resources are available for use, it is the Town's policy to use restricted resources first, then unrestricted resources as they are needed.

TOWN OF GREENWICH, CONNECTICUT

NOTES TO FINANCIAL STATEMENTS, Continued June 30, 2004

Budgetary Data

The Town's Charter provides that:

- (i) prior to the commencement of a fiscal year, an operating budget (a plan of financial operation embodying an estimate of proposed expenditures and the proposed means of financing them) for that year for the General Fund, Special Revenue Funds and the Enterprise Fund be submitted to the RTM by the BET;
- (ii) the expenditure portion of the operating budget (appropriations) be given legal effect through resolution of the RTM;
- (iii) the BET and RTM meet often to review subsequent appropriations (those under \$5,000 can be authorized by the BET; those over \$5,000 must also be approved by a resolution of the RTM except for labor contracts which are approved for financing by the RTM). Only the BET and the RTM may modify the budget through interim appropriations. Management can approve transfers up to \$5,000 but cannot add to the budget. There were \$5,354,071 of interim appropriations (supplemental budgetary appropriations) in fiscal 2003-04 for all budgeted funds;
- (iv) expenditures cannot exceed appropriations for any major object code within each function and program or within a capital equipment or individual improvement account code, unless an appropriation change is approved by the BET and RTM; and
- (v) unencumbered balances of appropriations lapse at the end of the fiscal year.

Accordingly, the budgetary data presented in the financial statements represents both legal limitations and planned operating amounts.

There are non-budgeted financial activities not subject to the appropriation process for certain Special Revenue Funds, Capital Project Funds and the Enterprise Fund.

Investments

The Town reports its investments at fair value based on quoted market prices.

Inventory

Inventory for the Public School Lunch Revolving Fund (a Special Revenue Fund) is stated at the lower of cost or market cost, determined on a first-in, first-out basis. This inventory is accounted for using the consumption method, where reported inventories are expensed as they are used. Inventories are equally offset via a reservation of fund balance to indicate the portion of the fund balance which is not available for appropriation.

TOWN OF GREENWICH, CONNECTICUT

NOTES TO FINANCIAL STATEMENTS, Continued June 30, 2004

Cash and Cash Equivalents

Cash and cash equivalents are short-term, highly liquid investments that are readily convertible to cash. The cash and equivalents without maturity date constraints consist of cash in banks, money market funds and the State of Connecticut's Short-Term Investment Fund (STIF), which has legislative approval for municipal use. Other cash equivalents which have original maturity dates of 90 days or less include U.S. Treasury Bills, U.S. Treasury Notes, and certificates of deposit. All cash equivalents are stated at cost which approximates fair value.

Capital Assets

Capital assets, which include property, plant, equipment, and infrastructure assets (e.g., roads, bridges, sidewalks, and similar items), are reported in the applicable governmental or business-type activities columns in the government-wide financial statements and the proprietary fund financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$10,000 and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized.

Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant, and equipment of the Town is depreciated using the straight-line method over the following estimated useful lives:

Assets	Years
Buildings	50
Land improvements	20
Public domain infrastructure	20-50
Machinery and equipment	5-20

Capital assets are reported as expenditures and no depreciation expense is reported in the governmental fund financial statements.

Compensated Absences

Sick leave and vacation leave expenditures are recognized in the governmental funds in the current year to the extent they are due (matured). The liability for accrued vacation and vested sick leave is accounted for in the government-wide statements. Proprietary fund type employees accrue vacation benefits when earned. Town policy allows employees to accumulate a maximum of 25 days vacation and 180 days sick leave for most employee groups. Upon termination of employment, accumulated vacation days are paid and accumulated sick days are

TOWN OF GREENWICH, CONNECTICUT

NOTES TO FINANCIAL STATEMENTS, Continued June 30, 2004

lost except upon retirement when a percentage of sick days are paid based on union contracts, except for management employees. All employee groups have grandfather provisions regarding the full or partial payment of unused sick leave upon retirement.

Improvement Appropriations Continued in Force

Uncommitted balances of current year capital improvement appropriations can be extended for one year if approved by the BET. The authority to extend the uncommitted balances has been conferred on the BET under provisions of the Town Charter. For budgetary comparisons, the budget basis considers such improvement appropriations continued in force as expenditures.

Encumbrances

Encumbrance accounting, under which purchase orders, contracts and other commitments for the expenditure of monies are recorded in order to reserve that portion of the applicable appropriation, is used in all budgetary funds. Encumbrances outstanding at year end are shown as reservations of fund balance since they do not constitute expenditures or liabilities on the GAAP basis. For budgetary comparisons the budget basis considers such encumbrances as expenditures.

Pension accounting:

Pension and Health Benefit Trust Funds

Employee contributions are recognized in the period in which the contributions are due. Employer contributions to the plan are recognized when due and the Town has made a formal commitment to provide the contributions. Benefits and refunds are recognized when due and payable in accordance with the terms of each plan.

Governmental Funds

The net health benefit obligation (asset), the cumulative difference between annual benefit cost and the Town's contributions to the plan since July 1, 2003, is calculated on an actuarial basis consistent with the requirements of Governmental Accounting Standards Board Statement No. 45. Expenditures are recognized when they are paid or are expected to be paid with current available resources. The health benefit asset is recorded as a non-current asset in the government-wide financial statements.

Funding Policy:

The Town makes contributions at the discretion of management. These contributions have been substantially the amount recorded by the Town's actuaries.

TOWN OF GREENWICH, CONNECTICUT

NOTES TO FINANCIAL STATEMENTS, Continued June 30, 2004

Fund Equity and Net Assets

In the Government-Wide and Proprietary Fund Financial Statements, net assets are classified in the following categories:

Invested in Capital Assets, Net of Related Debt – This category groups all capital assets, including infrastructure, into one component of net assets. Accumulated depreciation and the outstanding balances of debt that are attributable to the acquisition, construction or improvement of these assets reduces this category.

Unrestricted Net Assets – This category represents the net assets of the Town, which are not restricted for any project or other purpose.

In the fund financial statements, fund balances of governmental funds are classified in two separate categories. The two categories, and their general meanings, are as follows:

Reserved Fund Balance – indicates that portion of fund equity that is not available for appropriation or which has been legally segregated for specific purposes.

Undesignated and Unreserved Fund Balance – indicates that portion of fund equity which is available for appropriation and expenditure in future periods.

Use of Estimates

Management of the Town has used estimates relating to the reporting of assets and liabilities and the disclosure of contingent assets and liabilities to prepare these financial statements in conformity with accounting principles generally accepted in the United States of America. Actual results could differ from those estimates.

Note 2. Reconciliation of Government-Wide and Fund Financial Statements

Explanation of certain differences between the governmental fund balance sheet and the government-wide statement of net assets

The governmental fund balance sheet includes a reconciliation between fund balance – total governmental funds, and net assets – governmental activities as reported in the government-wide statement of net assets. One element of that reconciliation explains that “long-term liabilities, including bonds payable, are not due and payable in the current period and therefore are not reported in the funds.” The details of this \$(71,797,503) difference are as follows:

TOWN OF GREENWICH, CONNECTICUT

NOTES TO FINANCIAL STATEMENTS, Continued
June 30, 2004

Bonds payable	\$ (24,400,000)
Claims and judgments	(3,000,000)
Compensated absences	(13,426,348)
IBNR liability	(10,500,000)
State loan	(17,921,155)
Pension liability	(1,900,000)
Accrued interest	<u>(650,000)</u>
Net adjustment to reduce fund balance – total governmental funds to arrive at net assets – governmental activities	<u>\$ (71,797,503)</u>

Explanation of certain differences between the governmental fund statement of revenues, expenditures, and changes in fund balances and the government-wide statement of activities

The governmental fund statement of revenues, expenditures, and changes in fund balances includes a reconciliation between net changes in fund balances – total governmental funds, and changes in net assets of governmental activities as reported in the government-wide statement of activities. One element of that reconciliation explains that “Governmental funds report capital outlays as expenditures. However, in the statement of activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense.” The details of this \$11,833,331 difference are as follows:

Capital outlay	\$ 22,173,054
Depreciation expense	<u>(10,339,723)</u>
Net adjustment to increase net changes in fund balances - total governmental funds to arrive at changes in net assets of governmental activities	<u>\$ 11,833,331</u>

Another element of that reconciliation states that “the issuance of long-term debt (e.g., bonds, leases) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction, however, has any effect on net assets. Also, governmental funds report the effect of issuance costs, premiums, discounts, and similar items when debt is first issued, whereas these amounts are deferred and amortized in the statement of activities.” The details of this \$6,654,081 difference are as follows:

Principal repayments:	
General obligation debt	\$ 4,830,000
State notes payable	<u>1,824,081</u>
Net adjustment to increase net changes in fund balances - total governmental funds to arrive at changes in net assets of governmental activities	<u>\$ 6,654,081</u>

TOWN OF GREENWICH, CONNECTICUT

NOTES TO FINANCIAL STATEMENTS, Continued
June 30, 2004

Another element of that reconciliation states that “Some expenses reported in the statement of activities do not require the use of current financial resources and therefore are not reported as expenditures in governmental funds.” The details of this \$2,648,280 difference are as follows:

Accrued interest	\$ (650,000)
Self-insurance	1,744,389
Pension liability	229,248
Accrued sick	(138,548)
Accrued vacation	(218,945)
Other post-employment benefits	<u>1,682,136</u>
Net adjustment to increase net changes in fund balances – total governmental funds to arrive at changes in net assets of governmental activities	<u>\$ 2,648,280</u>

Note 3. Cash and Cash Equivalents and Investments

Cash and cash equivalents

The Town invests its resources, based on the authority granted under State Statutes and directives of the BET, in cash deposits, certificates of deposit, U.S. Treasury Bills, U.S. Treasury Notes, money market funds, and the State of Connecticut Short Term Investment Fund (STIF).

The following is a summary of cash and cash equivalents at June 30, 2004:

	<u>Carrying and Fair Value</u>
Deposits:	
Demand accounts	\$ 11,594,927
Other cash equivalents*:	
Money Market/State Short-Term Investment Fund (STIF)	<u>50,630,635</u>
Total Cash and Cash Equivalents	<u>\$ 62,225,562</u>

- * Risk category (defined below) cannot be determined since the Town does not own identifiable securities but invests as a shareholder of the investment pool. The fair value of the position in the pool is equal to the value of pool shares.

TOWN OF GREENWICH, CONNECTICUT

NOTES TO FINANCIAL STATEMENTS, Continued June 30, 2004

Deposits

At June 30, 2004, the carrying amount of the Town's deposits was \$11,594,927; however, the bank balance was \$11,706,142. Of the bank balance, \$400,000 was covered by federal depository insurance. The remaining balance of \$11,306,142 falls under Risk Category 3 (uncollateralized).

As required by P.A. 91-245, the depositories with which the Town has its deposits have set aside collateral of approximately 10% of deposit or \$1,130,000 of securities; however, these are not held in the Town's name. It is uncertain whether the collateral required for public deposits by P.A. 91-245 would stand if challenged by the FDIC since there is no perfected security agreement between the depository and the depositor.

The level of the Town's deposits varies significantly throughout the year as a result of higher cash flows during certain periods of the year. As a result, uninsured, uncollateralized amounts at those times were significantly higher than at year-end.

Investments

All investments, other than investments of the Retirement System of the Town of Greenwich (the "System"), equaling \$19,488,785 at June 30, 2004, were purchased by the U.S. Trust Company of New York, acting as the Town's agent, and are segregated and held in the Town's name. The entire portfolio contents consist of U.S. Government backed securities. All investments are purchased under the general guidelines of Connecticut State Statutes and fund agreements with the Town. The carrying value of the investments at June 30, 2004 approximates fair value. As of June 30, 2004, the Other Post-Employment Benefits Fund's assets are not held in a trust fund. Connecticut State Statutes do not provide for the investment in trust funds other than for pension trust funds. However, this is expected to change and as such, it is the Town's intention to place these investments in a trust fund. Therefore, the amount is reported within the pension trust funds at June 30, 2004.

The investments of the System are \$290,088,670 at June 30, 2004. Investment policy is governed by State Statutes and the Town Charter, which established investment parameters for the Retirement Board as approved by the BET. The Retirement Board has been authorized to invest amounts not to exceed 60% of the total assets in equities. The State Street Bank & Trust Co. has been designated to manage the investment of such funds. Note 7 further discusses the System.

The table below presents the Town's investments at June 30, 2004 classified according to credit risk. The Town's securities are categorized as either (1) insured or registered or for which the securities are held by the Town or its agent in the Town's name, (2) uninsured or unregistered for which the securities are held by a counter party's trust department or agent in the Town's name or (3) uninsured or unregistered for which the securities are held by the counter party or by its trust department or agent but not in the Town's name. All the Town's investments subject to

TOWN OF GREENWICH, CONNECTICUT

NOTES TO FINANCIAL STATEMENTS, Continued
June 30, 2004

categorization are in Category 1. Units of Participation with the State Street Bank & Trust Company are not considered securities for purposes of credit risk classification.

The following is the Town's investment balances at June 30, 2004:

Investments	Carrying and Fair Value
U.S. Trust Company of New York	
U.S. Government Securities - Governmental Funds	\$ 9,727,620
U.S. Government Securities - Parking Fund	3,529,572
U.S. Government Securities - Other Post-Employment Benefits Fund	6,231,593
	19,488,785
Investments Not Subject to Categorization	
State Street Bank & Trust Company and Vanguard Investments	
Units of Participation - Equity Funds - Pension Trust	188,526,031
Units of Participation - Non-Equity Funds - Pension Trust	101,562,639
Money Market Funds - Other Post-Employment Benefits Fund	3,642,960
	293,731,630
	\$ 313,220,415

Note 4. Receivables – Fund Basis

Receivables at June 30, 2004, including the applicable allowances for collection losses, are as follows:

	General	Sewer Improvement Fund	Capital Projects Fund	Parking Fund	Nonmajor and Other Funds	Totals
Property taxes	\$ 1,716,064	\$ 13,243	\$ -	\$ -	\$ 83,980	\$ 1,813,287
Accounts receivable	1,765,392	5,655	5,830	1,120	164,839	1,942,836
Accrued interest	20,279	4,606	-	23,315	-	48,200
Special assessments	-	286,079	-	-	-	286,079
Federal and state grants	-	-	-	-	2,157,538	2,157,538
Total gross receivables	3,501,735	309,583	5,830	24,435	2,406,357	6,247,940
Allowance for collection losses	(290,175)	-	-	-	-	(290,175)
Total net receivables	\$ 3,211,560	\$ 309,583	\$ 5,830	\$ 24,435	\$ 2,406,357	\$ 5,957,765

TOWN OF GREENWICH, CONNECTICUT

NOTES TO FINANCIAL STATEMENTS, Continued
June 30, 2004

Note 5. Property Taxes

The Town's fiscal year 2003-04 property taxes were based on the assessed values of property held on October 1, 2002. Real Estate assessed values are approximately 70% of market values. Real property taxes are due and payable in two equal installments at July 1 and January 1. Personal property taxes are due and payable in one amount at July 1 and interim motor vehicle taxes only are due and payable at January 1. Liens on unpaid taxes are filed each June 30th. Taxes not paid within 30 days of the due date are charged delinquent interest at a rate of 1 1/2% per month.

Note 6. Special Assessments

Special assessments

Payments of special assessments levied on benefited properties may be made over periods not to exceed twenty years from the initial assessment date, and terms of payment may be accelerated under certain conditions.

