

TOWN OF BRUNSWICK, MAINE



Popular Annual Financial Report

Fiscal Year Ended

June 30, 2025



Popular Annual Financial Report

2024-25

Fiscal Year ended
June 30, 2025

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, 2025. 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

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 2024-25 fiscal year in a positive financial position, primarily due to stronger non-tax revenues than anticipated. Some of the significant events in Brunswick in 2024-25 included construction of the Downtown Streetscape Project, completion of the first playground at the Midcoast Area Recreation Complex (MARC), and sale of the former Central Fire Station for development. The Town also adopted a Climate Action Plan, and made good progress on the Town's Comprehensive Plan, leading to its adoption in December 2025.

This PAFR is dedicated to Branden Perreault, our beloved Finance Director who passed away on October 7, 2025. Branden was a dedicated finance professional and public servant. The PAFR represents Branden's goals—to provide financial information in a manner that is transparent and meaningful. We hope that this report will help all to understand how available resources are used to fund Town services and facilities.

Sincerely,

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, 2024

Christopher P. Morill

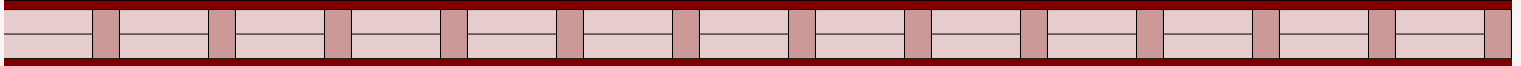
Executive Director/CEO

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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 re-development statistics can be found on MRRA's website at www.brunswicklanding.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 Elected Officials 2025

