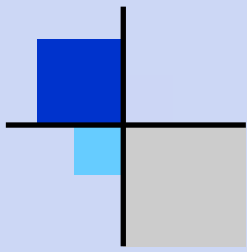




# **Town of Brunswick, Maine**

**Popular Annual Financial Report**

**Fiscal Year Ended  
June 30, 2024**



# Popular Annual Financial Report

## 2023-24

Fiscal Year ended  
June 30, 2024

### Dear Residents of the Town of Brunswick,

We are pleased to present the Town of Brunswick's Popular Annual Financial Report (PAFR), for the fiscal year ended June 30, 2024. The financial data presented in the PAFR is derived from the Town's Annual Comprehensive Financial Report (ACFR), but as a summary, the PAFR is not expected to comply with Generally Accepted Accounting Principles (GAAP) requirements. ACFRs and budgets from this and previous years are available on the Town's website: [www.brunswickme.gov](http://www.brunswickme.gov)

We are proud that the Town has received the Government Finance Officers Association (GFOA) Award for Outstanding Achievement in Popular Annual Financial Reporting to the Town of Brunswick since 2017. We believe our current report continues to conform to PAFR requirements, and it will also be submitted to the GFOA award program.

The Town ended the 2023-24 fiscal year in a positive financial position, due both to strong revenues and to lower expenditures than anticipated. Though positive financially, lower expenditures resulting from vacant positions also means lower service capacity for the Town. Some of the significant events in Brunswick this year included completion of the first phase of the Midcoast Area Recreation Complex (MARC), beginning the Downtown Streetscape Project, and entering into an agreement for development of the former Central Fire Station. The Town also made strides responding to the affordable housing issue, working on a Climate Action Plan, and continuing work on the Town's Comprehensive Plan.

With the PAFR we strive to share financial information in a manner that is meaningful. Please reach out and give us suggestions on how we can improve this report, and help you to understand how your tax dollars support our Town services and facilities.

Sincerely,

*Branden Perreault*  
Finance Director

*Julia Henze*  
Town Manager



Government Finance Officers Association

Award for  
Outstanding  
Achievement in  
Popular Annual  
Financial Reporting

Presented to

**Town of Brunswick  
Maine**

For its Annual Financial Report  
For the Fiscal Year Ended

June 30, 2023

*Christopher P. Morill*  
Executive Director/CEO

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The Town of Brunswick, incorporated February 1739, is situated on the coast of Maine in Cumberland County, the state's most populous county. Brunswick is a state-designated service-center community, located between Maine's major population centers. The Town's geographic boundaries encompass approximately 49.73 square miles and the population was listed at 21,756 in the 2020 census.

Brunswick is a commercial, industrial, educational, health care, and cultural center for the southern section of mid-coast Maine.

Bath Iron Works, MaineHealth, and L.L.Bean are the Town's largest employers.

**GENERAL DYNAMICS**  
Bath Iron Works

**L.L.Bean**

**Bowdoin**

**MaineHealth**

The Brunswick Naval Air Station (BNAS), once one of the state's largest employers, was closed in May 2011. The operation of the base was turned over to the Midcoast Regional Redevelopment Authority (MRRA), the state-appointed agency responsible for the management and disposition of Navy property and the implementation of the "Master Reuse Plan for BNAS".

Brunswick Landing is the name given to the former BNAS property. Brunswick Executive Airport (BXM) was established on the airport portion of the property.

The Navy has conveyed parcels to the Maine Community College and University of Maine Systems, and many programs and classes are now being offered at the Southern Maine Community College Midcoast Campus at Brunswick Landing.



Properties identified for manufacturing and commercial uses have been conveyed to MRRA for development, and subsequently many have been sold to incoming entities, and others have been renovated or constructed, attracting a variety of businesses. The Master Plan along with information regarding the impact of BNAS's closure, and MRRA's redevelopment statistics can be found on MRRA's website at [www.mrra.us](http://www.mrra.us).

The Town of Brunswick operates under a charter that provides for a council-manager form of government with a nine-member town council elected on a non-partisan basis to three-year staggered terms. The charter grants to the town council all powers to enact, amend, or repeal ordinances, orders, resolutions, policies, and rules relating to the Town's property and affairs. The town council appoints the town manager who in turn appoints the municipal department heads, subject to confirmation by the town council.

A nine-member elected school board is responsible for the operation of all facets of a school department that provides K-12 education. The school board appoints the superintendent of schools, who administers the department and carries out the policies of the board. In consultation with the superintendent, the school board also proposes an educational budget for consideration by the Town Council and inclusion in the Town's annual budget.

## Town of Brunswick Voting Districts Effective September 2022

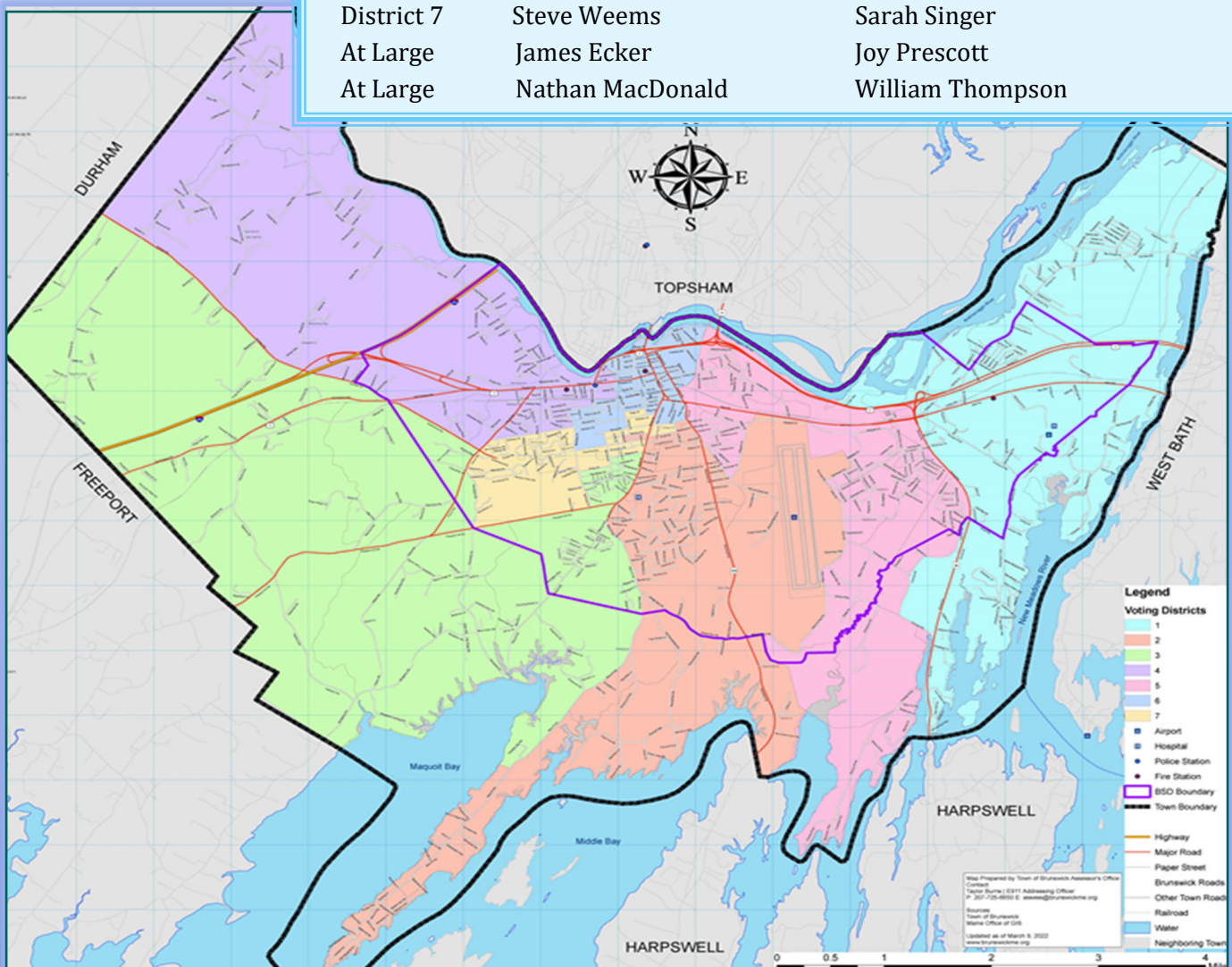
### Town of Brunswick Elected Officials 2024