Uncollected Special Assessments levied at June 30, 2004 consist of the following:

Areas of Present Benefit – Delinquent	\$ 844
Areas of Present Benefit – Current	13,666
Areas of Present Benefit - Deferred	<u>271,569</u>
	<u>\$ 286,079</u>

Note 7. Trust Funds

The Town is responsible for the administration of two pension plans - the Retirement System of the Town of Greenwich (System) and the Police Benefit Fund (PBF). All regular, full-time employees of the Town except certified teachers, who are covered under the State of Connecticut Teachers' Retirement System, participate in the System. Under provisions of the System benefit formulae, retirement ages and vesting vary between police, fire and other covered employees. Certain retired police in Town service prior to 1953 participate in the PBF, however, no new members are allowed to participate.

The Retirement System of the Town of Greenwich (the "System")

The System began operations as of January 1, 1946. The System is a single-employer defined benefit pension plan supported by the contributions of the members and the Town. The annual actuarial valuation is made to determine whether the contributions are sufficient to meet the plan obligations. The latest actuarial valuation was made at June 30, 2004. The Town's pension plans do not, however, issue stand-alone financial reports.

TOWN OF GREENWICH, CONNECTICUT

NOTES TO FINANCIAL STATEMENTS, Continued June 30, 2004

The System is authorized under Article 14 of the Town Charter, which together with the pension provisions of the labor contracts establishes all benefit provisions. Coverage is extended to all regular full-time employees in the service of the Town who are classified as General, Fire, or Police personnel. Appointed or elected officials are also eligible for membership in the System if they serve on a paid full-time basis.

The normal form of benefit is an allowance payable during the life of the member with the excess of accumulated deductions at the time of retirement over the annuity payments made, if any, being payable to their designated beneficiary.

The plan provides a Service Retirement for general employees that are (a) age 65, or (b) have met the Rule of 80 (sum of age plus years of service). For firefighters and police officers, a Service Retirement is earned with the completion of 20 years of service. A general employee may retire on a reduced Early Service Retirement provided he/she has attained age 60, but has not completed the minimum requirements for a service retirement. The maximum benefit for a service retirement for a general employee, except MC employees (Management/Confidential) and full time elected officials, is $1/50$ multiplied by final compensation multiplied by years of creditable service. The MC employees and full time elected officials' rate of benefit is $1/40$ for the first 20 years of creditable service and $1/50$ thereafter. The maximum benefit for a service retirement for a firefighter or police officer is $1/40$ multiplied by final compensation multiplied by years of creditable service. The maximum benefit cannot exceed $2/3$ of the employee's final compensation for general employees and $3/4$ for police officers and firefighters.

Disability benefits may be payable for those employees who become totally mentally or physically incapacitated for the further performance of duty, provided that a medical examiner appointed by the Retirement Board can certify that such incapacity is likely to be permanent and the Retirement Board concurs. Benefits are provided for both duty and non-duty related disabilities. The plan also provides for death benefits both before and after retirement.

Any general employee, police officer or firefighter who terminates service after completion of 10 years of creditable service (5 years for MC, LIUNA and GMEA employees), may elect to receive a vesting retirement allowance. The vesting retirement allowance is a deferred allowance commencing at age 65 or compliance with the Rule of 80 in the case of a general employee and age 55 in the case of a police officer and age 50 for a firefighter. The benefit is computed as a service retirement allowance on the basis of the employee's final compensation and creditable service to the date of termination of service.

Employees should not rely solely upon this synopsis of pension benefit provisions. Article 14 of the Town Charter, together with the pension provisions of the labor contracts, are at all times the official source of plan provisions.

TOWN OF GREENWICH, CONNECTICUT

NOTES TO FINANCIAL STATEMENTS, Continued June 30, 2004

Employer Contributions

The Town's annual contribution to the System is actuarially determined and is intended to set aside amounts to cover the costs related both to current and future service rendered by employees. In order to arrive at the Town's annual contribution, these costs are spread over the aggregate future working lifetime of active participants as a function of assumed future payroll.

Member Contributions

The contributions are based on a percentage of annual earnable compensation which is 5% for the police and fire employees and 4% for general employees. Management/Confidential employees and elected officials are not required to contribute to the plan. The mandatory contributions may be reduced by the amount withheld for FICA as an option available to general employees.

State Street Bank and Trust holds 100% of the System's investments, which have a fair value of \$290,088,670 at June 30, 2004. The actuarial valuation was prepared at June 30, 2004. The actuarial valuation method used was the entry age normal actuarial cost method for June 30, 2004. The Retirement Board had adopted assumptions for interest rate (8 ½%) and salary scales as follows.

- ◆ General Employees – 4% for inflation with merit/seniority adjustments ranging from 6.79% to 0.5%.
- ◆ Police and Fire Employees – 4% for inflation with merit/seniority adjustments ranging from 7.5% to 0.5%.

The System uses a market related method which recognizes 20% per year of the unrealized gain or loss in investments to develop an actuarial asset value.

Other actuarial assumptions used include:

- ◆ Remaining amortization period – 29 years.
- ◆ Amortization method – Level dollar.

TOWN OF GREENWICH, CONNECTICUT

NOTES TO FINANCIAL STATEMENTS, Continued
June 30, 2004

Membership in the Plan consisted of the following at June 30, 2004, the date of the last actuarial valuation:

Retirees and beneficiaries receiving benefits	974
Inactive vested members	111
Active plan members	<u>1,475</u>
Total	<u>2,560</u>

The Town's plans, including the employer and employee obligations to contribute, are established under the authority of Article 14 of the Town's Charter. The Town's plans, by policy, (i) require annual actuarial valuations, with yearly updates, and (ii) require annual Town contributions based on actuarial determinations. During the year of actuarial valuation, the Town has historically contributed the annual required contribution ("ARC") of the pension plan. Any difference between the ARC and the actual contribution made has been settled by the next actuarial valuation date, and thus the Town has never actually had, or had need to report, a net pension obligation ("NPO").

SCHEDULE OF EMPLOYER CONTRIBUTIONS

Year Ended June 30,	Annual Required Contributions	Percentage Contributed	Net Pension Obligation
2004	\$ 660,012	100%	\$ -
2003	-	-	-
2002	-	-	-
2001	-	-	-
2000	69,000	100%	-
1999	783,000	100%	-

TOWN OF GREENWICH, CONNECTICUT

NOTES TO FINANCIAL STATEMENTS, Continued
June 30, 2004

SCHEDULE OF FUNDING PROGRESS

Actuarial Valuation Date	Actuarial Value of Assets	Actuarial Accrued Liability (AAL)	(Overfunded)	Funded Ratio	Estimated Covered Payroll
			Actuarial Accrued Liability		
June 30, 1999	261,999,130	261,999,130	**	100%	\$ 56,138,236
June 30, 2000	283,170,075	283,170,075	**	100%	57,072,349
June 30, 2001	319,900,476	319,900,476	**	100%	60,764,613
June 30, 2002	325,710,322	325,710,322	**	100%	62,737,209
June 30, 2003	323,022,806	255,123,408	(67,899,398)	127%	67,939,345
June 30, 2004	321,149,799	259,828,716	(61,321,084)	124%	70,591,041

** For all valuations before June 30, 2004, the actuarial cost method used was the aggregate method. The aggregate cost method does not identify nor separately amortize an unfunded actuarial accrued liability. Accordingly, the Schedule of Funding Status does not apply for valuations occurring before June 30, 2003.

Police Benefit Fund (“PBF”)

The PBF is a single employer defined benefit plan annually funded by the Town on a pay-as-you-go basis. The last active member of the PBF retired on August 1, 1981. The PBF pension trust is considered immaterial; therefore, no actuarial or other information is disclosed.

TOWN OF GREENWICH, CONNECTICUT

NOTES TO FINANCIAL STATEMENTS, Continued June 30, 2004

Connecticut State Teachers' Retirement System

The faculty and professional personnel of the Board of Education participate in a contributory defined benefit plan, established under Chapter 167a of the Connecticut General Statutes, which is administered by the Connecticut State Teachers' Retirement Board. A teacher is eligible to receive normal retirement benefits if he or she has attained age sixty and has accumulated twenty years of credited service in the public schools of Connecticut or has attained any age and has accumulated thirty-five years of credited service, at least twenty-five of which are service in the public schools of Connecticut. The financial statements of the plan are available from the Connecticut State Teachers' Retirement Board, 21 Grand Street, Hartford, CT 06105.

Certain part-time and full-time certified teachers are eligible to participate in the plan and are required to contribute 7% of their annual earnings to the plan. The Town does not, and is not legally responsible to, contribute to the plan.

The State of Connecticut contributes based on actuarially determined amounts. The funding level was determined based on an actuarial valuation of the plan as a whole, which does not provide actuarial information on an individual city/town basis.

In addition, the Town has recognized revenues and expenditures for on-behalf payments for pension contributions paid directly to the Connecticut State Teachers' Retirement System by the State of Connecticut. Such on-behalf payments were approximately \$3,959,000 for the year ended June 30, 2004.

Post-Retirement Benefits

The Town provides post-retirement benefits for certain employees for current and future health and life insurance benefit expenses through a single-employer defined benefit plan. An annual actuarial valuation is made to determine whether the contributions are sufficient to meet the plan obligations. The latest actuarial valuation was made June 30, 2004. The post-retirement plan does not issue stand-alone financial reports. As of July 1, 2003, the Town changed the method of accounting for post-retirement benefits (Note 16).

The contribution requirements of plan members and the Town are established and may be amended by the Town. The Town determines the required contribution using the Aggregate Entry Age Funding Method. For fiscal year 2004, the Town contributed \$3,700,000 to the plan.

Membership in the plan consisted of the following at June 30, 2004, the date of the last actuarial valuation:

Retirees and beneficiaries receiving benefits	1,014
Terminated plan members entitled to, but not yet receiving benefits	116
Active plan members	<u>1,293</u>
Total	<u><u>2,423</u></u>

TOWN OF GREENWICH, CONNECTICUT

NOTES TO FINANCIAL STATEMENTS, Continued
June 30, 2004

Trend Information:

Fiscal Year Ending	Annual OPEB Cost	Percentage of OPEB Contributed	Net OPEB Obligation
6/30/04	\$ 2,017,864	100%	\$ -

SCHEDULE OF EMPLOYER CONTRIBUTIONS

Year	Annual Required Contribution	Actual Contribution Contributed	Percentage Contributed
2004	\$ 2,017,864	\$ 3,700,000	183.4%

SCHEDULE OF FUNDING PROGRESS (000's)

Actuarial Valuation Date	Actuarial Value of Assets*	Actuarial Liability (AAL)	(Overfunded)* Underfunded AAL (UAAL)	Funded Ratio	Covered Payroll	UAAL as a Percentage of Covered Payroll
June 30, 2004	\$ 11,565,145	\$ 29,150,508	\$ 17,585,363	39.7%	\$ 70,075,715	25.1%

The Town's annual other postemployment benefit (OPEB) cost (expense) is calculated based on the annual required contribution of the employer (ARC), an amount actuarially determined in accordance with the parameters of GASB Statement 45. The ARC represents a level of funding that, if paid on an ongoing basis, is projected to cover normal cost each year and amortize any unfunded actuarial liabilities (or funding excess) over a period not to exceed thirty years. The following table shows the components of the Town's annual OPEB cost for the year, the amount actually contributed to the plan, and changes in the Town's net OPEB obligation.

* Connecticut State statutes currently do not provide for the investment in trust funds other than for pension trust funds. However, this is expected to change and as such, it is the Town's intention to use these accumulated assets to offset future health benefit costs. If the legislation is not changed, the UAAL would increase by \$11,565,145.

TOWN OF GREENWICH, CONNECTICUT

NOTES TO FINANCIAL STATEMENTS, Continued
June 30, 2004

Annual required contribution	\$ 2,017,864
Interest on net OPEB obligation	-
Adjustment to annual required contribution	-
	<hr/>
Annual OPEB cost	2,017,864
Contributions made	(3,700,000)
Adjustment	-
	<hr/>
Increase in net OPEB obligation	(1,682,136)
Net OPEB obligation, beginning of year	-
	<hr/>
Net OPEB obligation (asset), end of year	<u>\$ (1,682,136)</u>

The information presented was determined as part of the actuarial valuation. Additional information as of the latest actuarial valuations follows:

Valuation date	July 1, 2003
Actuarial cost method	Aggregate Entry Age Normal Actuarial Cost Method
Asset valuation method	Market Value
Amortization method:	Level Dollar
Remaining amortization period	28 years
Actuarial assumptions:	
Investment rate of return	7.00%
Health cost trend rates	Annual increases in premium for retired medical and prescription drug benefits are assumed to be as follows:

Year After Valuation Date	Medical	Prescription Drug
<hr/>		
1	6.0%	15.0%
2	8.0%	16.0%
3	10.0%	17.0%
4	9.0%	14.0%
5	8.0%	11.0%
6	7.0%	9.0%
7 or more	6.0%	7.0%

TOWN OF GREENWICH, CONNECTICUT

NOTES TO FINANCIAL STATEMENTS, Continued
June 30, 2004

SCHEDULE OF PLAN NET ASSETS
JUNE 30, 2004

	Pension Trusts			Totals
	Retirement System Fund	Police Benefit Fund	Other Post-Employment Benefits Fund	
ASSETS				
Cash and cash equivalents	\$ 977,304	\$ 11,529	\$ 1,645,544	\$ 2,634,377
Investments	290,088,670	-	9,874,553	299,963,223
Accrued interest	-	-	45,048	45,048
Due from other funds	44,290	-	-	44,290
Total assets	291,110,264	11,529	11,565,145	302,686,938
LIABILITIES				
Due to other funds	37,620	-	13,584	51,204
Net Assets Held in Trust	\$ 291,072,644	\$ 11,529	\$ 11,551,561	\$ 302,635,734

TOWN OF GREENWICH, CONNECTICUT

NOTES TO FINANCIAL STATEMENTS, Continued
 June 30, 2004

SCHEDULE OF CHANGES IN PLAN NET ASSETS
 YEAR ENDED JUNE 30, 2004

	Pension Trusts			Totals
	Retirement System Fund	Police Benefit Fund	Other Post-Employment Benefits Fund	
ADDITIONS				
Net appreciation of fair value of investments	\$ 22,000,748	\$ -	\$ -	\$ 22,000,748
Interest and dividends	15,380,099	-	299,356	15,679,455
Less investment expense	(1,529,685)	-	-	(1,529,685)
Net investment income	35,851,162	-	299,356	36,150,518
Town contributions	1,752,594	358,182	3,700,000	5,810,776
Member contributions	2,020,093	-	2,911,345	4,931,438
Miscellaneous	82,806	-	748,675	831,481
Total additions	39,706,655	358,182	7,659,376	47,724,213
DEDUCTIONS				
Pension payments	15,176,435	353,189	4,534,020	20,063,644
Administrative costs	547,265	-	13,584	560,849
Contributions refunded	279,835	-	-	279,835
	16,003,535	353,189	4,547,604	20,904,328
Net increase	23,703,120	4,993	3,111,772	26,819,885
Net Assets Held in Trust				
Beginning of year	267,369,524	6,536	8,439,789	275,815,849
End of year	\$ 291,072,644	\$ 11,529	\$ 11,551,561	\$ 302,635,734

TOWN OF GREENWICH, CONNECTICUT

NOTES TO FINANCIAL STATEMENTS, Continued
June 30, 2004

Note 8. Capital Assets

Capital asset activity for the year ended June 30, 2004 was as follows:

