Family Financial Plan — Live Working Model	
How to use this workbook	This is a LIVE model. Change any value in the Assumptions sheet (yellow-l
The levers live on one sheet	Open the 'Assumptions' tab. Every number an engine needs is there. Edit
The town fork is the centerpiece	Assumptions carries BOTH scenario prices: Dedham ~$760,000 and Need
The pivotal unknown	Assumptions B9 — existing cash that is LIQUID and house-earmarked (NO
Four engines	1) Down-Payment Timeline 2) Post-Purchase Cash Flow (PITI) 3) 529 Colle
Ranges, not false precision	Where the analysis flagged a figure as a range to verify (mortgage rate, in
Mortgage rate	The 30-year fixed defaults to 7.28% (Freddie Mac PMMS, Oct 1 2026). A 3-s
What this file is not	A companion to the written plan, not a substitute for it. It computes; the p

Input (edit the Value column)	Value	Note / source
Purchase year	2,030	When you expect to buy (3-5 year horizon from 2026)
Years to purchase (horizon)	4	Build years for the down-payment fund
Scenario price - Dedham	$760,000	VERIFIED: Redfin median ~$760K
Scenario price - Needham	$1,600,000	VERIFIED: Zillow/Redfin midpoint ~$1.6M
ACTIVE purchase price (set to Dedham or Needham	$760,000	TOGGLE: enter =B4 for Dedham or =B5 for Needham. Default Dedham.
Down-payment percent	20.0%	20% avoids PMI; keeps Dedham loan conforming
Mortgage rate (30-yr fixed)	7.3%	VERIFIED Freddie Mac PMMS 10/1/2026 - RE-VERIFY AT LOCK
Existing cash - LIQUID, house-earmarked	$250,000	*** PIVOTAL UNKNOWN *** NOT retirement. Decides Needham feasibility. Se
Existing cash - retirement / invested	$300,000	Stays invested; not raided for the house
Monthly down-payment saving (new)	$4,000	New surplus directed to the house fund each month
Down-payment fund yield (annual)	4.0%	RANGE - verify current HYSA / T-bill rate
Monthly surplus (pre-purchase)	$6,500	Client-stated $5,000-$8,000; midpoint used
Number of children	3	Planned
529 - monthly contribution per child	$300	Illustrative; model computes to age 18
529 - annual return	6.0%	ASSUMPTION - model input
529 - years to college (per child)	18	Years of growth to age 18
Childcare - annual cost per child	$25,000	RANGE $20,000-$30,000+ Greater Boston - verify
Children in paid care at once (Phase 2)	2	Overlapping early years; staggered
Retirement - annual contribution	$49,000	Two maxed 401(k)s at $24,500 each [VERIFIED]
Retirement - return BASE case	7.0%	ASSUMPTION - model input
Retirement - return LOW case	5.0%	Conservative case
Retirement - return HIGH case	9.0%	Optimistic case
Inflation	2.5%	ASSUMPTION - for today's-dollars view
Current age	29	Both spouses
Target retirement age	65	Traditional retirement
Homeowners insurance (monthly)	$250	RANGE $150-$400/mo - verify with carrier
Needham property tax rate (per $1,000)	10.83	VERIFIED FY2026 town page
Dedham property tax rate (per $1,000)	12.30	VERIFIED/RANGE FY2026; one source $13.35
Closing costs (percent of price)	3.0%	RANGE 2-4% - verify with lender
Conforming loan limit (Norfolk County, 1-unit)	$962,550	VERIFIED FHFA 2026; a loan above this is jumbo