#### Town Council

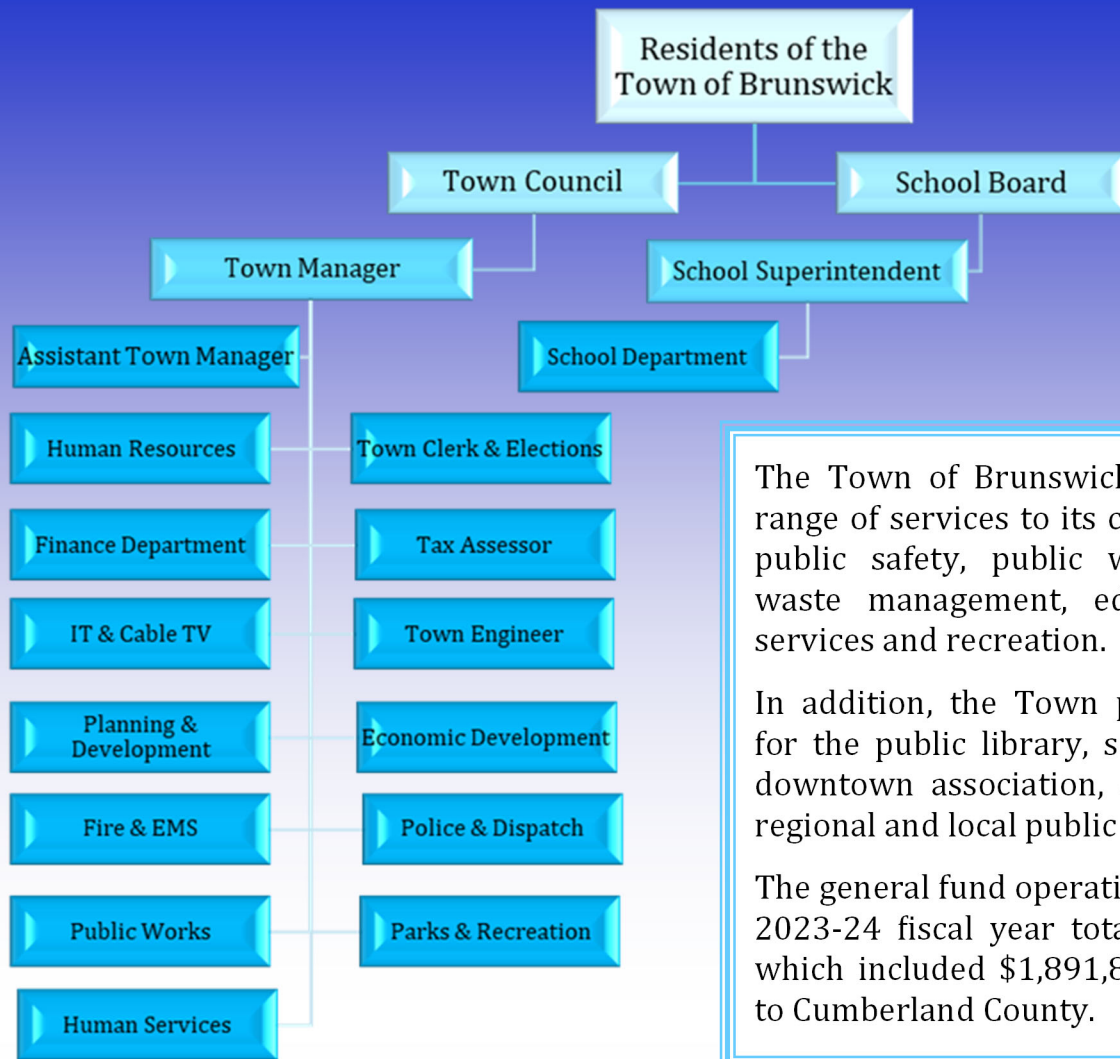
District 1	W. David Watson
District 2	Stephen Walker
District 3	Abby King (chair)
District 4	Sandra Updegraph (vicechair)
District 5	Jennifer Hicks
District 6	Nathaniel Shed
District 7	Steve Weems
At Large	James Ecker
At Large	Nathan MacDonald

#### School Board

Mandy Merrill
S. Elizabeth Bisson (chair)
Erica Carly Harris
Celina Harrison
Ben Walsh
Elizabeth Sokoloff (vicechair)
Sarah Singer
Joy Prescott
William Thompson







The Town of Brunswick provides a full range of services to its citizens, including public safety, public works and solid waste management, education, human services and recreation.

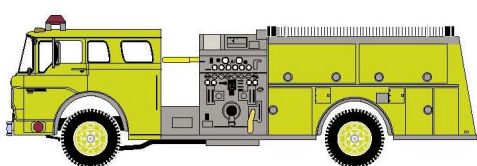
In addition, the Town provides funding for the public library, senior center and downtown association, and subsidies to regional and local public bus services.

The general fund operating budget for the 2023-24 fiscal year totaled \$92,058,697 which included \$1,891,816 in taxes paid to Cumberland County.

In the 2023-24 school year, Brunswick school department provided education to resident and non-resident students in pre-kindergarten through grade 12. The Town is also a participant, along with RSU 5 and RSU 75, in the Maine Region 10 Technical High School.

<u>School</u>	<u>Grade</u>	<u>October 1, 2023 Enrollment</u>
Kate Furbish	PreK – 2	638
Harriet Beecher Stowe	3 – 5	509
Brunswick Junior High	6 – 8	540
Brunswick High School	9 – 12	<u>721</u>
		2,408

The Town is responsible for capital assets including more than 140 miles of roads, over 2,000 acres of recreational land, two closed solid waste landfills, multiple buildings including Town Hall, two fire stations, a police station, a public works facility, a recreation center, six school department buildings, and fleets of vehicles for education, public safety, public works, etc.



# ***Town of Brunswick—Net Position***

## **Government-wide Financial Analysis**

For the fiscal year ended June 30, 2024 the Town of Brunswick's total net position increased by \$11,629,353 to total \$103,888,032. Net investment in capital assets increased by \$3,888,786 with the addition of assets and reduction in associated debt. Restricted and unrestricted net position increased by \$3,445,438 and \$4,948,947, respectively, as the Town as a whole saw an increase in grants and other restricted funds, and realized positive budgetary surpluses.

The ***governmental activities*** of the Town include general government, public safety, public works, human services, education, recreation/culture, and county tax.

The ***business-type activities*** of the Town include the solid waste facilities, the pay-per-bag program, the Mere Point Wastewater District and the train station/visitors center.