	Beginning Balance	Increases	Decreases	Ending Balance
Governmental activities:				
Capital assets, not being depreciated:				
Land	\$ 51,478,293	\$ -	\$ -	\$ 51,478,293
Construction in progress	9,177,605	1,109,409	(9,066,717)	1,220,297
Total capital assets, not being depreciated	<u>60,655,898</u>	<u>1,109,409</u>	<u>(9,066,717)</u>	<u>52,698,590</u>
Capital assets, being depreciated:				
Land improvements	8,742,700	1,230,168	-	9,972,868
Buildings	178,802,092	5,410,137	-	184,212,229
Machinery and equipment	68,220,220	3,424,478	-	71,644,698
Infrastructure	128,323,012	20,065,579	-	148,388,591
Total capital assets being depreciated	<u>384,088,024</u>	<u>30,130,362</u>	<u>-</u>	<u>414,218,386</u>
Less accumulated depreciation for:				
Land improvements	6,922,732	297,884	-	7,220,616
Buildings	64,486,635	3,420,594	-	67,907,229
Machinery and equipment	53,036,526	2,567,384	-	55,603,910
Infrastructure	62,093,006	4,053,861	-	66,146,867
Total accumulated depreciation	<u>186,538,899</u>	<u>10,339,723</u>	<u>-</u>	<u>196,878,622</u>
Total capital assets, being depreciated, net	<u>197,549,125</u>	<u>19,790,639</u>	<u>-</u>	<u>217,339,764</u>
Governmental activities capital assets, net	<u>\$ 258,205,023</u>	<u>\$ 20,900,048</u>	<u>\$ (9,066,717)</u>	<u>\$ 270,038,354</u>

TOWN OF GREENWICH, CONNECTICUT

NOTES TO FINANCIAL STATEMENTS, Continued
June 30, 2004

	Beginning Balance	Increases	Decreases	Ending Balance
Business-type activities:				
Capital assets, not being depreciated:				
Land	\$ 4,047,002	\$ -	\$ -	\$ 4,047,002
Total capital assets, not being depreciated	<u>4,047,002</u>	<u>-</u>	<u>-</u>	<u>4,047,002</u>
Capital assets, being depreciated:				
Buildings and improvements	5,886,987	6,135	-	5,893,122
Machinery and equipment	787,539	102,956	-	890,495
Meters	120,406	-	-	120,406
Total capital assets, being depreciated	<u>6,794,932</u>	<u>109,091</u>	<u>-</u>	<u>6,904,023</u>
Less accumulated depreciation for:				
Buildings and improvements	4,035,870	201,514	-	4,237,384
Machinery and equipment	729,560	94,214	-	823,774
Meters	120,406	-	-	120,406
Total accumulated depreciation	<u>4,885,836</u>	<u>295,728</u>	<u>-</u>	<u>5,181,564</u>
Total capital assets, being depreciated, net	<u>1,909,096</u>	<u>(186,637)</u>	<u>-</u>	<u>1,722,459</u>
Governmental activities capital assets, net	<u>\$ 5,956,098</u>	<u>\$ (186,637)</u>	<u>\$ -</u>	<u>\$ 5,769,461</u>

Depreciation expense was charged to functions/programs of the primary government as follows:

Governmental Activities:	
General government	\$ 1,448,094
Public safety	589,948
Public works, including depreciation of general infrastructure assets	4,487,712
Nathaniel Witherell	51,045
Schools	2,716,323
Libraries	97,156
Parks and recreation	<u>949,445</u>
Total depreciation expense – governmental activities	<u>\$ 10,339,723</u>
Business-type activities:	
Parking	<u>\$ 295,728</u>

TOWN OF GREENWICH, CONNECTICUT

NOTES TO FINANCIAL STATEMENTS, Continued
June 30, 2004

Note 9. Interfund Receivables/Payables

As of June 30, 2004, interfund receivables and payables that resulted from various interfund transactions were as follows:

	General	Sewer Improvement Fund	Capital Projects Fund	Capital and Non-Recurring Fund	Parking Fund	Nonmajor and Other Funds	Totals
Due to:							
General Fund	\$ -	\$ 70,954	\$ 630,426	\$ -	\$ 142,122	\$ 1,166,311	\$ 2,009,813
Capital Projects	6,965,670	-	-	6,200	-	-	6,971,870
Capital and Non-recurring Fund	-	-	51,254	-	-	920,000	971,254
Parking Fund	-	-	-	-	-	46,000	46,000
Nonmajor and Other Funds	426,921	-	-	-	403,035	13,584	843,540
Total	\$ 7,392,591	\$ 70,954	\$ 681,680	\$ 6,200	\$ 545,157	\$ 2,145,895	\$ 10,842,477

All interfund balances resulted from the time lag between the dates payments occur between funds for various activities and capital expenditures.

Interfund transfers during the year ended June 30, 2004 were as follows:

	Transfers In:					Totals
	General Fund	Sewer Improvement Fund	Capital and Non-Recurring Fund	Nonmajor Governmental	Capital Projects Fund	
Transfers out:						
General fund	\$ -	\$ 1,425,999	\$ 2,984,110	\$ 1,500,000	\$ 9,692,915	\$ 15,603,024
Capital Projects Fund	-	-	3,034,330	-	-	3,034,330
Capital and Non-recurring Fund	1,541,953	-	-	-	556,200	2,098,153
Parking fund	480,000	-	-	-	-	480,000
Nonmajor governmental funds	742,908	-	-	-	-	742,908
Total	\$ 2,764,861	\$ 1,425,999	\$ 6,018,440	\$ 1,500,000	\$ 10,249,115	\$ 21,958,415

Transfers are used to account for unrestricted revenues collected mainly in the general fund to finance various programs accounted for in other funds in accordance with budget authorizations. The transfer from the General Fund to the Capital Projects Fund is to provide resources for various capital expenditures.

TOWN OF GREENWICH, CONNECTICUT

NOTES TO FINANCIAL STATEMENTS, Continued
June 30, 2004

Note 10. Contingencies

There are several personal injury, negligence, personnel and other related lawsuits pending against the Town. The outcome and eventual liability of the Town, if any, in these cases is not known at this time. For certain cases, where there is a reasonable possibility that a loss has been incurred, the Town estimated its possible exposure could be \$3 million to \$5 million. Based upon consultation with legal counsel, the Town's management estimates that potential claims against the Town not covered by insurance, resulting from such litigation would not materially affect the financial position of the Town.

Note 11. Long-Term Obligations

As of July 1, 2003, the Town implemented new governmental accounting standards (see Note 16) and as a result, the long-term obligations as of July 1, 2003 have been restated to reflect the accounting for post-retirement benefits.

Long-term liability activity for the year ended June 30, 2004 was as follows:

	Beginning Balance, as restated	Increases	Decreases	Ending Balance	Due Within One Year
Governmental activities:					
Bonds payable:					
General obligation bonds	\$ 29,230,000	\$ -	\$ (4,830,000)	\$ 24,400,000	\$ 880,000
Clean water fund notes	19,745,236	-	(1,824,081)	17,921,155	1,860,560
Total bonds and notes payable	48,975,236	-	(6,654,081)	42,321,155	2,740,560
IBNR liability	12,244,389	-	(1,744,389)	10,500,000	2,100,000
Accrued vacation payable	3,832,355	1,048,945	(830,000)	4,051,300	810,000
Accrued sick leave payable	9,236,500	2,238,548	(2,100,000)	9,375,048	1,875,000
Claims and other	5,129,248	-	(229,248)	4,900,000	3,125,000
Governmental activity long-term liabilities	\$ 79,417,728	\$ 3,287,493	\$ (11,557,718)	\$ 71,147,503	\$ 10,650,560

TOWN OF GREENWICH, CONNECTICUT

NOTES TO FINANCIAL STATEMENTS, Continued
June 30, 2004

As of June 30, 2004, the outstanding long-term debt of the Town, payable from its governmental activities, was as follows:

	<u>Outstanding Amount</u>
\$24,830,000 Sewer project general obligation bonds issued January 1, 2003 due in annual installments ranging from \$430,000 to \$1,800,000; final maturity June 1, 2023; interest at 3.25% to 5.25%	<u>24,400,000</u>
Total general obligation bonds	<u>24,400,000</u>
\$8,423,535 Clean Water Fund 115-CDI note payable signed May 31, 1995 due in annual installments of \$531,722, final maturity May 31, 2013, interest at 2.0%	4,303,583
\$27,063,831 Clean Water Fund 115-C note payable signed May 31, 1995 due in annual installments of \$1,627,656, final maturity May 31, 2013, interest at 2.0%	13,055,486
\$708,676 Clean Water Fund Note 430-C payable signed October 31, 2000 due in annual installments of \$42,621, final maturity October 31, 2019, interest at 2.0%	<u>562,086</u>
Total notes payable	<u>17,921,155</u>
Total long-term debt	<u><u>\$ 42,321,155</u></u>

TOWN OF GREENWICH, CONNECTICUT

NOTES TO FINANCIAL STATEMENTS, Continued
June 30, 2004

The annual debt service requirements for the Town's bonds and notes payable are as follows:

2004-2005	\$ 2,740,561	\$ 1,344,738
2005-2006	2,823,117	1,260,982
2006-2007	2,911,429	1,176,419
2007-2008	2,985,315	1,098,534
2008-2009	3,060,389	1,025,634
2009-2010	3,136,069	950,892
2010-2011	3,212,569	874,393
2011-2012	3,294,779	793,029
2012-2013	2,883,589	707,270
2013-2014	1,282,900	644,546
2014-2015	1,333,665	593,981
2015-2016	1,384,446	541,400
2016-2017	1,440,242	486,804
2017-2018	1,496,054	428,242
2018-2019	1,561,883	365,576
2019-2020	1,599,148	300,297
2020-2021	1,650,000	232,875
2021-2022	1,725,000	158,625
2022-2023	1,800,000	81,000
	<u>\$ 42,321,155</u>	<u>\$ 13,065,237</u>

Note 12. Long-Term Debt Limitation

Section 7-374 of the Connecticut General Statutes provides for limitation of debt, which can be issued by the Town. At June 30, 2004, the Town's debt base was \$1,515,015,201 and its limitation and margin, for which future bonded debt may be issued, are as follows (amounts are stated in thousands of dollars):

		Limitation	Indebtedness	Debt Margin
General Purpose	(225% of Base)	\$ 486,969	\$ -	\$ 486,969
Schools	(450% of Base)	973,938	-	973,938
Sewers	(375% of Base)	811,615	24,400	787,215
Urban Renewal	(325% of Base)	703,399	-	703,399
Pension Deficit	(300% of Base)	649,292	-	649,292
Aggregate	(700% of Base)	1,515,015	-	1,515,015

TOWN OF GREENWICH, CONNECTICUT

NOTES TO FINANCIAL STATEMENTS, Continued
June 30, 2004

Note 13. Risk Management

The Town is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; employees and retirees health/medical; injuries to employees; heart and hypertension benefits; and natural disasters. The Town carries commercial insurance for insurable risks of loss except for general liability and workers' compensation. Coverage has not been materially reduced, nor have settled claims exceeded commercial coverage in any of the past three years.

Liabilities for claims are recorded in the government-wide statements. Insurance is purchased primarily in the property and casualty area. Effective July 1, 2003, the Town purchases health and dental insurance and were no longer self-insured for these benefits.

A roll-forward of the current year's and prior year's insurance claims liability reported is as follows:

	Fiscal 2003-04	Fiscal 2002-03
Claims Liability, July 1	\$ 12,244,389	\$ 10,154,000
Add:		
Claims Incurred	4,052,184	26,246,273
Insurance Premiums	-	1,787,565
Deduct:		
Payments	(5,517,995)	(25,943,449)
Other adjustment	(278,578)	-
Claims Liability, June 30	<u>\$ 10,500,000</u>	<u>\$ 12,244,389</u>

Note 14. Presentation of Revenues, Expenditures and Modified Pay-As-You-Go Financing

For its General Fund, the Town reports actual revenues and expenditures in the fund statements in accordance with accounting principles generally accepted in the United States of America (GAAP) and in the budgetary comparison statement on a budget basis. The difference between these methods primarily relates to the treatment of encumbrances and improvement appropriations continued in force. For the year ended June 30, 2004, the Town recorded \$651,200 as a deferment of current appropriations and recorded \$1,709,380 for the funding of prior year's appropriations.

TOWN OF GREENWICH, CONNECTICUT

NOTES TO FINANCIAL STATEMENTS, Continued
June 30, 2004

	<u>General Fund</u>
<u>Revenues</u>	
Revenues - GAAP basis	\$ 269,300,719
Liquidation of Encumbrances	365,151
State On-Behalf Payments for Teacher Retirements	<u>(3,959,000)</u>
Revenues - Budget Basis	<u>\$ 265,706,870</u>
<u>Expenditures</u>	
Expenditures - GAAP basis	\$ 254,294,378
Changes in Reserves for Encumbrances, Improvement Appropriations Continued in Force, and Liquidation of Encumbrances	551,015
State on-Behalf Payments for Teacher Retirements	<u>(3,959,000)</u>
Expenditures - Budget Basis	<u>\$ 250,886,393</u>

The Town also finances some non-recurring expenditures, principally capital projects and some major equipment acquisitions, by the modified “pay-as-you-go” plan, authorized by Connecticut General Statute 7-346. This statute permits the financing of non-recurring expenditures over a period not to exceed five years. The General Fund is used for this method of financing because of extensive resources and taxing power. This financing is reflected by the Town in its budgetary process. At June 30, 2004, the taxpayers’ financing obligations of non-recurring expenditures to be financed by future tax levies amounted to \$2,597,980 and are scheduled to be funded as follows:

<u>Fiscal Year</u>	<u>Amount</u>
2004-2005	\$ 1,254,530
2005-2006	583,450
2006-2007	380,000
2007-2008	380,000
	<u>\$ 2,597,980</u>

Note 15. Fund Deficits

The Griffin E. Harris Golf Course Revolving Fund had a fund deficit of (\$152,547) which will be eliminated with future resources. The Sewer Improvement Fund deficit of (\$6,167,268) will be eliminated with future bond proceeds.

TOWN OF GREENWICH, CONNECTICUT

NOTES TO FINANCIAL STATEMENTS, Continued June 30, 2004

Note 16. Implementation of New Accounting Pronouncement

As of July 1, 2003, the Town implemented the following Governmental Accounting Standards Board pronouncements:

Statements

- No. 43 - Financial Reporting for Postemployment Benefit Plans Other Than Pension Plans
- No. 45 - Accounting and Financial Reporting by Employers for Postemployment Benefits Other Than Pensions

As a result of implementing these pronouncements for the fiscal year-end June 30, 2004, the net assets of the Health Benefits Reserve Fund, previously reported as a Special Revenue Fund, were restated as a Fiduciary Fund. The result was to reduce the July 1, 2003 Special Revenue fund balance by \$8,439,789. The change also increased the Governmental Activities net asset from \$181,904,560 to \$226,674,771, as the previously recognized liability for other postemployment benefits of \$53,210,000 was removed from long-term obligations.

Note 17. Pronouncements Issued, Not Yet Effective

The Governmental Accounting Standards Board (GASB) has issued several pronouncements prior to June 30, 2004 that have effective dates that may impact future financial presentations.