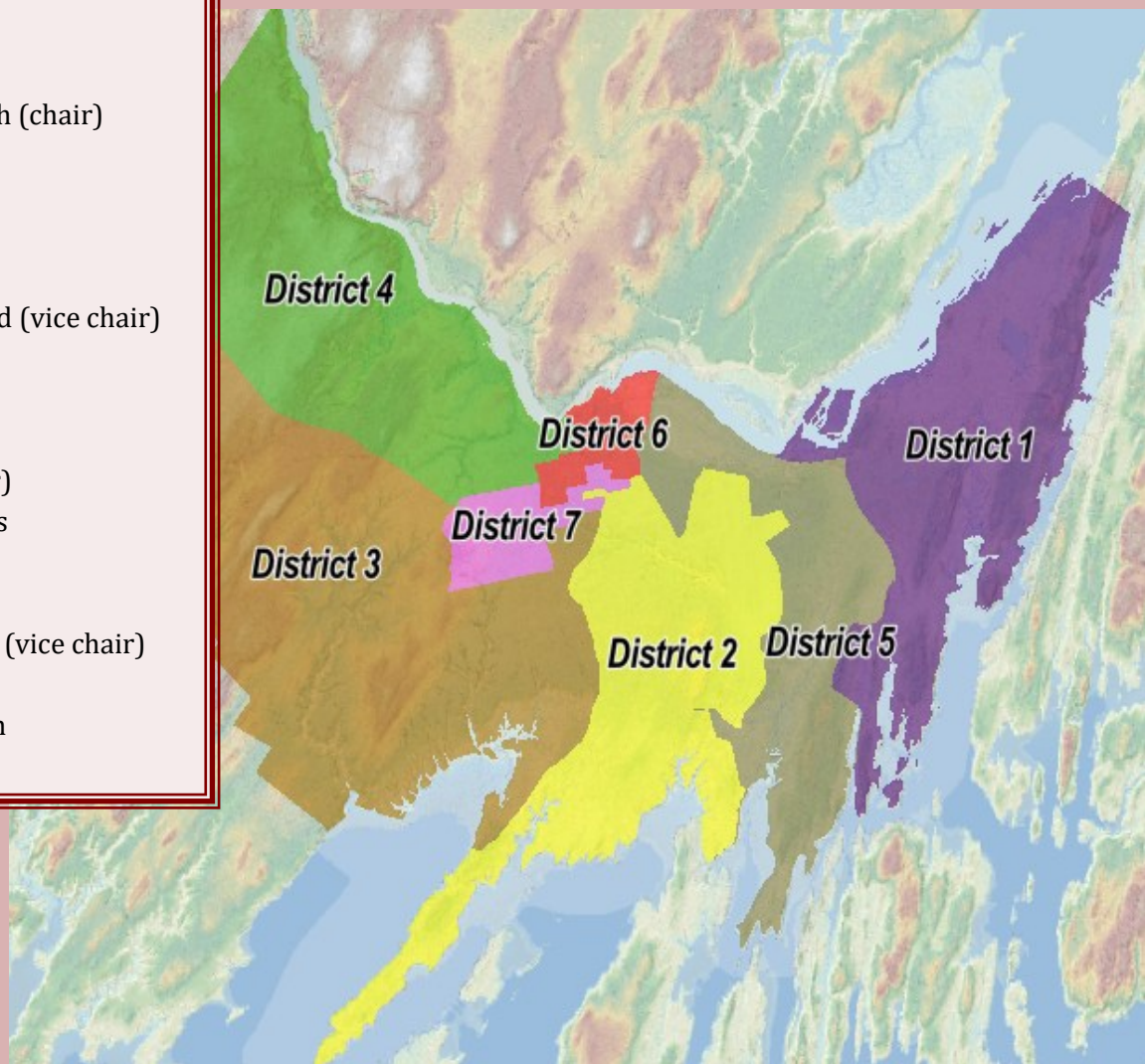
Town Council

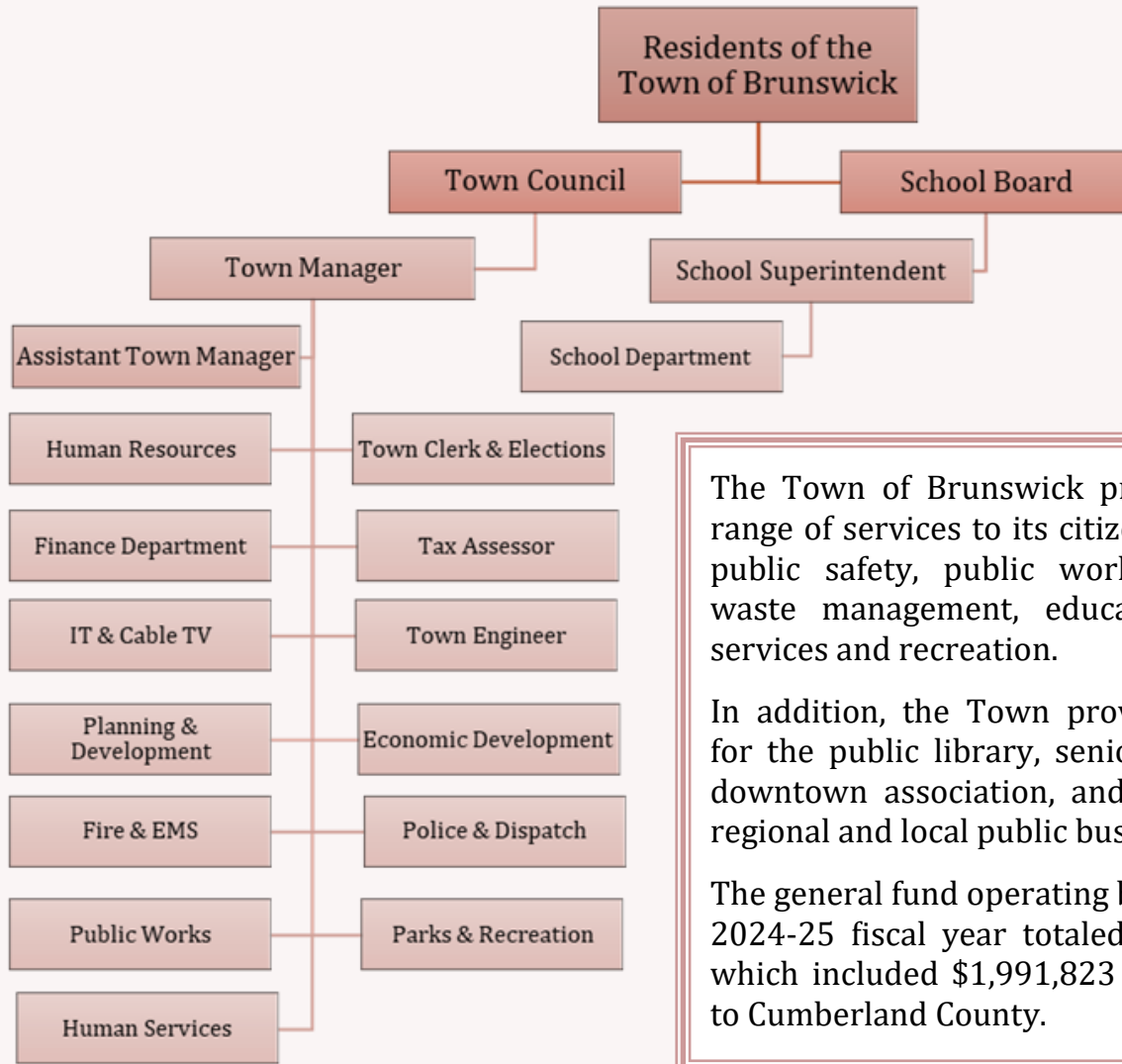
District 1 W. David Watson
District 2 James Ecker
District 3 Kim Anderson
District 4 Sandra Updegraph (chair)
District 5 Jennifer Hicks
District 6 Nathaniel Shed
District 7 Steve Weems
At Large Kathy Wilson
At Large Nathan MacDonald (vice chair)

School Board

District 1 Mandy Merrill
District 2 Beth Bisson (chair)
District 3 Erica Carley Harris
District 4 Celina Harrison
District 5 Ben Walsh
District 6 Elizabeth Sokoloff (vice chair)
District 7 Sarah Singer
At Large William Thompson
At Large Vacant

Town of Brunswick Voting Districts Effective September 2022





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.