	<b><u>Governmental Activities</u></b>		<b><u>Business-Type Activities</u></b>		<b><u>Total</u></b>	
	<b><u>2024</u></b>	<b><u>2023**</u></b>	<b><u>2024</u></b>	<b><u>2023</u></b>	<b><u>2024</u></b>	<b><u>2023**</u></b>
Current & other assets	\$65,098,008	\$58,070,717	\$7,025,880	\$6,594,051	\$72,123,888	\$64,664,768
Capital assets	114,801,378	114,076,516	364,252	384,506	115,165,630	114,461,022
Total assets	179,899,386	172,147,233	7,390,132	6,978,557	187,289,518	179,125,790
Deferred Outflows	7,080,693	7,953,483	-	-	7,080,693	7,953,483
Long-term liabilities	70,688,704	73,627,473	2,239,000	2,264,528	72,927,704	75,892,001
Other liabilities	9,280,587	9,548,148	31,986	147,292	9,312,573	9,695,440
Total liabilities	79,969,291	83,175,621	2,270,986	2,411,820	82,240,277	85,587,441
Deferred Inflows	3,615,357	3,792,311	4,626,545	5,440,842	8,241,902	9,233,153
<b>Net Position</b>						
<b>Net capital assets</b>	<b>63,800,969</b>	<b>59,942,274</b>	<b>338,508</b>	<b>308,417</b>	<b>64,139,477</b>	<b>60,250,691</b>
<b>Restricted</b>	<b>15,041,648</b>	<b>12,250,028</b>	<b>-</b>	<b>-</b>	<b>15,041,648</b>	<b>12,250,028</b>
<b>Unrestricted</b>	<b>24,552,814</b>	<b>20,940,482</b>	<b>154,093</b>	<b>(1,182,522)</b>	<b>24,706,907</b>	<b>19,757,960</b>
<b>Total Net Pos.</b>	<b>103,395,431</b>	<b>93,132,784</b>	<b>\$492,601</b>	<b>\$(874,105)</b>	<b>\$103,888,032</b>	<b>\$92,258,679</b>

\*\*FY 2023 balances restated

The government-wide financial statements are designed to provide a **broad overview** of the Town's finances, in a manner similar to a private-sector business. As well as capital assets and long-term liabilities such as general obligation debt and pension obligations, this view includes elements called deferred outflows and inflows which reflect consumption and acquisition of net position that will apply to future periods.

## *Government-wide: Capital Assets*

<b>Asset Class (Net of Accumulated Depreciation)</b>	<b>Governmental activities</b>		<b>Business-type activities</b>		<b>Total</b>	
	<b>2024</b>	<b>2023</b>	<b>2024</b>	<b>2023</b>	<b>2024</b>	<b>2023</b>
Land	\$ 14,470,783	\$ 14,470,783	\$ 115,000	\$ 115,000	\$ 14,585,783	\$ 14,585,783
Constr in progress	1,091,099	1,545,811	51,279	-	1,142,378	1,545,811
Intangibles	200,000	200,000	10,000	10,000	210,000	210,000
Buildings	61,839,729	63,907,167	8,880	9,647	61,848,609	63,916,814
Improvements	3,995,381	2,492,522	47,737	50,587	4,043,118	2,543,109
Machinery & equip	5,682,065	3,688,353	3,461	4,345	5,685,526	3,692,698
Vehicles	4,706,411	4,401,776	-	-	4,706,411	4,401,776
Intangibles	46,698	88,887	-	-	46,698	88,887
Infrastructure	22,619,804	22,706,884	103,210	120,872	22,723,014	22,827,756
Right-to-use assets	57,345	507,625	24,685	74,055	82,030	581,680
SBITAs	92,063	66,708	-	-	92,063	66,708
<b>Total</b>	<b>\$114,801,378</b>	<b>\$114,076,516</b>	<b>\$364,252</b>	<b>\$384,506</b>	<b>\$115,165,630</b>	<b>\$114,461,022</b>

In Governmental activities, the Town added assets in almost all asset classes. The Midcoast Athletic and Recreation Center opened in June, 2024, adding a walking path, skate park, pickleball courts and site improvements/drainage for a total of \$1,580,866. In Business-type activities, \$51,279 for the EV charging stations at the Cedar St parking lot was construction in progress.

## *Government-wide: Longterm Debt*

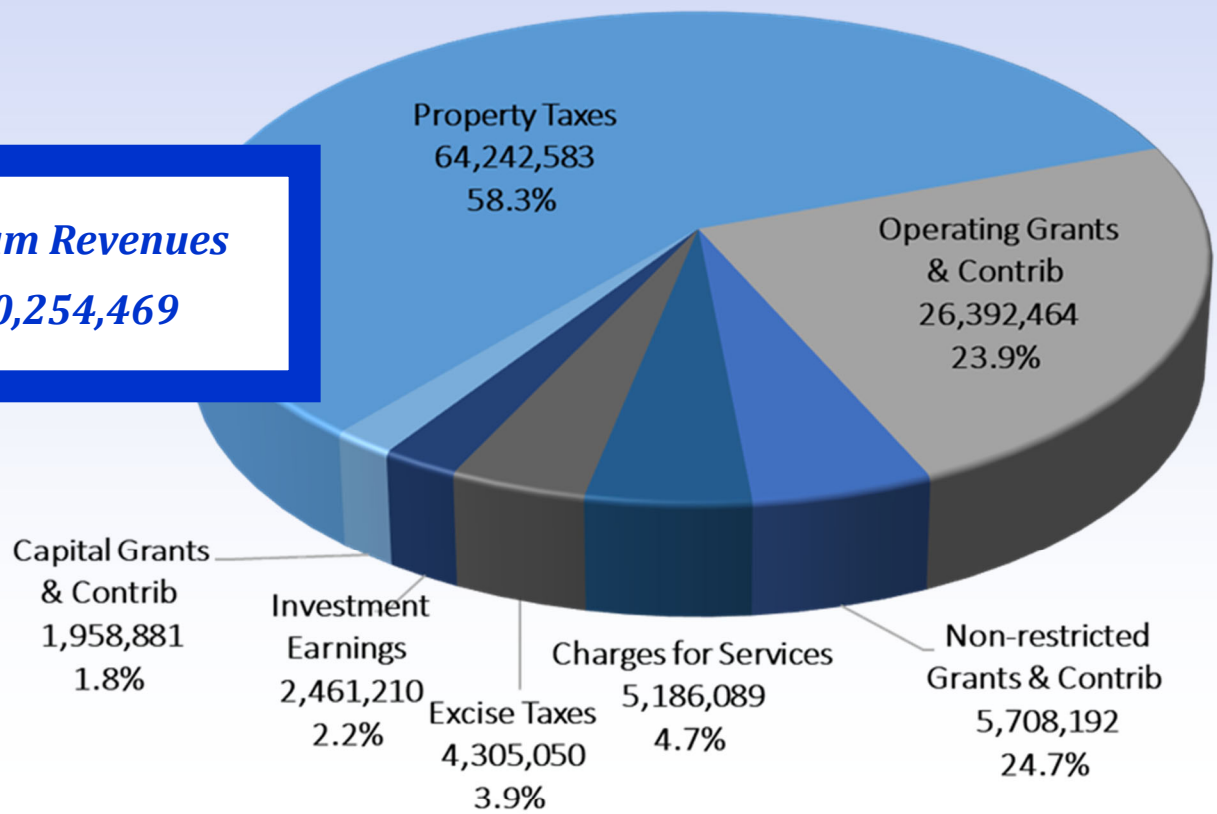
<b>Bond Issue &amp; Purpose</b>	<b>Issue Date</b>	<b>Amount</b>	<b>Final Maturity</b>	<b>6/30/24 Amount</b>
		<b>Issued</b>	<b>Date</b>	<b>Outstanding</b>
2010 Elementary School—HBS	2010	21,462,250	2031	\$ 7,511,788
2013 Police Station	2013	5,500,000	2033	2,475,000
2016 School Revolving Renovation	2016	772,862	2027	187,953
2017 GO Bonds (five projects)	2017	1,781,000	2033	605,000
2020 Elementary School—Kate Furbish	2020	24,450,000	2045	21,850,000
2020 School Revolving Renovation	2020	279,360	2026	87,938
2022 Fire Station & Fire Truck	2022	13,231,000	2047	12,125,000
2022 Maquoit Bay Property	2022	4,000,000	2033	3,662,518
				<b>\$ 48,505,197</b>

The amount of principal debt retired during the year totaled \$3,227,215. Authorized, but un-issued debt includes \$3.85 million for the Downtown Streetscape Project, authorized by the Town Council in December, 2023. Subsequent to June 30, 2024, the Town Council authorized the issuance of \$2,150,000 in debt for the purchase of a new Fire Department Tower Truck.