Management has not currently determined what, if any, impact implementation of the following statements may have on the financial statements:

- ◆ GASB Statement No. 40, Deposit and Investment Risk Disclosures, issued March 2003, will be effective for the government beginning with its year ending June 30, 2005. This Statement establishes and modifies disclosure requirements related to investment risks related to credit risk, concentration of credit risk, interest rate risk and foreign currency risk. As an element of interest rate risk, this Statement requires certain disclosures of investments that have fair values that are highly sensitive to changes in interest rates. This Statement also establishes and modifies disclosure requirements for deposit risks.
- ◆ GASB Statement No. 42, Accounting and Financial Reporting for Impairment of Capital Assets and for Insurance Recoveries, will be effective for the government beginning with its year ending June 30, 2006. This Statement requires governments to report the effects of capital asset impairment in their financial statements when it occurs and requires all governments to account for insurance recoveries in the same manner.
- ◆ GASB Statement No. 44, Economic Condition Reporting: The Statistical Section, issued in May 2004, will be effective for the Town beginning with its year ending June 30, 2006. This Statement improves the understandability and usefulness of statistical section information by addressing the comparability problems that have developed in practice and by adding information from the new financial reporting model required by Statement No. 34 and related statements.

SUPPLEMENTAL STATEMENTS AND SCHEDULES

General Fund

General Fund

The General Fund is used to account for resources traditionally associated with the Town which are not required legally or by sound financial management to be accounted for in another fund.

TOWN OF GREENWICH, CONNECTICUT

REVENUES BY CLASSIFICATION - BUDGET AND ACTUAL (BUDGET BASIS)

GENERAL FUND

For the Year Ended June 30, 2004

	Budgeted Amounts		Actual Budgetary Basis	Variance With Final Budget Positive (Negative)
	Original	Final		
GENERAL PROPERTY TAXES				
Current Year's Property Tax	\$ 210,667,189	\$ 210,667,189	\$ 213,166,909	\$ 2,499,720
Prior Year's Property Tax	2,200,000	2,200,000	1,852,689	(347,311)
Interest and Lien Fees	858,500	858,500	1,140,272	281,772
Total	213,725,689	213,725,689	216,159,870	2,434,181
LICENSES AND PERMITS				
Building Permits	3,200,000	3,200,000	3,448,952	248,952
All Other	430,749	430,749	424,393	(6,356)
Total	3,630,749	3,630,749	3,873,345	242,596
FINES, FORFEITS AND PENALTIES				
Overtime Parking Fines	1,000,000	1,000,000	864,801	(135,199)
Library Fines	175,000	175,000	217,126	42,126
Alarm Ordinance	190,000	190,000	410,738	220,738
All Other	29,150	29,150	17,138	(12,012)
Total	1,394,150	1,394,150	1,509,803	115,653
REVENUE FROM THE USE OF MONEY AND PROPERTY				
Interest Earnings	3,966,000	3,966,000	3,060,629	(905,371)
Rental of Facilities	694,290	694,290	757,562	63,272
Total	4,660,290	4,660,290	3,818,191	(842,099)
INTERGOVERNMENTAL REVENUES				
Nursing Care - Nathaniel Witherell	13,728,975	13,728,975	11,119,717	(2,609,258)
Operating Aid - ECS - Schools	1,789,546	1,789,546	1,895,679	106,133
Building Grants - Schools	682,506	682,506	599,653	(82,853)
Special Education - Schools	-	-	1,426,699	1,426,699
Boat Registration	142,411	142,411	142,411	-
PILOT - Housing Authority	-	-	118,061	118,061
PILOT - Tax Exempt Properties	1,023,774	1,023,774	1,022,760	(1,014)
Elderly Exemptions	285,000	285,000	270,873	(14,127)
Town Road Aid	-	-	153,624	153,624
Telephone Access Lines Grant	1,160,373	1,160,373	884,350	(276,023)
Unrestricted Grants - Pequot Fund	332,665	332,665	205,416	(127,249)

(Continued)

TOWN OF GREENWICH, CONNECTICUT

REVENUES BY CLASSIFICATION - BUDGET AND ACTUAL (BUDGET BASIS), Continued

GENERAL FUND

For the Year Ended June 30, 2004

	Budgeted Amounts		Actual Budgetary Basis	Variance With Final Budget Positive (Negative)
	Original	Final		
INTERGOVERNMENTAL REVENUES, Continued				
Retired Teachers Health Insurance	150,000	150,000	131,922	(18,078)
Local Capital Improvement Program	332,665	332,665	-	(332,665)
All Other	559,769	559,769	988,620	428,851
Total	20,187,684	20,187,684	18,959,785	(1,227,899)
CHARGES FOR CURRENT SERVICES				
Land Records - Recording Fees	650,000	650,000	792,593	142,593
Real Estate Conveyance Tax	3,000,000	3,000,000	5,954,087	2,954,087
Compliance and Application Fees-Inlands Wetlands	140,560	140,560	179,800	39,240
Non-Burnable Refuse Fees	600,000	600,000	649,606	49,606
Patient Fees - Nathaniel Witherell	4,397,194	4,397,194	5,719,742	1,322,548
Homemaker Service Fees	93,080	93,080	87,307	(5,773)
Tuition Fees - Schools	250,000	250,000	254,630	4,630
Beach Cards and Admissions	1,079,324	1,079,324	988,314	(91,010)
Boat Storage and Wharfage Fees	327,500	327,500	360,198	32,698
All Other	2,083,842	2,083,842	2,391,223	307,381
Total	12,621,500	12,621,500	17,377,500	4,756,000
OTHER REVENUES				
Cancellation of Prior Years' Encumbrances	1,500,000	1,500,000	-	(1,500,000)
Retirement Reserve Investment Fees	2,324,751	2,324,751	1,737,620	(587,131)
Greenwich Library - Peterson Trust	1,159,448	1,159,448	1,177,259	17,811
Health & Life Insurance, Employee & Retiree Co-Pay	4,173,000	4,173,000	43,374	(4,129,626)
All Other	475,200	475,200	1,050,123	574,923
Total	9,632,399	9,632,399	4,008,376	(5,624,023)
Total Revenues	265,852,461	265,852,461	265,706,870	(145,591)
OTHER FINANCING SOURCES				
Transfers From Other Funds:				
Griffith E. Harris Golf Course Fund	165,000	165,000	165,000	-
Community Development Block Grant Fund	27,000	27,000	27,908	908
Sewer Maintenance Fund	550,000	550,000	550,000	-
Parking Fund	480,000	480,000	480,000	-
Capital Reserve	-	-	1,541,953	1,541,953
Total	1,222,000	1,222,000	2,764,861	1,542,861
Total	\$ 267,074,461	\$ 267,074,461	\$ 268,471,731	\$ 1,397,270

TOWN OF GREENWICH, CONNECTICUT

EXPENDITURES BY FUNCTION - BUDGET AND ACTUAL (BUDGET BASIS)

GENERAL FUND

For the Year Ended June 30, 2004

	Budgeted Amount		Actual Budgetary Basis	Variance With Final Budget Positive (Negative)
	Original	Final		
GENERAL GOVERNMENT				
Representative Town Meeting	\$ 8,900	\$ 8,900	\$ 7,873	\$ 1,027
Office of the First Selectman and Board of Selectmen	1,232,392	1,107,392	1,049,742	57,650
Purchasing	772,117	772,117	639,950	132,167
Human Resources	664,567	1,279,578	1,182,540	97,038
Administrative Services	600,037	600,037	598,123	1,914
Probate Court	39,700	39,700	39,353	347
Registrar of Voters	359,562	359,562	330,634	28,928
Board of Estimate and Taxation:				
Administration	1,776,942	1,779,942	1,728,921	51,021
Retirement	2,324,751	2,324,751	1,737,620	587,131
Information technology	2,768,409	2,588,409	2,226,087	362,322
Assessor	874,705	874,705	866,388	8,317
Board of Tax Review	40,400	40,400	31,585	8,815
Tax Collector	450,460	469,960	463,841	6,119
Law	1,451,871	1,451,871	1,377,157	74,714
Town Clerk	522,318	522,318	521,001	1,317
Planning and Zoning	428,857	428,857	425,987	2,870
Planning and Zoning Board of Appeals	116,450	116,450	92,108	24,342
Condemnation Commission	25,000	25,000	25,000	-
Conservation Commission	117,414	117,414	115,395	2,019
Inland Wetlands and Water Courses Agency	294,390	294,390	222,519	71,871
Land Use Administration	453,428	453,428	445,726	7,702
Commission on Aging	122,495	122,495	118,397	4,098
Total General Government	15,445,165	15,777,676	14,245,947	1,531,729
PUBLIC SAFETY				
Fire Department:				
Administration	1,160,759	1,055,758	1,030,406	25,352
Fire Training	401,356	396,357	329,635	66,722
Fire Alarm and Communications System	79,875	79,875	43,310	36,565
Office of the Fire Marshal	486,048	541,820	529,047	12,773
Fire Fighting Force	6,825,171	7,376,522	7,196,761	179,761
Fire Apparatus and Equipment	25,930	25,930	7,113	18,817
Buildings	96,755	96,755	53,087	43,668
Banksville Fire Company Contribution	95,000	95,000	95,000	-
Round Hill Fire Company Contribution	35,000	35,000	35,000	-
Total Fire Department	9,205,894	9,703,017	9,319,359	383,658

TOWN OF GREENWICH, CONNECTICUT

EXPENDITURES BY FUNCTION - BUDGET AND ACTUAL (BUDGET BASIS), Continued

GENERAL FUND

For the Year Ended June 30, 2004

	Budgeted Amount		Actual Budgetary Basis	Variance With Final Budget Positive (Negative)
	Original	Final		
PUBLIC SAFETY, Continued				
Police Department:				
Administration	630,375	629,375	603,957	25,418
General Services	1,710,816	1,710,816	1,562,504	148,312
Criminal Investigation and Identification	2,455,099	2,455,099	2,389,578	65,521
Uniformed Patrol	8,993,776	8,794,776	8,794,669	107
Emergency Operations Center	2,870	2,870	1,428	1,442
Total Police Department	13,792,936	13,592,936	13,352,136	240,800
Total public safety	22,998,830	23,295,953	22,671,495	624,458
PUBLIC WORKS/ VEHICLE MAINTENANCE				
Administration	840,785	840,785	810,767	30,018
Engineering	533,089	533,089	523,168	9,921
Highway Division:				
Streets and Bridges	4,021,186	4,290,744	4,235,067	55,677
Leaf Collection	348,000	348,000	339,007	8,993
Board of Ed Infrastructure Maintenance	150,000	205,000	204,008	992
Waste Disposal	6,224,334	6,273,334	6,259,778	13,556
Building Construction and Maintenance	3,039,767	3,209,767	3,023,601	186,166
Building Inspection	1,031,767	1,057,911	1,044,535	13,376
Vehicle Maintenance:				
Fleet Department	2,092,155	2,171,155	2,126,046	45,109
Total Public Works/ Vehicle Maintenance	18,281,083	18,929,785	18,565,977	363,808
HEALTH				
Administration	292,974	304,004	290,344	13,660
Division of Community Health	125,767	126,067	125,968	99
External Operations	80,000	80,000	80,000	-
Environmental Health Program	557,107	546,107	535,539	10,568
Special Clinical Services	189,578	189,248	171,816	17,432
Division of Family Health	445,242	445,242	364,951	80,291
Laboratory Program	250,572	250,572	243,085	7,487
Greenwich Emergency Medical Service Contribution	2,154,847	2,154,847	2,154,847	-
Total Health	4,096,087	4,096,087	3,966,550	129,537

TOWN OF GREENWICH, CONNECTICUT

EXPENDITURES BY FUNCTION - BUDGET AND ACTUAL (BUDGET BASIS), Continued

GENERAL FUND

For the Year Ended June 30, 2004

	Budgeted Amount		Actual Budgetary Basis	Variance With Final Budget Positive (Negative)
	Original	Final		
NATHANIEL WITHERELL	14,288,686	14,288,686	13,829,798	458,888
SOCIAL SERVICES				
Administration	435,505	432,605	407,100	25,505
Adult and Family Services Division	1,302,377	1,219,277	1,190,011	29,266
Aging Services Division:				
Homemaker Service	381,804	445,804	436,300	9,504
Division of Aging Service - Casework	673,165	695,165	679,479	15,686
Total Social Services	2,792,851	2,792,851	2,712,890	79,961
SCHOOLS				
Administration	1,596,357	1,641,789	1,582,402	59,387
Instruction	80,814,549	82,518,434	81,860,947	657,487
Health	2,791,860	2,606,220	2,589,419	16,801
Operation of Plants	7,803,221	8,323,852	8,310,709	13,143
Maintenance of Plants	2,259,410	2,608,936	2,601,042	7,894
Pupil Transportation	3,594,771	3,734,511	3,717,432	17,079
Fixed Charges	110,000	158,008	158,008	-
Student Body Activities	999,934	951,356	937,838	13,518
Total Schools	99,970,102	102,543,106	101,757,797	785,309
LIBRARIES				
Greenwich Library	6,759,014	6,792,202	6,787,454	4,748
Perrot Memorial Library	1,137,432	1,137,432	1,137,185	247
Total Libraries	7,896,446	7,929,634	7,924,639	4,995
PARKS AND RECREATION				
Administration	1,406,309	1,404,289	1,370,107	34,182
Recreation Division:				
Supervision	91,788	92,270	91,680	590
Organized Recreation	745,956	755,756	732,585	23,171
GREAT/Senior Center	541,277	541,277	531,233	10,044
Eastern Civic Center	310,616	308,219	301,780	6,439
Community Centers	23,616	27,078	26,069	1,009
Skating Rink	197,042	187,143	177,840	9,303
Western Civic Center	112,098	120,450	118,047	2,403
Parks and Trees Division:				
Supervision	145,308	145,308	143,421	1,887
Park Areas, Playgrounds and Playfields	2,144,648	2,139,748	2,079,127	60,621
Ballfield Maintenance	1,000,167	979,767	909,765	70,002
Equipment Maintenance	177,365	177,365	169,917	7,448
Trees	927,388	927,388	890,360	37,028

TOWN OF GREENWICH, CONNECTICUT

EXPENDITURES BY FUNCTION - BUDGET AND ACTUAL (BUDGET BASIS), Continued

GENERAL FUND

For the Year Ended June 30, 2004

	Budgeted Amount		Actual Budgetary Basis	Variance With Final Budget Positive (Negative)
	Original	Final		
PARKS AND RECREATION, Cont'd				
Marine Facility Operations Division:				
Supervision	165,190	166,591	166,584	7
Maintenance of Plants	638,285	638,752	637,822	930
Beaches	939,338	952,079	950,408	1,671
Harbors and Boating Facilities	255,061	257,972	257,775	197
Total Parks and Recreation	9,821,452	9,821,452	9,554,520	266,932
FIXED CHARGES				
Town Contribution for Empl. Benefits	47,932,150	47,932,150	44,060,022	3,872,128
Unemployment and Workers' Compensation	2,285,000	2,721,000	2,720,040	960
Payments for Insurance Coverage	2,895,000	2,495,000	2,441,632	53,368
Sewer Taxes and Assessments	210,000	210,000	210,000	-
Repayment of Debt - Principal	4,488,000	4,488,000	4,488,000	-
All Other	1,749,181	1,749,181	1,737,086	12,095
Total Fixed Charges	59,559,331	59,595,331	55,656,780	3,938,551
TRANSFERS TO OTHER FUNDS				
Reserve Fund for Capital and Non-Recurring Expenditures				
Sewer Improvement Fund	2,984,110	2,984,110	2,984,110	-
Health Benefits	1,425,999	1,425,999	1,425,999	-
Capital Projects	1,500,000	1,500,000	1,500,000	-
General Fund Contingency	9,243,645	9,243,645	9,692,914	(449,269)
	7,800,000	6,048,484	-	6,048,484
Total Transfers to Other Funds	22,953,754	21,202,238	15,603,023	5,599,215
Total	\$ 278,103,787	\$ 280,272,799	\$ 266,489,416	\$ 13,783,383

Nonmajor Governmental Funds

Nonmajor Governmental Funds

Special Revenue Funds

Special revenue funds are used to account for specific revenues that are legally restricted to expenditures for particular purposes.