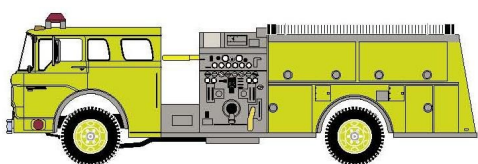
In addition, the Town provides funding for the public library, senior center and downtown association, and subsidies to regional and local public bus services.

The general fund operating budget for the 2024-25 fiscal year totaled \$97,502,898 which included \$1,991,823 in taxes paid to Cumberland County.

In the 2024-25 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, 2024 Enrollment</u>
Kate Furbish	PreK – 2	614
Harriet Beecher Stowe	3 – 5	533
Brunswick Junior High	6 – 8	545
Brunswick High School	9 – 12	<u>723</u>
		2,415

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, 2025 the Town of Brunswick's total net position increased by \$6,559,902 to total \$104,876,318. Net investment in capital assets increased by \$4,050,952 with the addition of assets and reduction in associated debt. Restricted and unrestricted net position increased by \$2,474,485 and \$34,465 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.

	<u>Governmental Activities</u>		<u>Business-Type Activities</u>		<u>Total</u>	
	<u>2025</u>	<u>2024**</u>	<u>2025</u>	<u>2024</u>	<u>2025</u>	<u>2024**</u>
Current & other assets	\$65,719,825	\$65,098,008	\$7,449,616	\$7,025,880	\$73,169,441	\$72,123,888
Capital assets	<u>118,454,104</u>	<u>114,801,378</u>	<u>593,981</u>	<u>364,252</u>	<u>119,048,085</u>	<u>115,165,630</u>
Total assets	<u>184,173,929</u>	<u>179,899,386</u>	<u>8,043,597</u>	<u>7,390,132</u>	<u>192,217,526</u>	<u>187,289,518</u>
Deferred Outflows	<u>7,878,766</u>	<u>7,080,693</u>	-	-	<u>7,878,766</u>	<u>7,080,693</u>
Long-term liabilities	74,816,011	76,260,320	2,318,562	2,239,000	77,134,573	78,499,320
Other liabilities	<u>10,232,391</u>	<u>9,280,587</u>	<u>12,513</u>	<u>31,986</u>	<u>10,244,904</u>	<u>9,312,573</u>
Total liabilities	85,048,402	85,540,907	2,331,075	2,270,986	87,379,477	87,811,893
Deferred Inflows	3,470,309	3,615,357	4,370,188	4,626,545	7,840,497	8,241,902
Net Position						
Net capital assets	67,863,411	63,800,969	327,018	338,508	68,190,429	64,139,477
Restricted	17,516,133	15,041,648	-	-	17,516,133	15,041,648
Unrestricted	<u>18,154,440</u>	<u>18,981,198</u>	<u>1,015,316</u>	<u>154,093</u>	<u>19,169,756</u>	<u>219,135,294</u>
Total Net Pos.	<u>103,533,984</u>	<u>97,823,815</u>	<u>\$1,342,334</u>	<u>\$492,601</u>	<u>\$104,876,318</u>	<u>\$98,316,416</u>

**FY 2024 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

Asset Class (Net of Accumulated Depreciation)	Governmental activities		Business-type activities		Total	
	2025	2024	2025	2024	2025	2024
Land	\$ 14,258,814	\$ 14,470,783	\$ 115,000	\$ 115,000	\$ 14,373,814	\$ 14,585,783
Constr in progress	4,382,671	1,091,099	-	51,279	4,382,671	1,142,378
Intangibles	200,000	200,000	10,000	10,000	210,000	210,000
Buildings	59,617,790	61,839,729	8,113	8,880	59,625,903	61,848,609
Improvements	4,311,516	3,995,381	44,887	47,737	4,356,403	4,043,118
Machinery & equip	6,231,361	5,682,065	67,197	3,461	6,298,558	5,685,526
Vehicles	4,802,225	4,706,411	-	-	4,802,225	4,706,411
Intangibles	27,532	46,698	-	-	27,532	46,698
Infrastructure	23,814,911	22,619,804	85,548	103,210	23,900,459	22,723,014
Right-to-use assets	189,615	57,345	263,236	24,685	452,851	82,030
SBITAs	617,669	92,063	-	-	617,669	92,063
Total	\$118,454,104	\$114,801,378	\$593,981	\$364,252	\$119,048,085	\$115,165,630

In Governmental activities, the Town recognized increases in almost all asset classes, with additions totaling \$11,320,522, offset by retirements of depreciated assets valued at \$436,710, and depreciation of \$7,231,086. The Town recognizes assets for leases (right-to-use assets) and certain software subscriptions (subscription-based information technology assets or SBITAs).