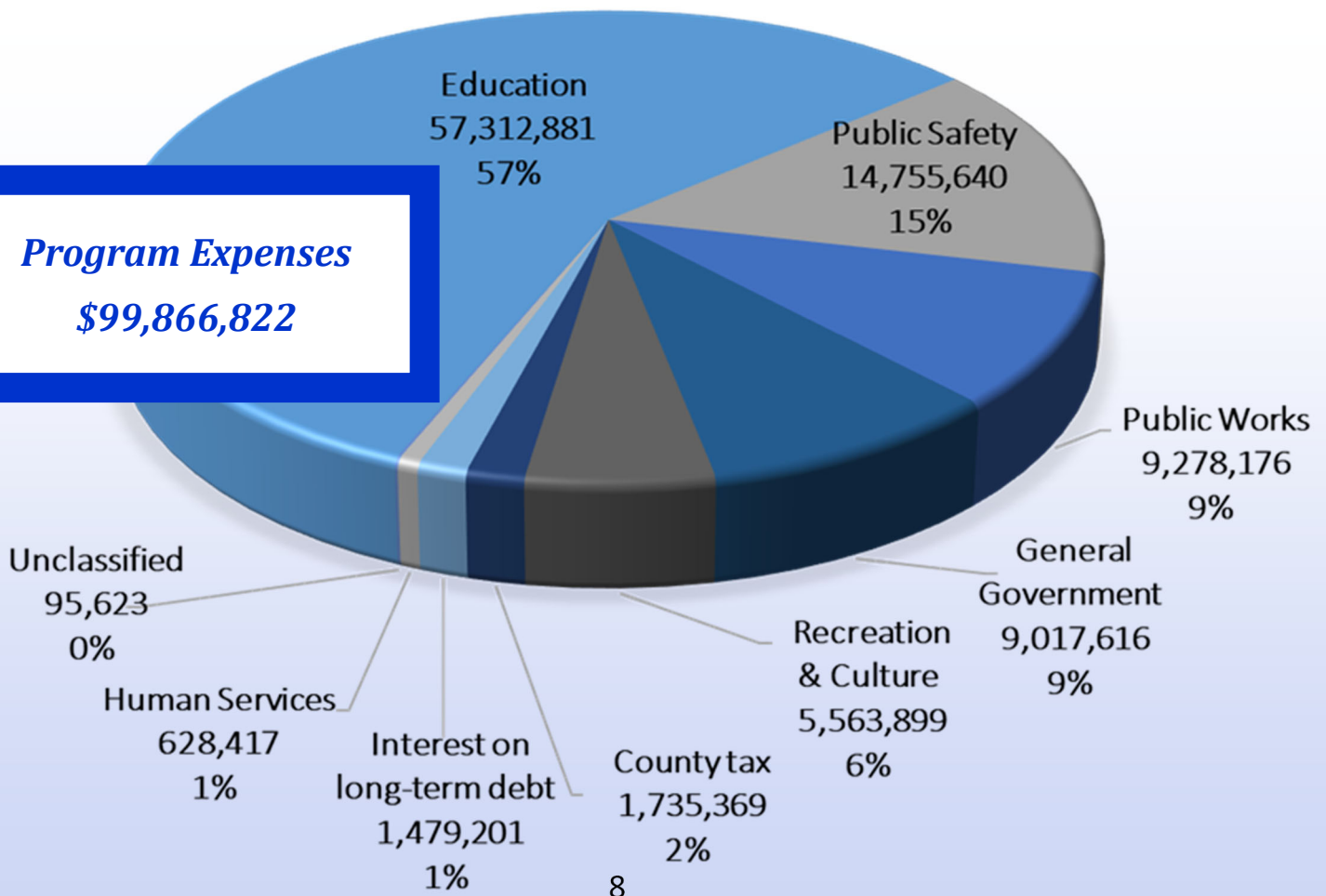
The Town's outstanding debt is rated Aa2 by Moody's and AA+ by Standard & Poor's.

## Government-wide: Governmental Activities

**Program Revenues**  
**\$110,254,469**

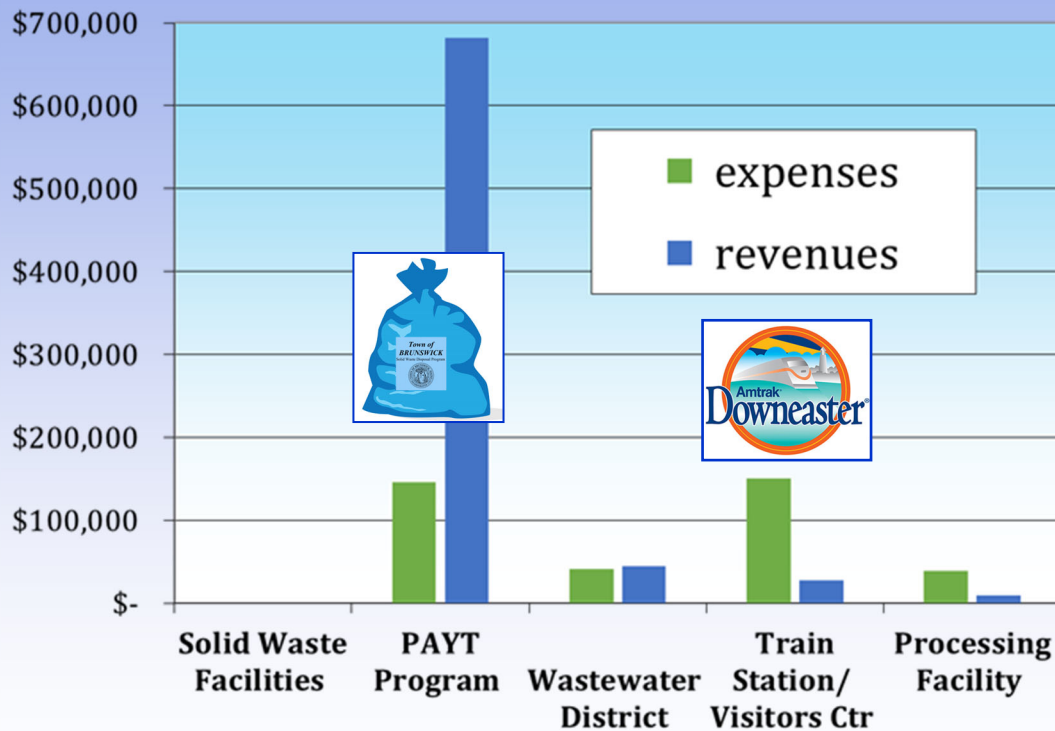


**Program Expenses**  
**\$99,866,822**





## Government-wide: Business-Type Activities



Business-type activities increased the Town's total net position by \$1,366,706.

In the **Solid Waste Facilities Fund**, with closure of the Graham Road Landfill complete, there are no operating activities. The annual costs of maintenance and monitoring are recorded as reductions to the liability previously recognized for the postclosure costs of the Landfill.