Educational Projects Fund

This fund is used to account for state and federal grants made to the Board of Education for various educational purposes. When the grant is approved by the State of Connecticut, an appropriation for the same amount is set upon against which commitments and expenditures for the authorized purpose are made.

Sewer Maintenance Fund

This fund consists of special assessments on all property within the Town's sewer district on the basis of the assessed valuation of the land and the improvements thereon. Sewer permit fees and such other fees or charges collected are also funding resources. Expenditures from this fund are made on the basis of appropriations budgeted by the Town in the same manner as General Fund appropriations, for the operation, maintenance and repair of the Town's sewers and sewerage system.

Public School Lunch Revolving Fund

This fund is used to operate the schools' cafeteria system. Revenues are received from the State and from fees charged for lunches. While direct expenditures are charged to this fund, certain administrative costs remain in the General Fund.

Community Development Block Grant

This Fund is utilized to account for all monies received from the Federal Block Grants to be used for special projects as determined by the Board of Estimate and Taxation and Representative Town Meeting. All accounting follows federal guidelines.

Griffith E. Harris Golf Course Revolving Fund

This fund is used to operate the Town's only municipal golf course. It includes all revenues and expenditures.

Leased Railroad Reinvestment Fund

This fund pertains to the lease agreement between the State of Connecticut and the Town regarding the Cos Cob, Riverside and Old Greenwich Railroad stations. Under the terms of the lease agreement, the Town is required to reinvest a percentage of all cash receipts from the railroad stations less certain disbursements, into the maintenance and improvement of the station properties.

Risk Reserve

This fund is used to accumulate funds to pay for future unanticipated cost within the Town.

Grant Fund

This fund is used to account for various multi-year grants for health and public safety programs.

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TOWN OF GREENWICH, CONNECTICUT

**COMBINING BALANCE SHEET
NONMAJOR GOVERNMENTAL FUNDS**

June 30, 2004

	Educational Projects Fund	Sewer Maintenance Fund	Public School Lunch Revolving Fund
ASSETS			
Cash and cash equivalents	\$ 1,113,004	\$ 3,911,333	\$ 753,332
Receivables:			
Property taxes-delinquent	-	83,980	-
Accounts receivable	-	2,410	1,921
State and Federal grants	466,262	-	62,315
Due from other funds	-	-	-
Due from Housing Authority	-	-	-
	<u>1,579,266</u>	<u>3,997,723</u>	<u>817,568</u>
Inventory, at cost	-	-	25,630
Total assets	<u>\$ 1,579,266</u>	<u>\$ 3,997,723</u>	<u>\$ 843,198</u>

LIABILITIES AND FUND EQUITY

LIABILITIES

Accounts payable	\$ 293,577	\$ 237,921	\$ 114,056
Due to the State of Connecticut	1,046,105	-	-
Due to other funds	202,247	101,561	402,934
Deferred revenue	-	133,763	-
Deposits held for others	-	-	101,352
Total liabilities	<u>1,541,929</u>	<u>473,245</u>	<u>618,342</u>

FUND EQUITY, REPRESENTED BY:

Fund Balance:			
Reserved for encumbrances	37,337	1,280,896	132,657
Reserved for inventories	-	-	25,630
Unreserved:			
Designated for appropriation continued in force	-	897,691	-
Undesignated	-	1,345,891	66,569
Total fund equity	<u>37,337</u>	<u>3,524,478</u>	<u>224,856</u>
Total liabilities and fund equity	<u>\$ 1,579,266</u>	<u>\$ 3,997,723</u>	<u>\$ 843,198</u>

Community Development Block Grant Fund	Griffin E. Harris Golf Course Revolving Fund	Leased Railroad Reinvestment Fund	Grant Fund	Risk Reserve	Totals
\$ 27,006	\$ 968,370	\$ 769,719	\$ -	\$ 759,133	\$ 8,301,897
-	-	-	-	-	83,980
-	60,240	-	100,268	-	164,839
1,628,961	-	-	-	-	2,157,538
-	-	403,035	382,631	13,584	799,250
576,017	-	-	-	-	576,017
2,231,984	1,028,610	1,172,754	482,899	772,717	12,083,521
-	-	-	-	-	25,630
\$ 2,231,984	\$ 1,028,610	\$ 1,172,754	\$ 482,899	\$ 772,717	\$ 12,109,151

\$ 39,956	\$ 104,531	\$ 5,730	\$ 9,507	\$ 50,000	\$ 855,278
-	-	-	-	-	1,046,105
14,899	1,076,626	60,064	-	236,360	2,094,691
576,017	-	-	-	-	709,780
-	-	-	-	-	101,352
630,872	1,181,157	65,794	9,507	286,360	4,807,206

1,601,112	119,078	38,222	1,175	-	3,210,477
-	-	-	-	-	25,630
-	-	499,605	472,217	-	1,869,513
-	(271,625)	569,133	-	486,357	2,196,325
1,601,112	(152,547)	1,106,960	473,392	486,357	7,301,945
\$ 2,231,984	\$ 1,028,610	\$ 1,172,754	\$ 482,899	\$ 772,717	\$ 12,109,151

TOWN OF GREENWICH, CONNECTICUT

COMBINING STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND EQUITY
NONMAJOR GOVERNMENTAL FUNDS

For the Year Ended June 30, 2004

	Educational Projects Fund	Sewer Maintenance Fund	Public School Lunch Revolving Fund
REVENUES			
Property taxes	\$ -	\$ 5,169,907	\$ -
Licenses and permits	-	159,615	-
Use of money and property	4,933	32,782	10,275
Intergovernmental revenues	2,806,688	329,431	420,827
Charges for current services	-	-	3,103,716
Other revenues	-	60,255	30,002
Total revenues	2,811,621	5,751,990	3,564,820
EXPENDITURES			
Current:			
General government	-	-	-
Public works	-	2,872,472	-
Health	-	-	-
Schools	2,745,863	-	3,539,748
Parks and recreation	-	-	-
Capital outlay	66,960	631,693	17,219
Total expenditures	2,812,823	3,504,165	3,556,967
Revenues over (under) expenditures	(1,202)	2,247,825	7,853
OTHER FINANCING SOURCES (USES)			
Transfers in	-	-	-
Transfers (out)	-	(550,000)	-
Total other financing sources (uses)	-	(550,000)	-
Net change in fund balance	(1,202)	1,697,825	7,853
FUND EQUITY, beginning of year, as restated	38,539	1,826,653	217,003
FUND EQUITY (DEFICIT), end of year	\$ 37,337	\$ 3,524,478	\$ 224,856

Community Development Block Grant Fund	Griffin E. Harris Golf Course Revolving Fund	Leased Railroad Reinvestment Fund	Grant Fund	Risk Reserve	Totals
\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,169,907
-	-	367,616	-	-	527,231
23,399	18,001	9,012	-	19,425	117,827
1,800,436	-	-	540,186	-	5,897,568
-	1,530,483	35,419	-	-	4,669,618
-	155	-	209,073	13,584	313,069
<u>1,823,835</u>	<u>1,548,639</u>	<u>412,047</u>	<u>749,259</u>	<u>33,009</u>	<u>16,695,220</u>
132,625	-	-	17,619	2,271,110	2,421,354
-	-	187,007	-	-	3,059,479
-	-	-	83,248	-	83,248
-	-	-	-	-	6,285,611
-	1,001,343	-	175,000	-	1,176,343
<u>627,236</u>	<u>1,224,181</u>	<u>84,394</u>	<u>-</u>	<u>-</u>	<u>2,651,683</u>
<u>759,861</u>	<u>2,225,524</u>	<u>271,401</u>	<u>275,867</u>	<u>2,271,110</u>	<u>15,677,718</u>
<u>1,063,974</u>	<u>(676,885)</u>	<u>140,646</u>	<u>473,392</u>	<u>(2,238,101)</u>	<u>1,017,502</u>
-	-	-	-	1,500,000	1,500,000
(27,908)	(165,000)	-	-	-	(742,908)
<u>(27,908)</u>	<u>(165,000)</u>	<u>-</u>	<u>-</u>	<u>1,500,000</u>	<u>757,092</u>
1,036,066	(841,885)	140,646	473,392	(738,101)	1,774,594
<u>565,046</u>	<u>689,338</u>	<u>966,314</u>	<u>-</u>	<u>1,224,458</u>	<u>5,527,351</u>
<u>\$ 1,601,112</u>	<u>\$ (152,547)</u>	<u>\$ 1,106,960</u>	<u>\$ 473,392</u>	<u>\$ 486,357</u>	<u>\$ 7,301,945</u>

TOWN OF GREENWICH, CONNECTICUT

COMBINING SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
(UNRESERVED, UNDESIGNATED) - BUDGET AND ACTUAL - BUDGETARY BASIS

NONMAJOR GOVERNMENTAL FUNDS

For the Year Ended June 30, 2004

	Educational Projects Fund			Variance With Final Budget Positive (Negative)
	Original Budget	Final Budget	Actual	
REVENUES				
Taxes and special assessments	\$ -	\$ -	\$ -	\$ -
Licenses and permits	-	-	-	-
Use of money and property	-	-	4,933	4,933
Intergovernmental revenues	2,826,921	2,806,688	2,806,688	-
Charges for current services	-	-	-	-
Other revenues	-	-	-	-
Total revenues	2,826,921	2,806,688	2,811,621	4,933
EXPENDITURES				
Current:				
General government	-	-	-	-
Public works	-	-	-	-
Schools	2,773,437	2,773,437	2,752,370	21,067
Parks and recreation	-	-	-	-
State loan repayment	-	-	-	-
Capital outlay	-	-	-	-
Total expenditures	2,773,437	2,773,437	2,752,370	21,067
Revenue over (under) expenditures	53,484	33,251	59,251	26,000
OTHER FINANCING SOURCES (USES)				
Transfers in	-	-	-	-
Transfers out	-	-	-	-
Total other financing sources (uses)	-	-	-	-
Net change in fund balance	\$ 53,484	\$ 33,251	59,251	\$ 26,000
UNRESERVED FUND BALANCE (DEFICIT), beginning of year			<u>(59,251)</u>	
UNRESERVED FUND BALANCE (DEFICIT), end of year			<u>\$ -</u>	

Sewer Maintenance Fund			
Original Budget	Final Budget	Actual	Variance With Final Budget Positive (Negative)
\$ 4,646,199	\$ 4,646,199	\$ 5,169,907	\$ 523,708
100,000	100,000	159,615	59,615
35,000	35,000	32,782	(2,218)
-	-	329,431	329,431
-	-	-	-
55,000	55,000	60,579	5,579
<u>4,836,199</u>	<u>4,836,199</u>	<u>5,752,314</u>	<u>916,115</u>

Public School Lunch Revolving Fund			
Original Budget	Final Budget	Actual	Variance With Final Budget Positive (Negative)
\$ -	\$ -	\$ -	\$ -
-	-	-	-
11,000	11,000	10,275	(725)
421,000	421,000	420,827	(173)
3,042,830	3,042,830	3,103,716	60,886
-	-	27,138	27,138
<u>3,474,830</u>	<u>3,474,830</u>	<u>3,561,956</u>	<u>87,126</u>

-	-	-	-
3,220,533	3,162,491	3,078,178	84,313
-	-	-	-
-	-	-	-
-	-	-	-
1,058,020	2,527,248	1,629,557	897,691
<u>4,278,553</u>	<u>5,689,739</u>	<u>4,707,735</u>	<u>982,004</u>
<u>557,646</u>	<u>(853,540)</u>	<u>1,044,579</u>	<u>1,898,119</u>
-	-	-	-
(550,000)	(550,000)	(550,000)	-
(550,000)	(550,000)	(550,000)	-
<u>\$ 7,646</u>	<u>\$ (1,403,540)</u>	<u>494,579</u>	<u>\$ 1,898,119</u>

-	-	-	-
-	-	-	-
3,440,000	3,570,023	3,559,896	10,127
-	-	-	-
-	-	-	-
-	129,093	-	129,093
<u>3,440,000</u>	<u>3,699,116</u>	<u>3,559,896</u>	<u>139,220</u>
<u>34,830</u>	<u>(224,286)</u>	<u>2,060</u>	<u>226,346</u>
-	-	-	-
-	-	-	-
-	-	-	-
<u>\$ 34,830</u>	<u>\$ (224,286)</u>	<u>2,060</u>	<u>\$ 226,346</u>

1,749,003

64,509

\$ 2,243,582

\$ 66,569

(Continued)

TOWN OF GREENWICH, CONNECTICUT

COMBINING SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
(UNRESERVED, UNDESIGNATED) - BUDGET AND ACTUAL-BUDGETARY BASIS, Continued
NONMAJOR GOVERNMENTAL FUNDS

For the Year Ended June 30, 2004

	Community Development Block Grant			Variance With Final Budget Positive (Negative)
	Original Budget	Final Budget	Actual	
REVENUES				
Taxes and special assessments	\$ -	\$ -	\$ -	\$ -
Licenses and permits	-	-	-	-
Use of money and property	23,399	23,399	23,399	-
Intergovernmental revenues	1,800,436	1,800,436	1,800,436	-
Charges for current services	-	-	-	-
Other revenues	-	-	-	-
Total revenues	1,823,835	1,823,835	1,823,835	-
EXPENDITURES				
Current:				
General government	160,431	160,431	160,431	-
Public works	-	-	-	-
Schools	-	-	-	-
Parks and recreation	-	-	-	-
State loan repayment	-	-	-	-
Capital outlay	1,663,404	1,663,404	1,663,404	-
Total expenditures	1,823,835	1,823,835	1,823,835	-
Revenue over (under) expenditures	-	-	-	-
OTHER FINANCING SOURCES (USES)				
Transfers in	-	-	-	-
Transfers out	-	-	-	-
Total other financing sources (uses)	-	-	-	-
Net change in fund balance	\$ -	\$ -	-	\$ -
UNRESERVED FUND BALANCE (DEFICIT), beginning of year			-	
UNRESERVED FUND BALANCE (DEFICIT), end of year			\$ -	