Government-wide: Longterm Debt

Bond Issue & Purpose	Issue Date	Amount	Final Maturity	6/30/25
		Issued	Date	Amount Outstanding
2010 Elementary School—HBS	2010	21,462,250	2031	\$ 6,438,675
2013 Police Station	2013	5,500,000	2033	2,200,000
2016 School Revolving Renovation	2016	772,862	2027	125,302
2017 GO Bonds (five projects)	2017	1,781,000	2033	485,000
2020 Elementary School—Kate Furbish	2020	24,450,000	2045	21,045,000
2020 School Revolving Renovation	2020	279,360	2026	43,969
2022 Fire Station & Fire Truck	2022	13,231,000	2047	11,575,000
2022 Maquoit Bay Property	2022	4,000,000	2033	3,321,927
				\$ 45,234,873

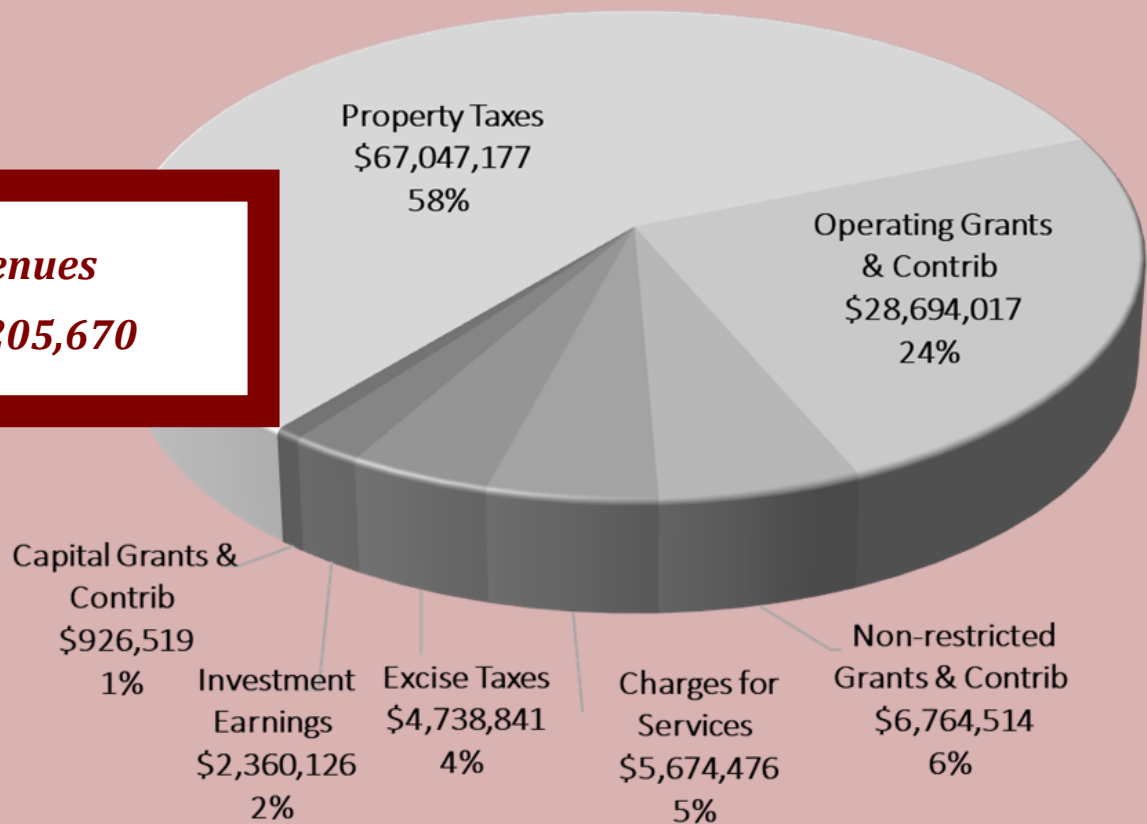
The amount of principal debt retired during the year totaled \$3,270,324. Authorized, but unissued debt includes \$2,150,000 in debt for the purchase of a new Fire Department Tower Truck. Subsequent to June 30, 2025, the Town Council authorized the issuance of \$3,250,000 for the Jordan Avenue reconstruction, and \$4,700,000 for Phase 1a of the Public Works Facility project.