The **Pay-Per-Bag (PAYT) Program** realized operating income of \$534,789. In accordance with the Town's plan, accumulated balances in the PAYT program were utilized to fund the landfill closure, and future income will be utilized for other solid waste solutions.

**Mere Point Wastewater** is a community sewage disposal serving 35 residences on Mere Point. User fees are collected to pay for operation and maintenance of the facility.

At the **Train Station** the Town pays to maintain the train platform and to lease space for the **Visitors Center**. Revenues come from parking fees, two small subleases and a subsidy from the general fund, as operating revenues are not expected to cover expenses.

With the closing of the landfill beginning in April, 2021, the Town opened a **Processing Facility** to receive materials such as grass, leaves and brush, clean wood, metal recycling and universal waste. The facility is open one day per week for residents.

NET POSITION	Solid Waste Facilities	PAYT Program	Mere Point Wastewater	Train Station/ Visitors Center	Processing Facility	Totals
Net investment in capital assets	\$ 72,750	\$ -	\$ 113,210	\$ 53,681	\$ 98,867	\$ 338,508
Unrestricted	(1,334,775)	1,397,924	(71,637)	35,230	127,351	154,093
<b>Total net position</b>	<b><u>\$(1,262,025)</u></b>	<b><u>\$1,397,924</u></b>	<b><u>\$ 41,573</u></b>	<b><u>\$ 88,911</u></b>	<b><u>\$ 226,218</u></b>	<b><u>\$ 492,601</u></b>

# GOVERNMENTAL FUNDS

*Governmental funds* are used to account for essentially the same functions reported as *governmental activities* in the government-wide financial statements. The focus of the Town of Brunswick's *governmental funds* is to provide information on balances of spendable resources and near-term inflows and outflows, rather than long-term items such as capital assets and bonded debt.

The Town of Brunswick maintains nineteen individual governmental funds. For the 2023-24 fiscal year, the General Fund, Tax Increment Financing Fund and Coronavirus Relief Fund are considered major funds, and the other governmental funds are combined into a single, aggregated presentation.

The Tax Increment Financing Fund reflects the activity in the Town's five TIF Districts. The incremental tax revenue captured in these districts may be used in accordance with the development programs approved by the Town and the State.

The Coronavirus Relief Fund reflects the CARES Act and American Rescue Plan Act (ARPA) federal funding distributed to the Town to respond to the COVID-19 pandemic.

	<b>General Fund</b>	<b>Tax Increment Financing</b>	<b>Coronavirus Relief Fund</b>	<b>Other Govt Funds</b>	<b>Total Govt Funds</b>
<b>Revenues</b>	\$ 95,205,058	\$ 4,935,030	\$ 1,754,942	\$ 7,848,486	\$ <b>109,743,516</b>
<b>Expenditures</b>	<u>85,939,117</u>	<u>1,696,165</u>	<u>1,114,193</u>	<u>14,692,862</u>	<u><b>103,442,337</b></u>
Revenues over/ (under) expenditures	9,265,941	3,238,865	640,749	(6,844,376)	<b>6,301,179</b>
<b>Other financing sources (uses)</b>	<u>(4,760,205)</u>	<u>(1,907,055)</u>	<u>(612,019)</u>	<u>7,190,386</u>	<u><b>(88,893)</b></u>
Net change in fund balance	4,505,736	1,331,810	28,730	346,010	<b>6,212,286</b>
Fund balances, beginning of year (restated)	<u>33,753,493</u>	<u>1,168,085</u>	<u>(28,730)</u>	<u>12,322,935</u>	<u><b>47,215,783</b></u>
Fund balances, end of year	<u><b>\$38,259,229</b></u>	<u><b>\$ 2,499,895</b></u>	<u><b>\$ -</b></u>	<u><b>\$ 12,668,945</b></u>	<u><b>\$ 53,428,069</b></u>

The other governmental funds include:

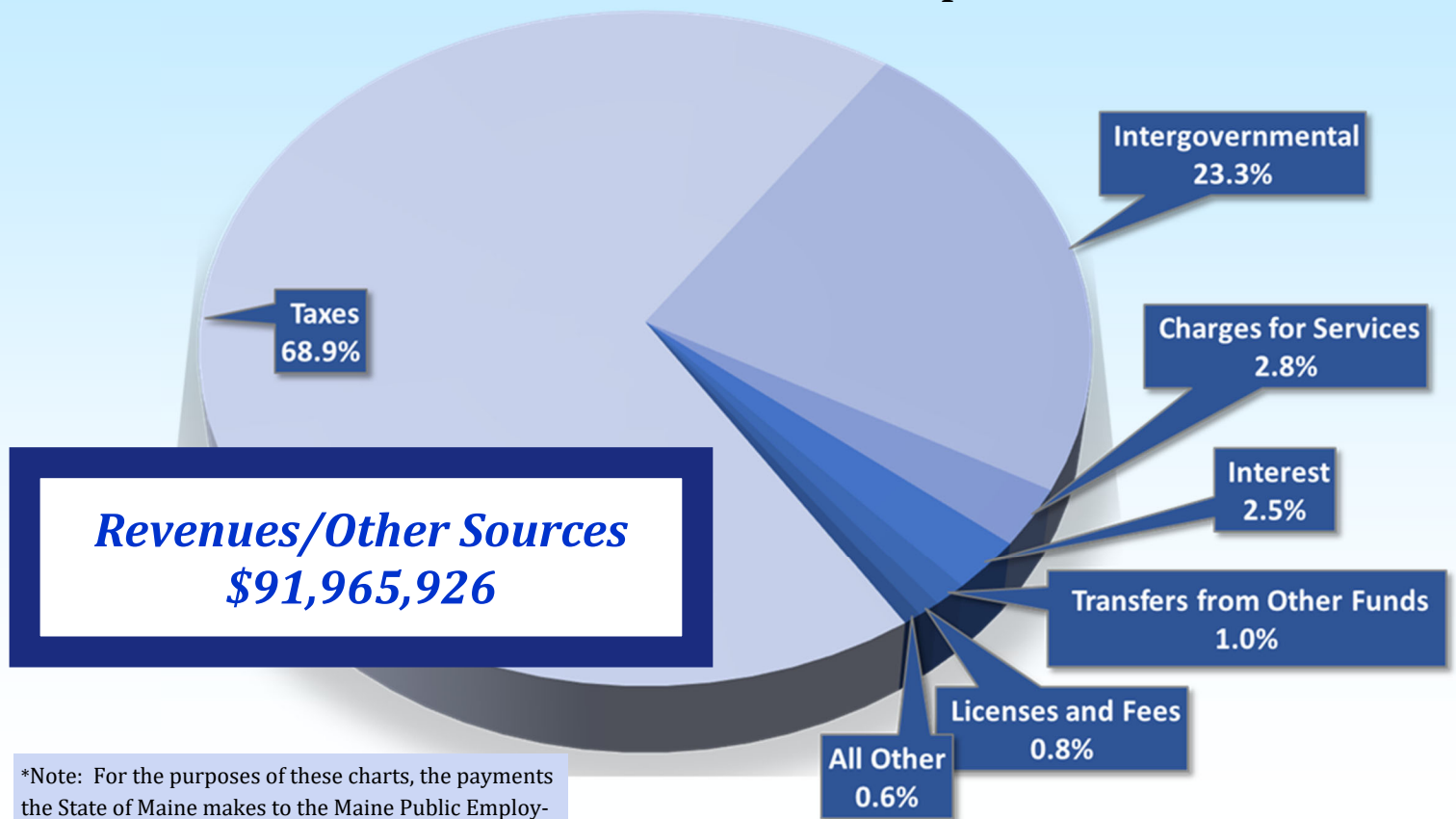
Three ***Special Revenue funds*** to account for revenue sources that are legally restricted or committed to expenditure for specific purposes (not including permanent funds or major capital projects).