Griffith E. Harris Golf Course Revolving Fund				Grant Fund			
Original Budget	Final Budget	Actual	Variance With Final Budget Positive (Negative)	Original Budget	Final Budget	Actual	Variance With Final Budget Positive (Negative)
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
-	-	-	-	-	-	-	-
20,000	20,000	18,001	(1,999)	-	-	-	-
-	-	-	-	-	-	540,186	540,186
1,514,846	1,514,846	1,530,483	15,637	-	-	-	-
-	-	155	155	-	-	209,073	209,073
<u>1,534,846</u>	<u>1,534,846</u>	<u>1,548,639</u>	<u>13,793</u>	<u>-</u>	<u>-</u>	<u>749,259</u>	<u>749,259</u>
-	-	-	-	326,343	389,704	102,042	287,662
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
1,058,691	1,058,691	-	1,058,691	175,000	175,000	175,000	-
-	-	1,023,884	(1,023,884)	-	-	-	-
<u>123,286</u>	<u>123,286</u>	<u>116,752</u>	<u>6,534</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<u>1,181,977</u>	<u>1,181,977</u>	<u>1,140,636</u>	<u>41,341</u>	<u>501,343</u>	<u>564,704</u>	<u>277,042</u>	<u>287,662</u>
<u>352,869</u>	<u>352,869</u>	<u>408,003</u>	<u>55,134</u>	<u>(501,343)</u>	<u>(564,704)</u>	<u>472,217</u>	<u>1,036,921</u>
-	-	-	-	-	-	-	-
(165,000)	(165,000)	(165,000)	-	-	-	-	-
<u>(165,000)</u>	<u>(165,000)</u>	<u>(165,000)</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<u>\$ 187,869</u>	<u>\$ 187,869</u>	<u>243,003</u>	<u>\$ 55,134</u>	<u>\$ (501,343)</u>	<u>\$ (564,704)</u>	<u>472,217</u>	<u>\$ 1,036,921</u>
		<u>(514,628)</u>				<u>-</u>	
		<u>\$ (271,625)</u>				<u>\$ 472,217</u>	

TOWN OF GREENWICH, CONNECTICUT

COMBINING SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE
(UNRESERVED, UNDESIGNATED) - BUDGET AND ACTUAL-BUDGETARY BASIS, Continued

NONMAJOR GOVERNMENTAL FUNDS

For the Year Ended June 30, 2004

	Leased Railroad Reinvestment Fund			
	Original Budget	Final Budget	Actual	Variance With Final Budget Positive (Negative)
REVENUES				
Taxes and special assessments	\$ -	\$ -	\$ -	\$ -
Licenses and permits	320,000	320,000	367,616	47,616
Use of money and property	18,000	18,000	9,012	(8,988)
Intergovernmental revenues	-	-	-	-
Charges for current services	53,000	53,000	35,419	(17,581)
Other revenues	-	-	-	-
Total revenues	391,000	391,000	412,047	21,047
EXPENDITURES				
Current:				
General government	-	-	-	-
Public works	188,000	232,000	190,227	41,773
Schools	-	-	-	-
Parks and recreation	-	-	-	-
State loan repayment	-	-	-	-
Capital outlay	573,000	573,000	119,394	453,606
Total expenditures	761,000	805,000	309,621	495,379
Revenue over (under) expenditures	(370,000)	(414,000)	102,426	516,426
OTHER FINANCING SOURCES (USES)				
Transfers in	-	-	-	-
Transfers out	-	-	-	-
Total other financing sources (uses)	-	-	-	-
Net change in fund balance	\$ (370,000)	\$ (414,000)	102,426	\$ 516,426
UNRESERVED FUND BALANCE (DEFICIT), beginning of year			<u>966,314</u>	
UNRESERVED FUND BALANCE (DEFICIT), end of year			<u>\$ 1,068,740</u>	

Fiduciary Funds

Fiduciary Funds

Fiduciary Funds are used to account for assets held in a trustee capacity for others, and include Pension Trusts.

Pension Trust Funds

- i. **Retirement System Fund** – Covers all Town employees except teachers and certain police in Town service plan prior to 1953.
- ii. **Police Benefit Fund** – Covers certain retired police in Town service prior to 1953.
- iii. **Other Post-Employment Benefits Fund** – This fund is used to account for the assets accumulated to pay health benefits for retirees.

Both funds are used to account for the accumulation of resources to be used for retirement annuity payments at appropriate amounts and times in the future. Resources are contributed by employees at rates fixed by bargaining agreements and by the Town at amounts determined by actuarial study.

TOWN OF GREENWICH, CONNECTICUT

**COMBINING STATEMENT OF CHANGES IN FIDUCIARY NET ASSETS
FIDUCIARY FUNDS**

June 30, 2004

	Pension Trusts			Totals
	Retirement System Fund	Police Benefit Fund	Other Post- Employment Benefits Fund	
ASSETS				
Cash and equivalents	\$ 977,304	\$ 11,529	\$ 1,645,544	\$ 2,634,377
Investments	290,088,670	-	9,874,553	299,963,223
Accrued interest	-	-	45,048	45,048
Due from other funds	44,290	-	-	44,290
Total assets	<u>291,110,264</u>	<u>11,529</u>	<u>11,565,145</u>	<u>302,686,938</u>
LIABILITIES				
Due to other funds	37,620	-	13,584	51,204
	<u>37,620</u>	<u>-</u>	<u>13,584</u>	<u>51,204</u>
Net Assets Held in Trust	<u>\$ 291,072,644</u>	<u>\$ 11,529</u>	<u>\$ 11,551,561</u>	<u>\$ 302,635,734</u>

TOWN OF GREENWICH, CONNECTICUT

**COMBINING STATEMENT OF CHANGES IN FIDUCIARY NET ASSETS
FIDUCIARY FUNDS**

For the Year Ended June 30, 2004

	Retirement System Fund			Police Benefit Fund	Other Post- Employment Benefits Fund	Totals
	Membership Annuities	Reserves for Member Contributions	Total Fund			
ADDITIONS						
Net appreciation of fair value of investments	\$ 22,000,748	\$ -	\$ 22,000,748	\$ -	\$ -	\$ 22,000,748
Interest and dividends	13,426,358	1,953,741	15,380,099	-	299,356	15,679,455
Less investment expense	(1,529,685)	-	(1,529,685)	-	-	(1,529,685)
Net investment income	33,897,421	1,953,741	35,851,162	-	299,356	36,150,518
Town contributions	1,752,594	-	1,752,594	358,182	3,700,000	5,810,776
Member contributions	-	2,020,093	2,020,093	-	2,911,345	4,931,438
Miscellaneous	82,806	-	82,806	-	748,675	831,481
Total additions	35,732,821	3,973,834	39,706,655	358,182	7,659,376	47,724,213
DEDUCTIONS						
Pension payments	15,176,435	-	15,176,435	353,189	4,534,020	20,063,644
Administrative costs	547,265	-	547,265	-	13,584	560,849
Contributions refunded	-	279,835	279,835	-	-	279,835
Annuities Awarded	(1,613,444)	1,613,444	-	-	-	-
Total deductions	14,110,256	1,893,279	16,003,535	353,189	4,547,604	20,904,328
Net increase (decrease)	21,622,565	2,080,555	23,703,120	4,993	3,111,772	26,819,885
NET ASSETS HELD IN TRUST						
Beginning of year, as restated	237,310,352	30,059,172	267,369,524	6,536	8,439,789	275,815,849
End of year	\$ 258,932,917	\$ 32,139,727	\$ 291,072,644	\$ 11,529	\$ 11,551,561	\$ 302,635,734

**Capital Assets Used in the Operation
of Governmental Funds**

TOWN OF GREENWICH, CONNECTICUT

**CAPITAL ASSETS USED IN THE OPERATION OF GOVERNMENTAL FUNDS -
SCHEDULE BY CATEGORY**

June 30, 2004

Governmental funds capital assets:

Land	\$ 51,478,293
Land improvements	9,972,868
Buildings	184,212,229
Machinery and equipment	71,644,698
Infrastructure	148,388,591
Construction in progress	1,220,297
Total governmental funds capital assets	\$ 466,916,976

TOWN OF GREENWICH, CONNECTICUT

**CAPITAL ASSETS USED IN THE OPERATION OF GOVERNMENTAL FUNDS -
SCHEDULE BY FUNCTION AND ACTIVITY**

June 30, 2004

	Land	Land Improvements	Buildings	Machinery and Equipment	Infrastructure	Construction in Progress	Total
General government	\$ 22,515,223	\$ 1,181,400	\$ 41,246,774	\$ 3,670,589	\$ -	\$ -	\$ 68,613,986
Public Safety	-	534,700	1,965,800	7,562,600	-	35,711	10,098,811
Public Works	1,500,000	100,470	7,500,024	50,795,688	148,036,180	163,938	208,096,300
Nathaniel Witherell	-	172,600	1,359,029	606,910	-	-	2,138,539
Education	-	2,755,320	126,489,856	3,910,884	98,941	1,020,648	134,275,649
Library	-	-	2,596,346	599,024	-	-	3,195,370
Parks and Recreation	27,463,070	5,228,378	3,054,400	4,499,003	253,470	-	40,498,321
Total	\$ 51,478,293	\$ 9,972,868	\$ 184,212,229	\$ 71,644,698	\$ 148,388,591	\$ 1,220,297	\$ 466,916,976

TOWN OF GREENWICH, CONNECTICUT

**CAPITAL ASSETS USED IN THE OPERATION OF GOVERNMENTAL FUNDS -
SCHEDULE OF CHANGES BY FUNCTION AND ACTIVITY**

For the Year Ended June 30, 2004

	Governmental Funds Capital Assets			Governmental Funds Capital Assets
	July 1, 2003	Additions	Deletions	June 30, 2004
General government	\$ 68,155,332	\$ 458,654	\$ -	\$ 68,613,986
Public Safety	8,712,494	1,386,317	-	10,098,811
Public Works	194,417,466	13,678,834	-	208,096,300
Nathaniel Witherell	2,023,909	114,630	-	2,138,539
Education	130,467,714	3,807,935	-	134,275,649
Library	2,678,542	516,828	-	3,195,370
Parks and Recreation	38,288,465	2,209,856	-	40,498,321
Total	\$ 444,743,922	\$ 22,173,054	\$ -	\$ 466,916,976

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Other Schedules

TOWN OF GREENWICH, CONNECTICUT

COMBINED SCHEDULE OF PROPERTY TAXES COLLECTED AND OUTSTANDING - ALL FUNDS

For the Year Ended June 30, 2004

Tax Reference	Taxes Receivable July 1, 2003			Levied		Lawful Adjustments	
	General Fund	Sewer Fund	Total	General Fund	Sewer Funds	General Fund	Sewer Funds
List of 2002 due 2003-04	\$ -	\$ -	\$ -	\$ 215,110,724	\$ 5,671,590	\$ (1,215,276)	\$ 982
List of 2001 due 2002-03	2,073,828	30,027	2,103,855	-	-	184,433	(1,186)
List of 2000 due 2001-02	926,557	38,249	964,806	-	-	(40,790)	(292)
List of 1999 due 2000-01	(164,596)	3,541	(161,055)	-	-	6,764	-
List of 1998 due 1999-00	(26,751)	4,067	(22,684)	-	-	(2,390)	4
List of 1997 due 1998-99	(42,777)	8,770	(34,007)	-	-	(815)	-
List of 1996 due 1997-98	(36,065)	6,755	(29,310)	-	-	87	4
List of 1995 due 1996-97	(11,579)	10,053	(1,526)	-	-	87	-
List of 1994 due 1995-96	(15,512)	15,909	397	-	-	(136)	3
List of 1993 due 1994-95	(5,769)	5,393	(376)	-	-	(243)	-
List of 1992 due 1993-94	(187)	28	(159)	-	-	(371)	8
List of 1991 due 1992-93	(2,015)	47	(1,968)	-	-	(851)	-
List of 1990 due 1991-92	3,068	23	3,091	-	-	(230)	6
List of 1989 to 1986	(3,091)	9	(3,082)	-	-	(443)	-
Total	\$ 2,695,111	\$ 122,871	\$ 2,817,982	\$ 215,110,724	\$ 5,671,590	\$ (1,070,174)	\$ (471)

Tax Reference	Collections Fiscal 2003-04			Delinquent Interest and Liens	Taxes Receivable June 30, 2004		
	General Fund	Sewer Fund	Total		General Fund	Sewer Funds	Total
List of 2002 due 2003-04	\$ 213,166,909	\$ 5,656,683	\$ 218,823,592	\$ 679,727	\$ 728,539	\$ 15,889	\$ 744,428
List of 2001 due 2002-03	1,435,541	28,530	1,464,071	298,523	822,720	311	823,031
List of 2000 due 2001-02	330,048	10,770	340,818	142,020	555,719	27,187	582,906
List of 1999 due 2000-01	64,816	725	65,541	22,657	(222,648)	2,816	(219,832)
List of 1998 due 1999-00	9,953	37	9,990	7,816	(39,094)	4,034	(35,060)
List of 1997 due 1998-99	5,012	22	5,034	4,567	(48,604)	8,748	(39,856)
List of 1996 due 1997-98	1,916	-	1,916	2,122	(37,894)	6,759	(31,135)
List of 1995 due 1996-97	1,521	-	1,521	1,817	(13,013)	10,053	(2,960)
List of 1994 due 1995-96	984	-	984	1,495	(16,632)	15,912	(720)
List of 1993 due 1994-95	452	-	452	769	(6,464)	5,393	(1,071)
List of 1992 due 1993-94	669	-	669	1,244	(1,227)	36	(1,191)
List of 1991 due 1992-93	224	-	224	454	(3,090)	47	(3,043)
List of 1990 due 1991-92	253	-	253	565	2,585	29	2,614
List of 1989 to 1986	1,299	-	1,299	2,227	(4,833)	9	(4,824)
Total	\$ 215,019,597	\$ 5,696,767	\$ 220,716,364	\$ 1,166,003	\$ 1,716,064	\$ 97,223	\$ 1,813,287

TOWN OF GREENWICH, CONNECTICUT

REVENUE BY FUNCTION - BUDGET AND ACTUAL (BUDGET BASIS)

GENERAL FUND

For the Year Ended June 30, 2004

	Budgeted Amounts		Actual Budgetary Basis	Variance With Final Budget Positive (Negative)
	Original	Final		
GENERAL GOVERNMENT				
Board of Selectman	\$ 700	\$ 700	\$ 986	\$ 286
Purchasing/Administrative Services	9,400	9,400	15,562	6,162
Human Resources	185,000	185,000	43,475	(141,525)
Board of Estimate & Taxation - Finance	4,220,575	4,220,575	3,651,455	(569,120)
Board of Estimate & Taxation - Retirement	3,267,000	3,267,000	131,922	(3,135,078)
IT Department	13,400	13,400	25,319	11,919
Assessor	5,750	5,750	21,505	15,755
Tax Collector	859,000	859,000	1,163,351	304,351
Law Department	200	200	11,342	11,142
Town Clerk	3,757,800	3,757,800	6,842,220	3,084,420
Planning and Zoning	118,600	118,600	174,844	56,244
Inland Wetlands and Water Courses Agency	151,836	151,836	200,729	48,893
All Other	32,650	32,650	32,016	(634)
Total general government	12,621,911	12,621,911	12,314,726	(307,185)
PUBLIC SAFETY				
Fire Department	-	-	1,914	1,914
Police - Administration, et al	21,475	21,475	22,765	1,290
Police - Traffic Control	1,000,000	1,000,000	864,801	(135,199)
Total public safety	1,021,475	1,021,475	889,480	(131,995)
PUBLIC WORKS				
Administration & Engineering Division	50,000	50,000	3,134	(46,866)
Highway Division	522,465	522,465	896,697	374,232
Waste Disposal Division	709,700	709,700	847,755	138,055
Building Construction and Maintenance	12,000	12,000	11,563	(437)
Building Inspection Division	3,400,000	3,400,000	3,607,940	207,940
Total public works	4,694,165	4,694,165	5,367,089	672,924
HEALTH				
Administration/Special Projects	-	-	40	40
Environmental Health Program	142,041	142,041	146,453	4,412
Division of Family Health	49,166	49,166	57,394	8,228
Laboratory Program	62,601	62,601	48,297	(14,304)
Total health	253,808	253,808	252,184	(1,624)
NATHANIEL WITHERELL	18,658,105	18,658,105	16,944,263	(1,713,842)