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

Government-wide: Governmental Activities

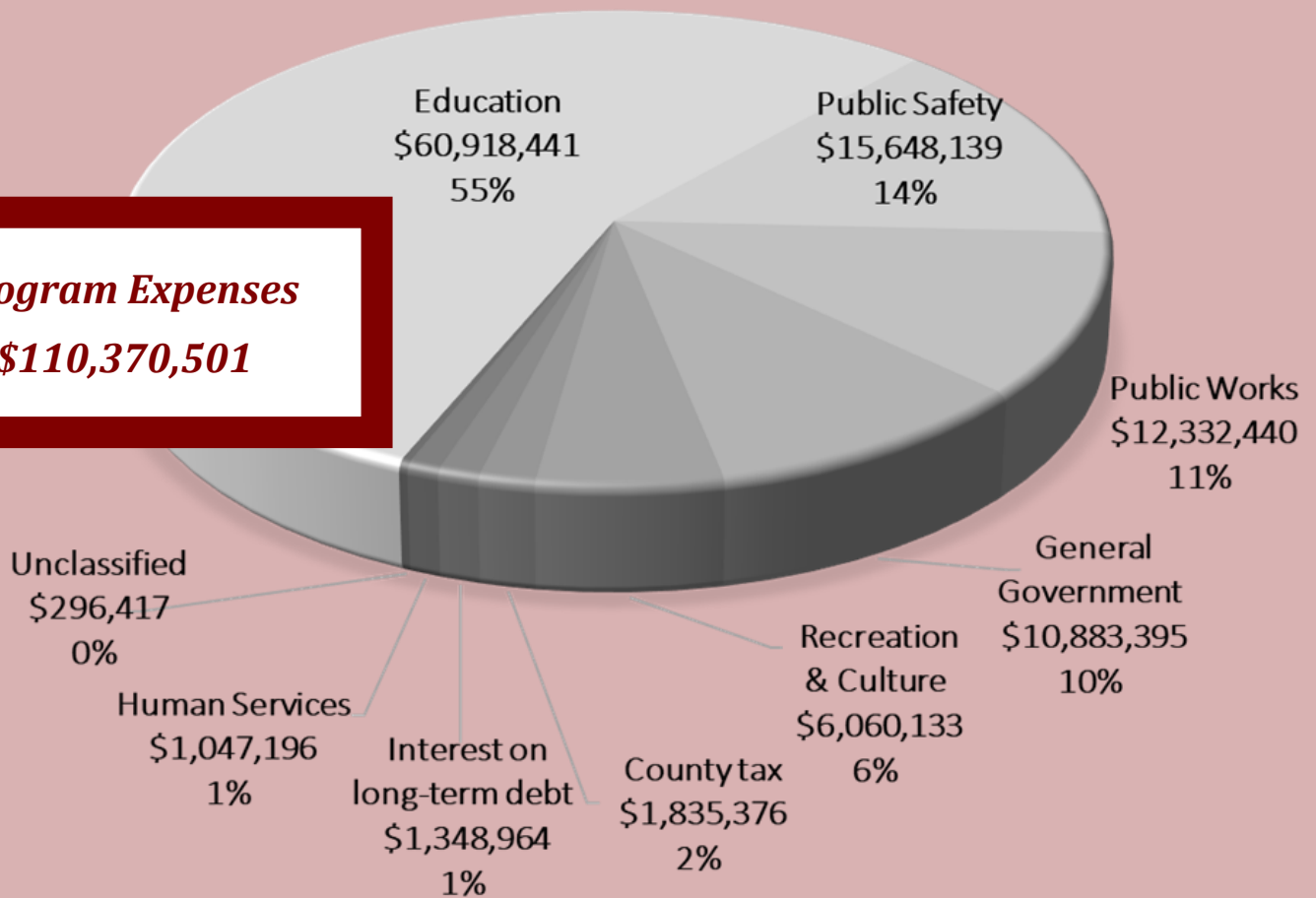
Revenues

\$116,205,670

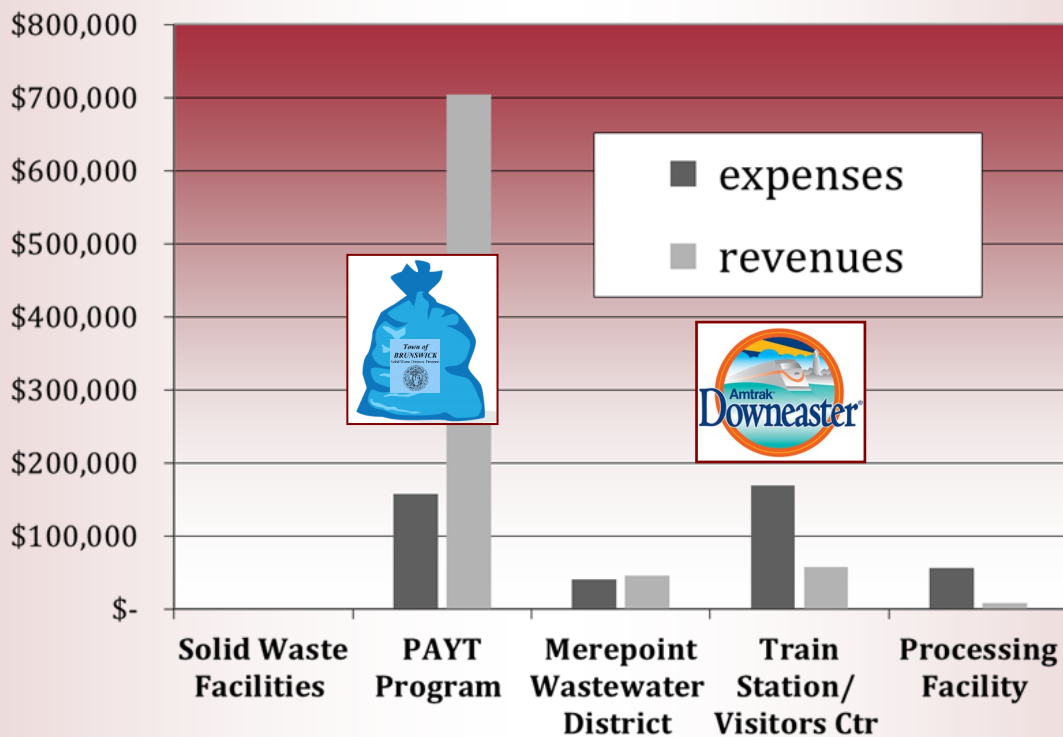


Program Expenses

\$110,370,501



Government-wide: Business-Type Activities



Business-type activities increased the Town's total net position by \$849,733.