Five ***Capital Projects funds*** to account for the acquisition of capital assets or construction of major capital projects not financed by the Town's major capital improvement funds, proprietary funds or permanent funds.

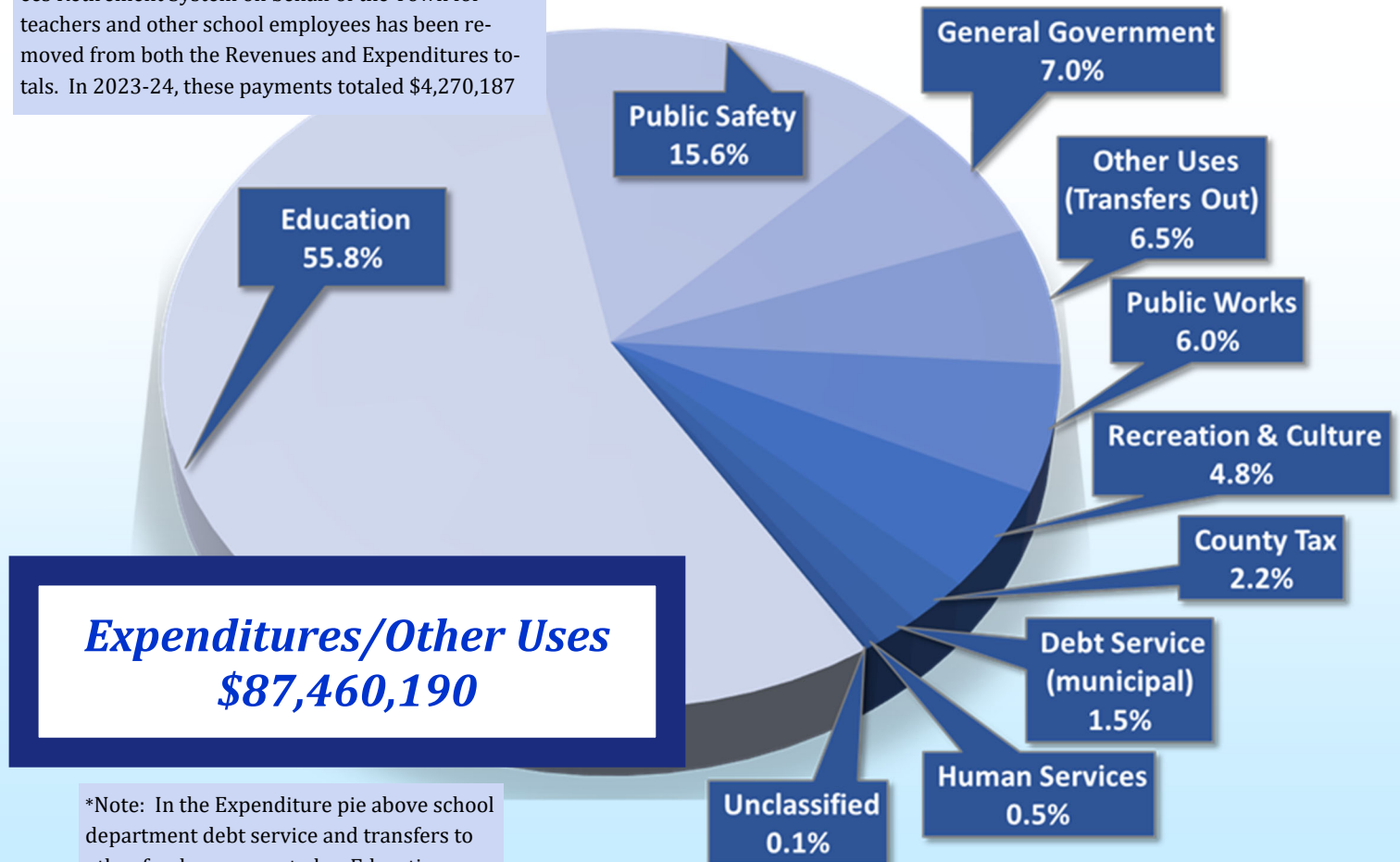
Five ***Permanent funds*** to account for resources where principal is legally restricted by a formal trust agreement and only earnings may be used for purposes that benefit the Town or its citizenry.

# GENERAL FUND

## 2023-24 Actual Revenues/Other Sources and Expenditures/Other Uses



\*Note: For the purposes of these charts, the payments the State of Maine makes to the Maine Public Employees Retirement System on behalf of the Town for teachers and other school employees has been removed from both the Revenues and Expenditures totals. In 2023-24, these payments totaled \$4,270,187



\*Note: In the Expenditure pie above school department debt service and transfers to other funds are reported as Education expenditures. In the ACFR these are reported as debt service and other uses.



# GENERAL FUND BUDGET

## The chief operating fund of the Town of Brunswick

Despite a planned and budgeted reduction of \$3,665,392 plus additional reductions in the form of 2023 carry-forward encumbrances of \$162,660, the capital budget of \$1,757,500, and a supplemental appropriation of \$125,000, the total fund balance of the Town's General Fund balance actually increased by \$4,505,736 during the 2023-24 fiscal year. Key factors in this change were increased State Revenue Sharing and State Aid to Education, and higher interest revenue, contributing to a 13.3% increase in total General Fund balance.