Item	Value	Note
TARGET		Down payment + closing costs on the ACTIVE price
Active purchase price	760,000	From Assumptions
Down payment (percent of price)	$152,000	20% default
Closing costs	$22,800	Percent of price
Total cash target at closing	$174,800	Down payment + closing
STARTING POSITION		
Existing liquid cash (house-earmarked)	$250,000	The pivotal input
Gap to close by purchase	-$75,200	Target minus existing liquid cash
MONTHLY SAVING PLAN		
Planned monthly saving	$4,000	From Assumptions
Months until purchase	$48	Horizon years x 12
Projected fund at purchase (FV of cash + savings)	$500,303	Existing cash grown + monthly savings, at fund yield
Surplus / (shortfall) vs target	$325,503	Projected fund minus target
Monthly saving REQUIRED to exactly hit target	$0	Solves the gap over the horizon at fund yield
RUNNING BALANCE BY YEAR		Fund value at each year-end, cash + savings compounding
Year 1 end	$308,890	
Year 2 end	$370,172	
Year 3 end	$433,942	
Year 4 end	$500,303	
Year 5 end	$569,359	

Line	Dedham	Needham	Note
PURCHASE BASIS			Both towns carried side by side
Purchase price	$760,000	$1,600,000	Dedham vs Needham scenario prices
Down payment (20%)	$152,000	$320,000	
Loan amount	$608,000	$1,280,000	Price minus down payment
Jumbo? (loan > conforming limit)	0	1	1 = jumbo underwriting applies
MONTHLY HOUSING (PITI)			
Principal & interest (PMT, 30-yr)	$4,160	$8,758	Live PMT at the mortgage rate
Property tax (monthly)	$779	$1,444	Town rate per $1,000 x price / 12
Homeowners insurance (monthly)	$250	$250	From Assumptions
Total monthly PITI	$5,189	$10,452	P&I + tax + insurance
OTHER MONTHLY OUTFLOW (Phase 2)			
Childcare (children in care)	$4,167	$4,167	Annual per child x kids in care / 12
Retirement contribution (monthly)	$4,083	$4,083	Annual / 12
529 contributions (all children)	$900	$900	Per child x number of children
Total committed monthly outflow	$14,339	$19,602	PITI + childcare + retirement + 529
THE SURPLUS TEST			
Pre-purchase monthly surplus (baseline)	$6,500	$6,500	What was free before buying
Add back: rent no longer paid (not modeled)	$0	$0	Enter your current rent to refine; 0 default
Housing + childcare load vs surplus	$9,356	$14,619	PITI + childcare against surplus
Surplus remaining after PITI + childcare	-$2,856	-$8,119	Negative = over budget on this town

Item	Value	Note
INPUTS (from Assumptions)		
Monthly contribution per child	$300	Assumptions B15
Annual return	6.0%	Assumptions B16
Years of growth to age 18	18	Assumptions B17
Number of children	3	Assumptions B14
PER-CHILD PROJECTION		FV of monthly contributions at 18
Projected balance per child at 18	$116,206	FV, monthly compounding
ALL CHILDREN		
Total monthly 529 contribution	$900	Per child x children
Total projected at 18 (all children)	$348,618	Per-child balance x children
MA state tax context		
MA deduction captured (household cap, MFJ)	$2,000	Up to $2,000/yr total, NOT per child [VERIFIED MEFA]
Annual MA tax saved (5% x deduction)	$100	Modest; the tax-free growth is the real value

Item	Value	Note
INPUTS (from Assumptions)		
Starting retirement / invested balance	$300,000	Assumptions B10
Annual contribution	$49,000	Assumptions B20
Years to retirement	36	Target age minus current age
Base return	7.0%	Assumptions B21
Low return	5.0%	Assumptions B22
High return	9.0%	Assumptions B23
Inflation	2.5%	Assumptions B24
PROJECTED BALANCE AT RETIREMENT (age 65)		FV of starting balance + annual contributions
Low case (nominal)	$6,433,525	At low return
Base case (nominal)	$10,723,942	At base return
High case (nominal)	$18,245,479	At high return
Base case in TODAY'S DOLLARS	$4,408,545	Base nominal discounted at inflation
TRAJECTORY (base case, nominal)		
Balance at age 40	$1,404,852	11 years out
Balance at age 50	$3,440,562	21 years out
Balance at age 65	$10,723,942	36 years out