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 \$547,008. 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, EV charging 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.

	Solid Waste Facilities	PAYT Program	Mere Point Wastewater	Train Station/ Visitors Center	Processing Facility	Totals
NET POSITION						
Net investment in capital assets	\$ 72,750	\$ -	\$ 95,548	\$ 63,470	\$ 95,250	\$ 327,018
Unrestricted	(1,046,006)	1,983,537	(49,855)	40,291	87,349	1,015,316
Total net position	\$ (973,256)	\$ 1,983,537	\$ 45,693	\$ 103,761	\$ 182,599	\$ 1,342,334

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 2024-25 fiscal year, the General Fund, Tax Increment Financing Fund and Capital Improvements 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 Capital Improvement Projects Fund accounts for capital projects that are supported by appropriations and advances from the General Fund or donations from private or public sources.

	General Fund	Tax Increment Financing	Capital Improvements	Other Govt Funds	Total Govt Funds
Revenues	\$ 100,591,389	\$ 5,703,502	\$ 624,842	\$ 9,337,919	\$ 116,257,652
Expenditures	<u>92,286,426</u>	<u>1,892,271</u>	<u>4,919,422</u>	<u>17,181,443</u>	<u>116,279,562</u>
Revenues over/ (under) expenditures	8,304,963	3,811,231	(4,294,580)	(7,843,524)	(21,910)
Other financing sources (uses)	<u>(4,065,165)</u>	<u>(2,106,999)</u>	<u>2,235,427</u>	<u>3,811,737</u>	<u>(125,000)</u>
Net change in fund balance	4,239,798	1,704,232	(2,059,153)	(4,031,787)	(146,910)
Fund balances, beginning of year	<u>38,259,229</u>	<u>2,499,895</u>	<u>2,402,738</u>	<u>10,266,207</u>	<u>53,428,069</u>
Fund balances, end of year	<u>\$42,499,027</u>	<u>\$ 4,204,127</u>	<u>\$ 343,585</u>	<u>\$ 6,234,420</u>	<u>\$ 53,281,159</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).

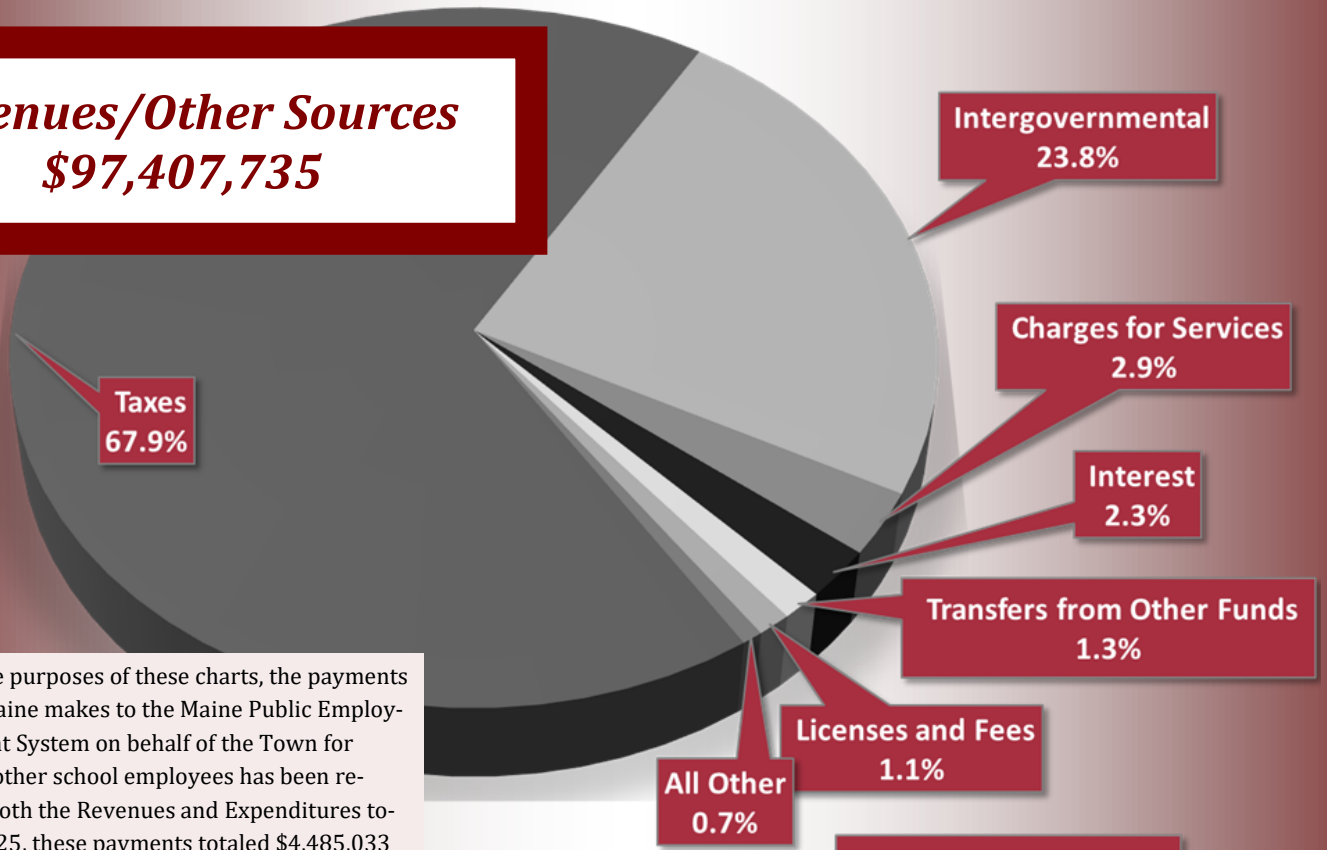
Five ***Capital Projects funds*** to account for the acquisition of capital assets or construction of major capital projects not financed by the Town's major capital improvement funds, proprietary funds or permanent funds.