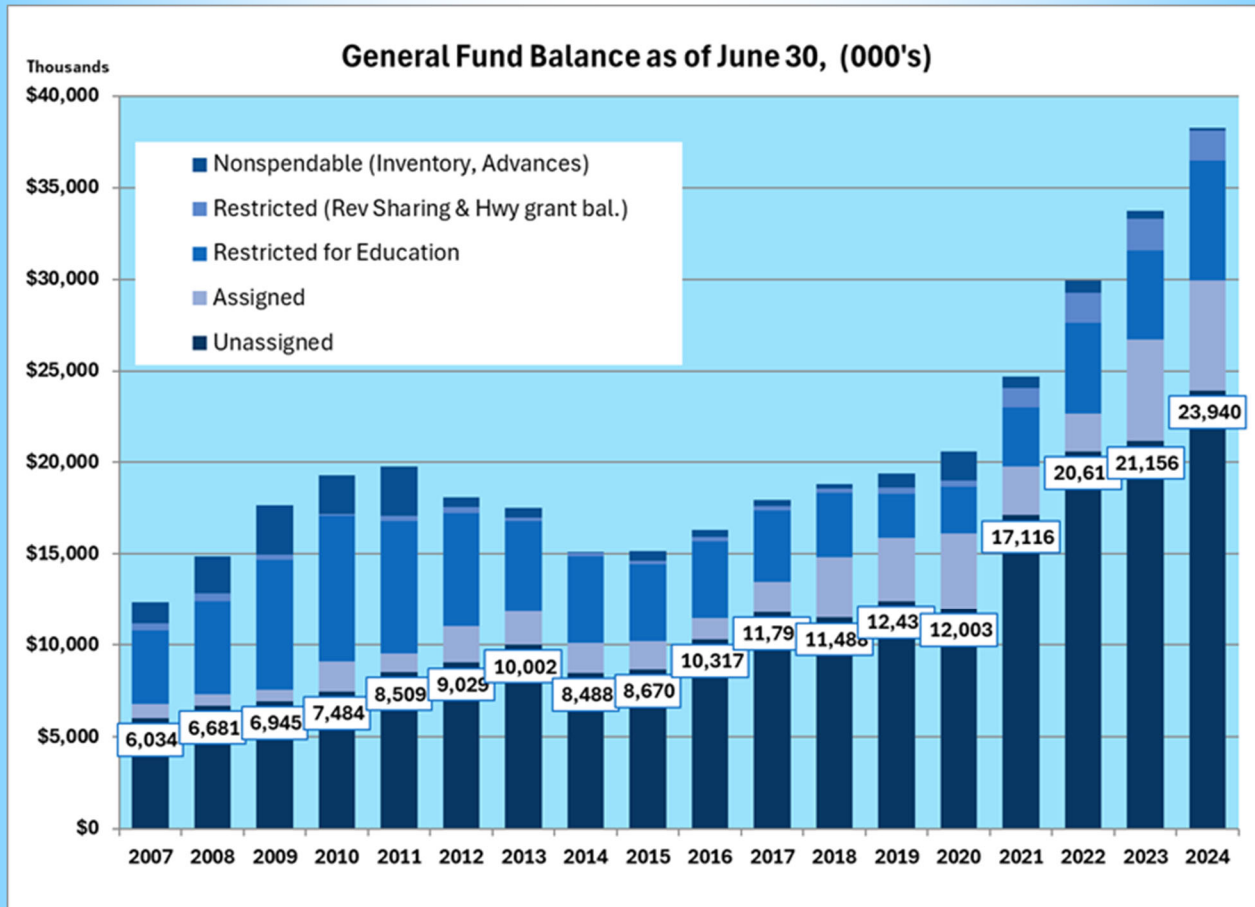
<b><u>Revenues - by Source</u></b>	<b>2023-24 Budget</b>	<b>2023-24 Actual</b>	<b>Over/(Under) Budget</b>
Taxes	\$62,805,948	\$63,376,044	\$570,096
Licenses and Fees	561,076	711,078	150,002
Intergovernmental	21,169,068	21,397,876	228,808
Charges for Services	1,959,303	2,564,850	605,54732
Fines and Penalties	41,925	39,568	(2,357)
Interest	500,000	2,315,209	1,815,209
Donations and Contributions	25,000	25,000	-
Unclassified	308,930	505,246	196,316
Transfers from Other Funds	1,022,055	1,031,055	9,000
Decr/(Incr) Fund Balance	3,665,392	(4,505,736)	(8,171,128)
	<b>\$92,058,697</b>	<b>\$87,460,190</b>	<b>\$(4,598,507)</b>

<b><u>Expenditures- by Function</u></b>	<b>2023-24 Budget</b>	<b>2023-24 Actual</b>	<b>(Over)/Under Budget</b>
General Government	\$6,252,754	\$6,161,275	\$91,479
Public Safety	12,965,777	13,612,449	(646,672)
Public Works	5,683,131	5,237,864	445,267
Human Services	578,160	435,703	142,457
Education*	52,931,574	48,783,555	4,148,019
Recreation & Culture	4,588,439	4,186,243	402,196
County Tax	1,891,816	1,891,816	-
Unclassified	1,542,255	95,623	1,446,632
Debt Service (municipal)	1,868,031	1,326,902	541,129
Other Uses (Transfers Out)	3,756,760	5,728,760	(1,972,000)
	<b>\$92,058,697</b>	<b>\$87,460,190</b>	<b>\$4,598,507</b>

\*Note: In the annual budget and in the Expenditure table above, school department debt service and transfers to other funds are reported as Education expenditures. In the ACFR these are reported as debt service and other uses.

# GENERAL FUND BALANCE

- **Nonspendable** cannot be spent.
- **Restricted** reflects resources that are subject to externally enforceable legal restrictions, typically imposed by parties outside of the government.
- **Committed** represents resources whose use is constrained by limitations the government imposes on itself at its highest level of decision making (i.e., the Town Council), that remain binding unless removed in the same manner.
- **Assigned** reflects a government's intended use of resources.
- **Unassigned** represents the net resources in excess of what can be properly classified in one of the other four categories.



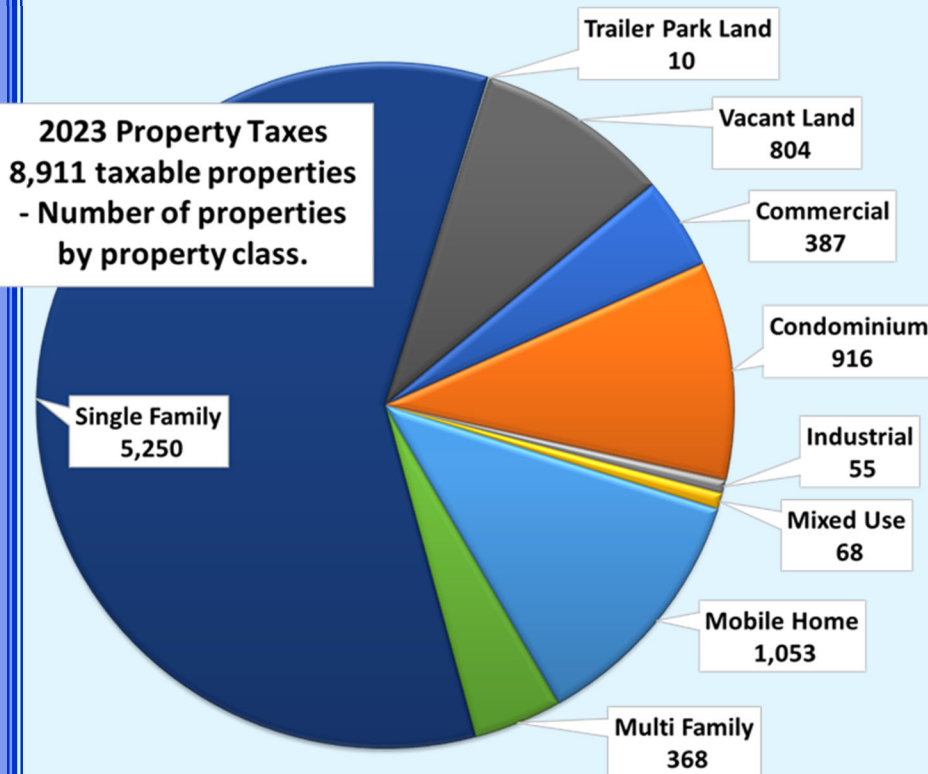
The Town's policy for its general fund sets a target range for the unassigned fund balance between 16.67% and 25% of its GAAP revenues. For the year ended June 30, 2024, the actual balance, at 25.14% of GAAP revenues is \$138,913 above the target range.

In developing the target range, the Town considered a number of factors, including the diversity of its property tax base, the reliability and volatility of its non-property tax revenues, and the potential of incurring significant one-time expenditures. The policy specifies that funds in excess of the lower limit of the range may be used for capital or other one-time expenditures, and amounts over the upper limit of the range may be used for capital or other one-time expenditures, or to offset taxes in the annual budget.

Note that the surplus in the education budget is restricted for education, and does not accrue to the Town's unassigned fund balance..

# TAXES

<u>Taxes</u>	<u>2023-24 Actual</u>
Property Taxes/Interest/Lien Costs	\$58,578,073
Payments In Lieu Of Taxes (PILOT)	492,921
Excise Taxes	4,305,050
	<b>\$63,376,044</b>



**Property Taxes** are the largest single source of revenue for the Town. In 2023-24 the tax rate was \$23.29 per \$1,000 of taxable assessed property value, an increase of 7.38% over the 2022-23 rate of \$21.69 per \$1,000.

As of April 1, 2023, Brunswick had 981 personal property accounts and 9,773 real property parcels, of which 8,911 were taxable. The median taxable value of the Town's single family residences, including mobile homes, was \$209,850.