TOWN OF GREENWICH, CONNECTICUT

REVENUE BY FUNCTION - BUDGET AND ACTUAL (BUDGET BASIS), Continued

GENERAL FUND

For the Year Ended June 30, 2004

	Budgeted Amounts		Actual Budgetary Basis	Variance With Final Budget Positive (Negative)
	Original	Final		
SOCIAL SERVICES				
Aging Service & Casework	\$ 7,300	\$ 7,300	\$ 9,858	\$ 2,558
Homemaker Services	99,300	99,300	96,825	(2,475)
Adult Services	5,700	5,700	774	(4,926)
Total social services	112,300	112,300	107,457	(4,843)
SCHOOLS				
Instruction	2,818,052	2,818,052	4,880,656	2,062,604
Operation of Plants	100,000	100,000	196,062	96,062
Pupil Transportation	35,000	35,000	32,299	(2,701)
Student Body Activities	11,000	11,000	13,407	2,407
Total schools	2,964,052	2,964,052	5,122,424	2,158,372
LIBRARIES				
Greenwich	166,650	166,650	207,527	40,877
Greenwich Library - Peterson Trust	1,159,448	1,159,448	1,177,259	17,811
Perrot Memorial	10,000	10,000	12,052	2,052
Total public works	1,336,098	1,336,098	1,396,838	60,740
PARKS AND RECREATION				
Recreation Division - Administration/Organized Recreation	534,110	534,110	576,664	42,554
Recreation Division - GREATS	48,931	48,931	61,478	12,547
Recreation Division - Eastern Civic Center	143,775	143,775	121,831	(21,944)
Recreation Division - Community Centers	28,760	28,760	31,493	2,733
Recreation Division - Skating Rink	439,700	439,700	429,408	(10,292)
Recreation Division - Western Civic Center	115,800	115,800	143,189	27,389
Parks and Trees Division - Park Areas	10,360	10,360	10,771	411
Marine and Facility Operations Division - Beaches	1,264,824	1,264,824	1,194,515	(70,309)
Marine and Facility Operations Division - Harbors and Boating Facilities	439,500	439,500	487,997	48,497
Total parks and recreation	3,025,760	3,025,760	3,057,346	31,586

(Continued)

TOWN OF GREENWICH, CONNECTICUT

REVENUE BY FUNCTION - BUDGET AND ACTUAL (BUDGET BASIS), Continued

GENERAL FUND

For the Year Ended June 30, 2004

	Budgeted Amounts		Actual Budgetary Basis	Variance With Final Budget Positive (Negative)
	Original	Final		
OTHER REVENUES - NOT DESIGNATED TO DEPARTMENTS				
Retirement Reserve Investment Fees	\$ 2,324,751	\$ 2,324,751	\$ 1,737,620	\$ (587,131)
Other Government Agencies	3,268,847	3,268,847	2,840,649	(428,198)
Transfers from Other Funds	2,096,000	2,096,000	2,764,861	668,861
All Other	1,830,000	1,830,000	657,196	(1,172,804)
Total other revenues - not designated to departments	9,519,598	9,519,598	8,000,326	(1,519,272)
Total Without Taxes	54,207,272	54,207,272	53,452,133	(755,139)
Taxes (Net)	212,867,189	212,867,189	215,019,598	2,152,409
Total	\$ 267,074,461	\$ 267,074,461	\$ 268,471,731	\$ 1,397,270

TOWN OF GREENWICH, CONNECTICUT

**MODIFIED PAY-AS-YOU-GO FINANCING
GENERAL FUND**

June 30, 2004

Appropriations	Amounts to be Financed				
	June 30, 2004	2004-05	2005-06	2006-07	2007-08
Public Safety					
Replace Ladder #4 with 100ft. Ladder Truck	\$ 116,080	\$ 116,080	\$ -	\$ -	\$ -
Engine #4 Exchange Program	55,000	55,000	-	-	-
Emergency One Aerial Platform	240,000	120,000	120,000	-	-
Pumper/Tanker	166,900	83,450	83,450	-	-
Fire Patrol 35,000 VW with Gen.	328,000	82,000	82,000	82,000	82,000
Pierce Pumper	320,800	80,200	80,200	80,200	80,200
Round Hill Engine 61	220,000	55,000	55,000	55,000	55,000
Pierce Pumper (1500 GPM)	328,000	82,000	82,000	82,000	82,000
For Salisbury Utility	323,200	80,800	80,800	80,800	80,800
Public Works					
Senior Center Exterior Restoration	500,000	500,000	-	-	-
TOTAL	\$ 2,597,980	\$ 1,254,530	\$ 583,450	\$ 380,000	\$ 380,000

TOWN OF GREENWICH, CONNECTICUT

**SCHEDULE OF CONSTRUCTION EXPENDITURES AND ENCUMBRANCES
 COMPARED WITH AUTHORIZATIONS BY PROJECT
 SEWER IMPROVEMENT FUND
 For the Year Ended June 30, 2004**

Projects	Fiscal Year Approved	Appropriations	Prior Years	Current Year	Total	Encumbrances	Uncommitted Balance June 30, 2004
Pump Station Improvements	1997-98	\$ 100,000	\$ 90,000	\$ 10,000	\$ 100,000	\$ -	\$ -
Force Main - Mianus	1999-00	4,700,000	3,879,070	516,978	4,396,048	186,868	117,084
Millbrook Sewer	2000-01	4,748,866	4,228,830	143,895	4,372,725	5,207	370,934
North Mianus Sewer	2000-01	18,927,000	11,440,671	5,096,139	16,536,810	1,568,223	821,967
OG Chapel Lane Cos Cob	2000-01	6,000	-	208	208	292	5,500
Grass Island - Phase II	2000-01	11,055,598	9,283,658	505,900	9,789,558	61,977	1,204,063
Mianus Force Main	2000-01	500,000	233,613	114,894	348,507	19,994	131,499
Ivy Street Pump Upgrade	2000-01	250,000	245,056	4,438	249,494	418	88
Value Engineering Service	2000-01	60,746	56,830	-	56,830	3,916	-
Oneida Dr. Pumping Design	2001-02	55,000	49,500	5,500	55,000	-	-
Old Greenwich/S Water St. Pump	2001-02	2,992,000	988,503	1,806,800	2,795,303	194,732	1,965
Force Main Reconstruction	2002-03	270,000	310	269,690	270,000	-	-
Pump Station Upgrades	2003-04	270,000	-	197,670	197,670	71,950	380
Force Main Reconstruction	2003-04	380,000	-	60,235	60,235	319,765	-
Total		<u>\$ 44,315,210</u>	<u>\$ 30,496,041</u>	<u>\$ 8,732,347</u>	<u>\$ 39,228,388</u>	<u>\$ 2,433,342</u>	<u>\$ 2,653,480</u>

TOWN OF GREENWICH, CONNECTICUT

SPECIAL ASSESSMENT COLLECTIONS BY PROJECTS

SEWER IMPROVEMENT FUND

For the Year Ended June 30, 2004

	Date of First Billing	Original Assessment	Balance of Assessment July 1, 2003	Current Year Collections and Adjustments	Balance of Assessment June 30, 2004
Byram Shore Road and Vicinity	9/1/1984	\$ 1,540,682	\$ 57,767	\$ 44,752	\$ 13,015
Hilltop Road	9/1/1988	220,936	44,374	20,046	24,328
North Mianus	9/1/1989	1,264,172	308,749	60,013	248,736
Total		<u>\$ 3,025,790</u>	<u>\$ 410,890</u>	<u>\$ 124,811</u>	<u>\$ 286,079</u>

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Statistical Section

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TOWN OF GREENWICH, CONNECTICUT

**GENERAL GOVERNMENTAL EXPENDITURES BY FUNCTION (BUDGET BASIS)
GENERAL, SPECIAL REVENUE AND SEWER IMPROVEMENT FUNDS
LAST TEN YEARS**

Fiscal Year	General Government	Public Safety	Public Works	Health	Nathaniel Witherell	Social Services	Schools
1994-95	\$ 8,326,683	\$ 14,730,781	\$ 16,697,928	\$ 3,232,304	\$ 9,846,313	\$ 2,871,339	\$65,308,522
1995-96	8,704,570	15,280,396	17,750,686	3,314,195	10,223,656	2,842,265	69,699,441
1996-97	8,997,723	16,093,106	18,490,330	3,279,208	11,028,520	2,692,941	74,750,659
1997-98	9,743,749	16,994,656	18,602,085	3,514,236	10,936,706	2,659,612	78,071,896
1998-99	13,536,525	17,458,499	19,839,083	3,612,146	11,697,854	2,580,497	82,027,630
1999-00	11,292,418	17,766,090	19,114,748	3,750,255	11,872,517	2,533,303	86,568,816
2000-01	13,558,913	20,681,883	19,703,764	3,737,500	12,566,404	2,721,880	92,062,252
2001-02	15,443,278	21,053,231	20,277,184	2,637,464	13,000,091	2,704,488	97,196,175
2002-03	15,644,128	22,647,112	21,705,524	4,945,400	14,085,230	2,542,457	102,381,631
2003-04	16,779,530	22,671,495	24,139,388	3,966,550	13,829,798	2,712,890	108,070,063

Libraries	Parks and Recreation	Fixed Charges	State Loan Repayment	Capital Outlay	Total
\$ 4,883,255	\$ 6,665,869	\$ 46,881,995	\$ 2,287,258	\$ 10,130,895	\$ 191,863,142
4,763,555	6,966,249	29,156,383	2,159,378	28,398,644	199,259,418
4,887,558	7,693,430	32,409,020	2,159,378	18,727,742	201,209,615
5,216,791	7,530,216	30,519,136	2,159,378	39,092,948	225,041,409
5,613,421	8,916,732	34,757,342	2,159,378	20,187,703	222,386,810
6,100,821	9,004,485	36,837,849	2,159,378	59,311,042	266,311,722
7,189,100	9,555,265	40,388,028	2,223,226	23,610,147	247,998,362
7,391,634	10,026,119	47,273,287	2,901,998	26,440,241	266,345,190
7,941,476	9,700,809	49,346,662	1,787,667	14,367,581	267,095,677
7,924,639	10,753,404	55,656,780	1,824,081	16,108,315	284,436,933

TOWN OF GREENWICH, CONNECTICUT

**GENERAL GOVERNMENTAL EXPENDITURES BY FUNCTION (GAAP BASIS)
GENERAL, SPECIAL REVENUE AND SEWER IMPROVEMENT FUNDS
LAST TEN FISCAL YEARS**

Fiscal Year	General Government	Public Safety	Public Works	Health	Nathaniel Witherell	Social Services	Schools
1994-95	\$ 8,093,648	\$ 14,468,254	\$ 16,357,199	\$ 3,234,859	\$ 9,750,239	\$ 2,849,541	\$ 65,178,279
1995-96	8,468,112	15,128,203	17,441,410	3,279,616	10,055,232	2,813,549	69,201,343
1996-97	8,764,044	15,945,559	18,329,580	3,309,005	10,934,883	2,700,371	74,555,513
1997-98	9,324,939	16,829,188	18,348,313	3,517,028	10,808,283	2,610,168	77,433,021
1998-99	10,266,316	17,215,468	19,184,836	3,609,887	11,700,058	2,536,286	81,291,936
1999-00	12,118,716	17,802,269	18,733,887	3,700,290	11,803,185	2,544,110	85,539,957
2000-01	13,036,356	20,494,071	19,608,014	3,804,534	11,660,879	2,675,972	91,136,226
2001-02	14,651,363	20,815,802	22,167,321	4,104,269	13,015,112	2,642,483	94,643,826
2002-03	14,875,152	22,191,291	24,067,062	3,936,691	13,374,160	2,515,133	101,773,460
2003-04	17,125,379	22,599,182	22,005,777	4,049,909	13,666,995	2,725,469	107,243,367

Libraries	Parks and Recreation	Fixed Charges	State On-Behalf Payments	Debt Service & State Loan Repayment	Capital Outlay	Total
\$4,533,255	\$ 6,646,512	\$ 29,638,079	\$ -	\$ 2,287,258	\$ 9,809,883	\$ 172,847,006
4,763,364	6,908,720	28,027,885	-	2,159,378	12,939,610	181,186,422
5,202,558	7,611,908	32,298,418	-	2,159,378	25,926,559	207,737,776
5,216,794	7,443,874	30,317,312	-	2,159,378	23,667,690	207,675,988
5,648,421	8,854,865	33,429,344	3,920,000	2,159,378	28,169,449	227,986,244
6,084,567	9,089,257	37,582,904	4,253,000	2,159,378	46,027,256	257,438,776
7,203,115	9,340,543	38,034,206	4,626,000	2,223,226	19,953,969	243,797,111
7,363,388	9,972,050	44,440,719	4,339,000	2,319,806	15,969,681	256,444,820
7,868,726	10,355,827	45,773,774	3,835,000	7,004,998	34,059,911	291,631,185
7,982,759	10,509,862	50,964,714	3,959,000	8,573,321	22,271,322	293,677,056

TOWN OF GREENWICH, CONNECTICUT

**GENERAL REVENUES BY SOURCES (BUDGET BASIS)
GENERAL, SPECIAL REVENUE FUNDS AND SEWER IMPROVEMENT FUNDS**

LAST TEN FISCAL YEARS

Fiscal Year	Taxes and Special Assessments	Licenses and Permits	Fines Forfeits and Penalties	Revenue From Use of Money and Property	Inter-governmental Revenue
1994-95	\$ 140,601,426	\$ 1,613,236	\$ 909,449	\$ 3,440,599	\$ 14,562,847
1995-96	144,951,694	2,627,184	1,088,011	4,465,185	15,226,309
1996-97	149,336,867	2,400,370	986,553	4,694,481	14,882,313
1997-98	163,193,620	2,481,983	1,027,332	4,381,553	13,669,850
1998-99	175,465,432	2,855,262	978,954	4,518,723	17,683,180
1999-00	186,418,198	2,812,741	1,019,851	5,656,954	21,920,272
2000-01	194,323,770	3,483,831	1,928,185	8,751,918	20,701,660
2001-02	204,271,609	3,483,647	1,545,255	3,235,428	23,976,361
2002-03	210,905,939	4,202,670	1,632,557	2,031,644	22,514,033
2003-04	222,132,468	4,400,576	1,509,803	4,137,327	25,202,078

Charges for Current Services		
	Miscellaneous	Total
\$ 13,120,454	\$ 3,437,373	\$ 177,685,384
12,640,562	10,433,290	191,432,235
14,824,507	5,955,915	193,081,006
16,258,707	8,517,241	209,530,286
17,269,123	9,889,577	228,660,251
18,091,749	12,034,546	247,954,311
16,259,038	26,952,801	272,401,203
18,248,711	7,431,537	262,192,548
19,302,351	9,427,677	270,016,871
22,084,837	4,680,391	284,147,480