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

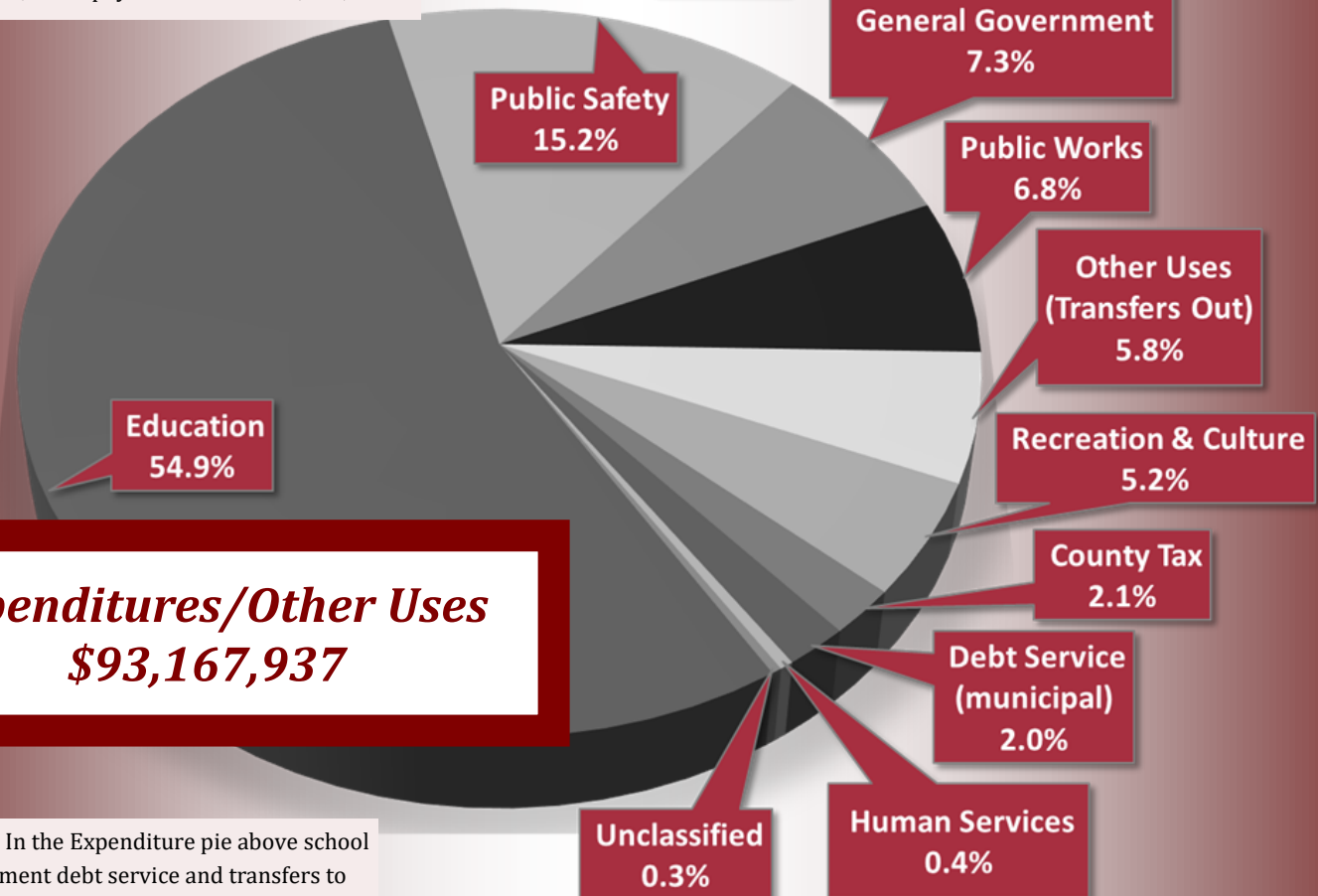
2024-25 Actual Revenues/Other Sources and Expenditures/Other Uses