## 2023-24 Property Tax Dollar Distribution

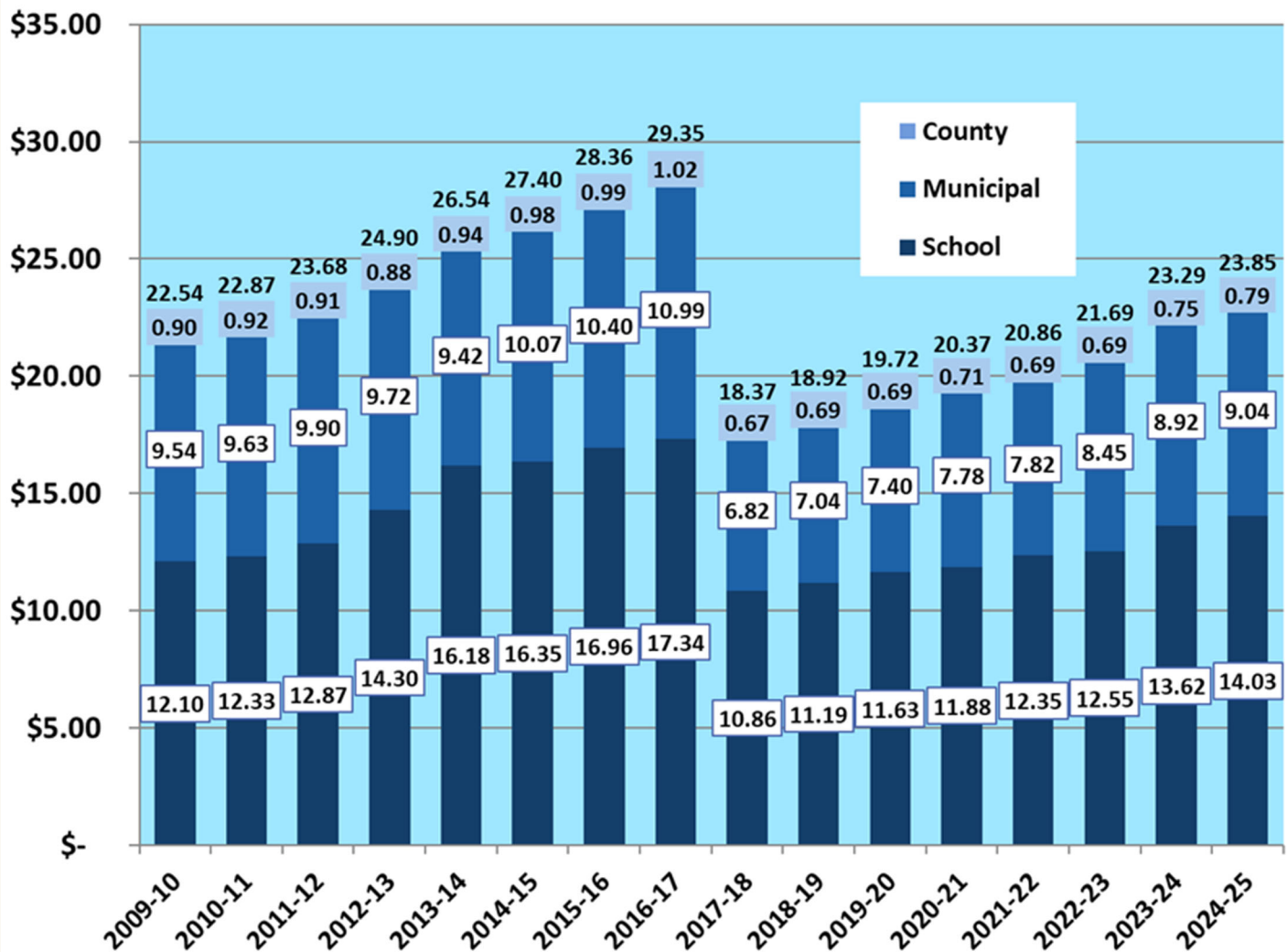




# BRUNSWICK TAX RATES

Per \$1000 of taxable  
assessed value

Historical Data—16 years



Taxes for the 2024-25 fiscal year were committed on September 15, 2024 and are due in two installments—October 15, 2024 and April 15, 2025.

Taxes unpaid as of the due dates are assessed interest. Tax liens are placed on real property of delinquent tax accounts within eight to twelve months following the date the taxes were committed.

NOTE: During 2016-17, the Town conducted a Revaluation and Equalization project to update the assessed values of all real property in the Town of Brunswick, bringing the assessment ratio up to 100% of market value. The updated assessed values resulted in a decrease in the tax rate in the 2017-18 fiscal year.

# For More Information ~

**Please visit the  
Town's website at:**

**<http://www.brunswickme.gov/>**

**Join us on  
Facebook:**



**@TownofBrunswickMaine**

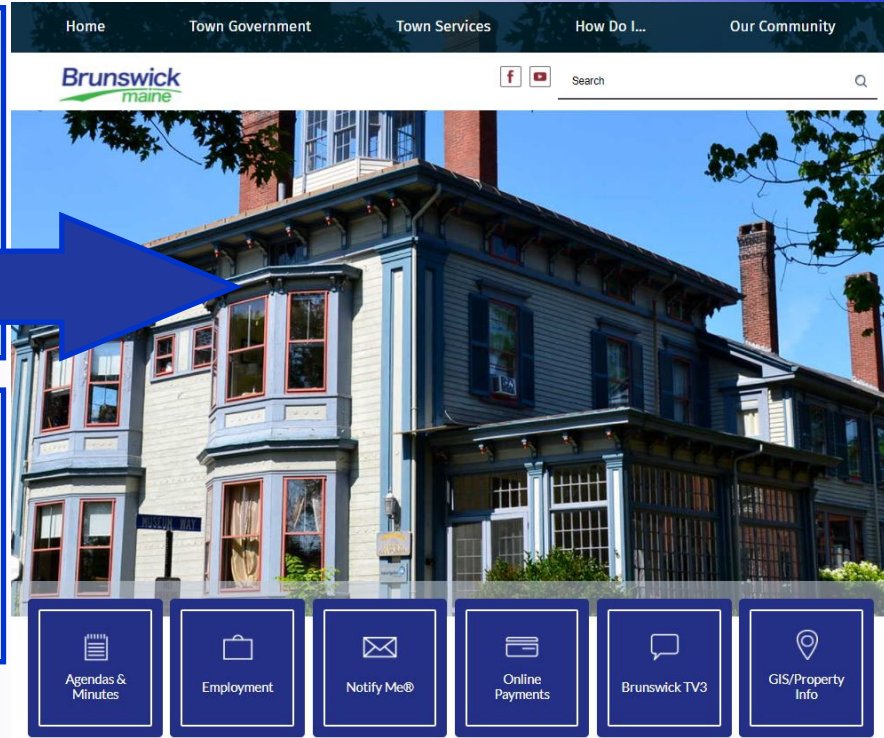
**Email:**

**info@brunswickme.gov**

**Or call us: (207) 725-6100**

## **For detailed financial information:**

The Annual General Fund Budget and the Annual Comprehensive Financial Statements (ACFRs) can be found on the Finance Department page:  
**[www.brunswickme.gov/163/Financial-Reports](http://www.brunswickme.gov/163/Financial-Reports)**



## **Department**

## **Phone**

Assessing Department	725-6650
Coastal Resources	721-4027
Codes Enforcement	725-6651
Economic Development	721-0292
Engineering Department	725-6659
Finance Department	725-6652
Fire Department	725-5541
Human Resources	725-6653
Human Services	725-6661
Parks & Recreation	725-6656
Planning & Development	725-6660
Police Department	725-5521
Public Works Department	725-6654
School Department	319-1900
Town Clerk	725-6658
Town Manager	725-6659