TOWN OF GREENWICH, CONNECTICUT

**GENERAL REVENUES BY SOURCES (GAAP BASIS)
GENERAL, SPECIAL REVENUE AND SEWER IMPROVEMENT FUNDS**

LAST TEN FISCAL YEARS

Fiscal Year	Taxes and Special Assessments	Licenses and Permits	Fines Forfeits and Penalties	Revenue From Use of Money and Property	Inter-governmental Revenue
1994-95	\$ 140,601,426	\$ 1,613,236	\$ 909,449	\$ 3,440,599	\$ 14,716,479
1995-96	144,951,694	2,627,184	1,088,011	4,465,185	15,370,587
1996-97	149,336,867	2,400,370	986,553	4,694,482	15,024,215
1997-98	163,193,620	2,481,983	1,027,332	4,381,553	13,803,366
1998-99	175,465,432	2,855,262	978,954	4,518,723	17,908,398
1999-00	186,418,198	2,812,741	1,019,851	5,656,954	22,086,706
2000-01	194,323,770	3,483,831	1,938,155	9,045,379	20,715,457
2001-02	204,271,610	3,483,646	1,545,255	3,183,520	28,628,374
2002-03	210,884,356	4,202,670	1,632,556	3,119,190	22,163,029
2003-04	222,132,469	4,400,576	1,509,802	4,137,327	25,202,079

Charges for Current Services	State On-Behalf Payments & Miscellaneous	Total
\$ 13,120,453	\$ 1,940,519	\$ 176,342,161
12,640,562	3,728,146	184,871,369
14,824,507	3,683,284	190,950,278
16,258,707	4,468,434	205,614,995
17,269,123	9,356,104	228,351,996
18,235,270	10,149,036	246,378,756
16,246,267	11,719,898	257,472,757
18,604,779	11,843,701	271,560,885
19,302,352	13,364,405	274,668,558
22,084,837	8,276,779	287,743,869

TOWN OF GREENWICH, CONNECTICUT

**PROPERTY TAX LEVIES AND COLLECTIONS
LAST TEN FISCAL YEARS**

Fiscal Year	Property Tax Levies			Current Year's Collections	Percent Collected	Delinquent Tax Collections
	General Fund	Sewer Funds	Total Levy			
1994-95	\$ 133,713,928	\$ 3,883,794	\$ 137,597,722	\$ 135,381,546	98.4%	\$ 2,895,837
1995-96	140,308,143	3,919,091	144,227,234	141,757,816	98.3%	1,613,326
1996-97	143,483,865	4,464,123	147,947,988	145,725,979	98.5%	1,944,769
1997-98	157,121,680	4,567,454	161,689,134	159,180,585	98.4%	1,933,128
1998-99	171,081,443	5,513,583	176,595,026	172,427,318	97.6%	1,457,408
1999-00	180,919,469	4,270,648	185,190,117	183,023,545	98.8%	17,473,316
2000-01	188,779,007	5,077,496	193,856,503	189,623,253	97.8%	2,501,594
2001-02	196,772,331	5,846,918	202,619,249	200,278,814	98.8%	2,331,373
2002-03	205,026,089	4,786,471	209,812,560	207,721,880	99.0%	1,966,985
2003-04	215,110,724	5,671,590	220,782,314	218,823,592	99.1%	1,892,772

Total Tax Collections	Percent of Total Tax Collections to Tax Levy	Outstanding Delinquent Taxes	Percent of Delinquent Taxes to Tax Levy
\$ 138,277,383	100.5%	\$ 3,679,325	2.7%
143,371,142	99.4%	4,167,412	2.9%
147,670,748	99.8%	3,947,179	2.7%
161,113,713	99.6%	3,040,509	1.9%
173,884,726	98.5%	3,653,761	2.1%
200,496,861	108.3%	3,614,943	2.0%
192,124,847	99.1%	3,159,793	1.6%
202,610,187	100.0%	2,549,834	1.3%
209,688,865	99.9%	2,809,820	1.3%
220,716,364	100.0%	1,813,287	0.8%

TOWN OF GREENWICH, CONNECTICUT

**ASSESSED VALUE AND ESTIMATED ACTUAL VALUE OF ALL TAXABLE PROPERTY
LAST TEN FISCAL YEARS**

Fiscal Year Ending	Real Property Assessed Value (1)	Estimated Actual Value	Personal Property Assessed Value (1)	Estimated Actual Value	Total Assessed Value (1)	Estimated Actual Value	Ratio (2) Assessed Value to Total Actual Value
1994-95	\$ 8,735,395,340	\$ 12,479,136,200	\$ 539,624,250	\$ 770,891,786	\$ 9,275,019,590	\$ 13,250,027,986	70.000%
1995-96	8,824,794,440	14,427,849,980	601,985,400	984,199,133	9,426,779,840	15,412,049,113	61.165%
1996-97	8,988,701,480	15,961,469,377	670,109,240	1,189,930,285	9,658,810,720	17,151,399,662	56.315%
1997-98	9,091,920,270	18,060,666,792	731,214,196	1,452,522,191	9,823,134,466	19,513,188,983	50.341%
1998-99	9,184,073,460	18,975,358,388	773,608,710	1,598,365,104	9,957,682,170	20,573,723,492	48.400%
1999-00	9,271,954,340	21,329,547,596	853,124,600	1,962,559,466	10,125,078,940	23,292,107,062	43.470%
2000-01	9,405,446,574	19,602,848,216	919,498,945	1,916,421,311	10,324,945,519	21,519,269,527	47.980%
2001-02	9,516,303,973	23,114,656,238	978,983,442	2,377,904,887	10,495,287,415	25,492,561,125	41.170%
2002-03 *	18,977,485,340	27,110,693,342	1,031,283,091	1,473,261,559	20,008,768,431	28,583,954,901	70.000%
2003-04	18,869,025,330	26,955,750,471	1,069,982,645	1,528,546,636	19,939,007,975	28,484,297,107	70.000%

NOTES: (1) As per abstract of January 31st of the year after the preceding October 1st, which affect *future* taxes but relate to current property values.

(2) Ratio based on Real Property only, but applied to Personal Property for purposes of this table.

* Revaluation Year

**PROPERTY TAX RATES - ALL FUNDS
LAST TEN FISCAL YEARS**

**TAX RATE IN MILLS
(PER \$1,000 OF ASSESSED VALUE)**

Fiscal Year	General Fund	Sewer Funds (1)	Total
1994-95	14.39	0.75	15.14
1995-96	14.80	0.75	15.55
1996-97	14.78	0.84	15.62
1997-98	15.88	0.85	16.73
1998-99	17.04	1.01	18.05
1999-00	17.70	0.85	18.55
2000-01	18.12	0.91	19.03
2001-02	18.70	1.03	19.73
2002-03*	10.43	0.47	10.90
2003-04	10.75	0.49	11.24

NOTES: (1) There are no overlapping governmental tax rates which apply to the Town.

* Revaluation year

TOWN OF GREENWICH, CONNECTICUT

SPECIAL ASSESSMENT COLLECTIONS

LAST TEN FISCAL YEARS

Sewer Improvement Fund

Fiscal Year	Current Assessments Due	Current Assessments Collected	Ratio of Collected to Amount Due	Total Assessments Collected	Total Assessments Outstanding
1994-95	\$ 277,258	\$ 264,306	95.3%	\$ 322,036	\$ 1,687,808
1995-96	266,247	253,120	95.1%	292,211	1,395,597
1996-97	141,847	133,023	93.8%	181,184	1,214,413
1997-98	131,288	114,741	87.4%	142,338	1,072,075
1998-99	129,169	112,816	87.3%	147,953	924,122
1999-00	123,753	110,497	89.3%	148,889	775,233
2000-01	122,898	111,455	90.7%	133,845	641,388
2001-02	114,585	108,258	94.5%	120,947	520,441
2002-03	109,739	105,319	96.0%	109,601	410,840
2003-04	104,197	90,531	86.9%	124,811	286,079

**RATIO OF NET GENERAL BONDED DEBT
TO ASSESSED VALUE AND NET BONDED DEBT PER CAPITA
LAST TEN FISCAL YEARS**

Fiscal Year	Population	Assessed Value (1)	Bonded Debt End of Year	Percentage of Bonded Debt to Assessed Value	Bonded Debt Per Capita
1994-95	58,441	\$ 9,317,745,720	\$ -	\$ -	\$ -
1995-96	58,441	9,504,173,420	-	-	-
1996-97	58,441	9,730,486,230	-	-	-
1997-98	58,441	9,892,340,246	-	-	-
1998-99	58,441	10,055,931,360	-	-	-
1999-00	58,441	10,234,912,700	-	-	-
2000-01 ⁽²⁾	61,101	10,430,598,311	-	-	-
2001-02	61,101	10,484,355,382	8,800,000	0.08%	144.02
2002-03*	61,101	19,559,565,543	29,230,000	0.15%	478.39
2003-04	61,101	18,869,025,330	24,400,000	0.13%	399.34

NOTE: ⁽¹⁾ The Assessed Value given in this table is the net taxable assessment reflected on the Tax Rate bill for the General Fund on which taxes for the year are based and collected.

⁽²⁾ U.S. Census 2000 data.

* Revaluation year

TOWN OF GREENWICH, CONNECTICUT

COMPUTATION OF LEGAL DEBT MARGIN

June 30, 2004

Debt Limitation Base (Section 7-374 of the General Statutes)

Tax Collections for the Year Ended June 30, 2004 including interest and lien fees	\$ 216,159,870
Tax Relief for the Elderly	<u>270,873</u>
Total Debt Limitation Base	<u>\$ 216,430,743</u>

Debt Limitation	Limitation	Bonded Indebtedness	Margin
General Purpose (225% of Base)	\$ 486,969,172	\$ -	\$ 486,969,172
Schools (450% of Base)	973,938,344	-	973,938,344
Sewer (375% of Base)	811,615,286	24,400,000	787,215,286
Urban Renewal (325% of Base)	703,399,915	-	703,399,915
Pension Deficit (300% of Base)	649,292,229	-	649,292,229
Aggregate (700% if Base)	1,515,015,201	-	1,515,015,201

RATIO OF ANNUAL DEBT SERVICE EXPENDITURES

LAST TEN FISCAL YEARS

Fiscal Year	Paid in Current Year			Total General Expenditures	Ratio of Debt Service to Total General Expenditures
	Principal	Interest	Total Debt Service		
1994-95	-	-	-	172,847,006	-
1995-96	-	-	-	181,186,422	-
1996-97	-	-	-	207,737,776	-
1997-98	-	-	-	207,675,988	-
1998-99	-	-	-	227,986,244	-
1999-00	-	-	-	257,439,046	-
2000-01	-	-	-	240,852,673	-
2001-02	4,400,000	704,000	5,104,000	232,120,614	2.2%
2002-03	4,400,000	264,000	4,664,000	245,834,041	1.9%
2003-04	4,400,000	88,000	4,488,000	254,294,378	1.8%

TOWN OF GREENWICH, CONNECTICUT

DEMOGRAPHIC STATISTICS LAST TEN FISCAL YEARS

Fiscal Year	Population ⁽¹⁾	Per Capita Income	Registered Voters ⁽³⁾	Public School Enrollment ⁽⁴⁾	Unemployment ⁽⁵⁾	Median Age
1994-95	58,441	*	33,802	7,086	3.3%	*
1995-96	58,441	*	33,128	7,374	2.8%	*
1996-97	58,441 ⁽²⁾	85,114	34,876	7,524	2.5%	40.3 ⁽²⁾
1997-98	58,441	*	33,721	7,777	2.1%	*
1998-99	58,441	*	32,978	7,977	0.9%	*
1999-00	58,441	*	32,609	8,229	0.8%	*
2000-01	61,101	*	33,769	8,479	1.7%	*
2001-02	61,101 ⁽¹⁾	99,086	32,665	8,724	2.9%	*
2002-03	61,101	*	31,382	8,978	3.0%	*
2003-04	61,101	*	32,707	9,052	3.0%	*

Sources:

- ⁽¹⁾ Bureau of Census - Based on census data.
- ⁽²⁾ South Western Regional Planning Agency (SWRPA)
- ⁽³⁾ Registrar of Voters - Annual Report
- ⁽⁴⁾ Department of Schools (as of Feb. 6th)
- ⁽⁵⁾ State Labor Office (area unemployment rates)

* Information Not Available

TOWN OF GREENWICH, CONNECTICUT

**PROPERTY VALUE, CONSTRUCTION AND BANK DEPOSITS ⁽²⁾
LAST TEN FISCAL YEARS**

Fiscal Year	New <u>Non-Residential Construction</u> ^(a)		New <u>Residential Construction</u> ^(a)		<u>Real Property Sales</u> ^(b)	
	Number of Units	Value	Number of Units	Value	Number of Units	Average Sale Price
1994-95	309	\$ 7,023,092	83	\$ 45,815,924	822	\$ 777,183
1995-96	299	60,357,104	81	38,775,545	730	743,360
1996-97	307	11,654,184	84	54,222,750	855	871,985
1997-98	377	12,102,156	94	60,441,365	1,156	1,002,657
1998-99	348	36,626,934	103	69,844,434	1,305	1,110,940
1999-00	374	15,721,266	110	64,208,425	1,277	1,037,114
2000-01	403	40,557,337	114	91,166,006	1,176	1,236,933
2001-02	389	16,182,270	136	113,425,491	1,261	1,653,727
2002-03	385	89,419,498	111	86,756,320	1,180	1,340,435
2003-04	425	31,958,807	161	142,884,305	1,263	1,757,523

- NOTE: ⁽¹⁾ Estimated Market Value - Rounded in Thousands of Dollars
⁽²⁾ Information about bank deposits within the Town are not available for the entire State of Connecticut.
^(a) Source - Department of Public Works - Building Inspection Division - Annual Report
^(b) Source - Tax Assessor - Annual Report
^(c) Source - Tax Assessments - GL Abstracts, Tax Exempt Real Property Assessment

Real Property Value ^{(1) (b)}		
Commercial	Residential	Tax Exempt and Non- Taxable ^(c)
\$ 2,929,093	\$ 12,482,955	\$ 914,958
3,361,943	13,789,457	995,848
3,922,780	15,590,409	1,119,108
3,526,227	15,469,327	1,285,843
3,893,974	17,435,573	1,431,673
2,528,348	16,640,779	1,391,484
3,425,458	19,689,198	1,553,532
3,093,863	24,040,613	1,699,061
3,150,211	23,829,371	1,737,780
3,171,928	24,016,174	1,677,684

TOWN OF GREENWICH, CONNECTICUT

PRINCIPAL TAX ACCOUNTS

June 30, 2004

Taxpayer	Type of Business	Assessed Value	Total Assessed Valuation ⁽¹⁾
Greenwich Plaza Incorporated	Land Development Company (Greenwich Plaza)	\$ 72,338,000	0.38%
Bush & Greenwich Incorporated	Real Estate Partnership (American Can)	70,840,420	0.38%
Pickwick Plaza Associates	Real Estate Corporation (Pickwick Plaza)	58,138,500	0.31%
Greenwich Hotel Limited	Hyatt Regency Greenwich	47,278,000	0.25%
One Corporation	Land Development Company	41,878,760	0.22%
GRC Realty Corporation	Real Estate Corporation (General Reinsurance)	37,333,310	0.20%
Allen Management, Inc.	Cooperative apartments (Putnam Hill)	38,350,900	0.20%
Greenwich Centre Limited Partnership	Real Estate Partnership (American Brands)	36,365,000	0.19%
Putnam Park	Cooperative Apartments	34,311,200	0.18%
UST Inc.	Tobacco Company Property	29,470,000	0.16%
		<u>\$ 466,304,090</u>	<u>2.47%</u>

(1) Based on the net assessed value of \$18,869,025,330 used to produce the 2003-04 Tax Rate Bill.