Revenues/Other Sources **\$97,407,735**



*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 2024-25, these payments totaled \$4,485,033

Expenditures/Other Uses **\$93,167,937**



*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 \$3,969,000 plus additional reductions in the form of 2024 carry-forward encumbrances of \$295,824, and the capital budget of \$1,363,000, the total fund balance of the Town's General Fund balance actually increased by \$4,239,798 during the 2024-25 fiscal year. Key factors in this change were increased State Revenue Sharing and State Aid to Education, and higher interest revenue, contributing to a 11.1% increase in total General Fund balance.

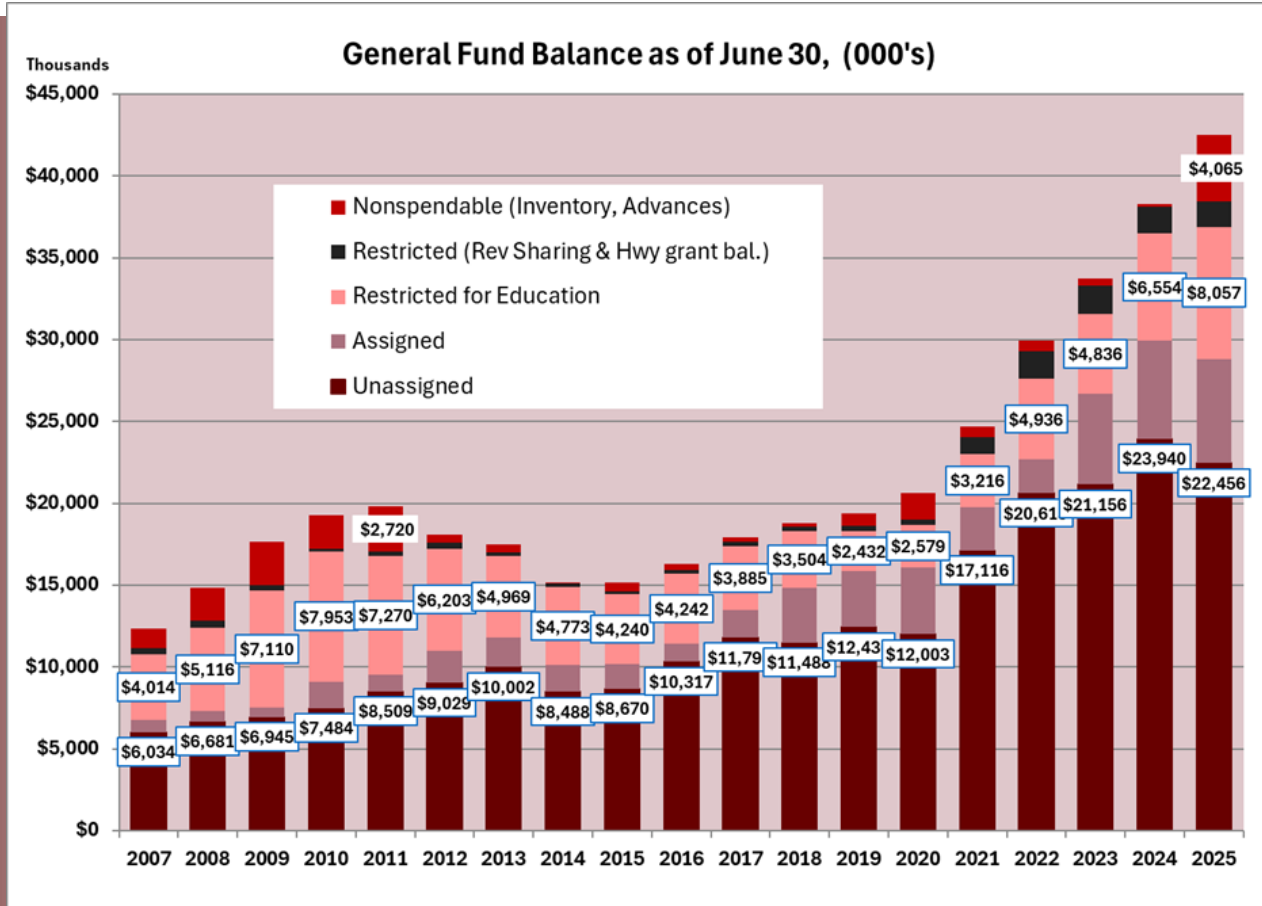
Revenues - by Source	2024-25 Budget	2024-25 Actual	Over/(Under) Budget
Taxes	\$ 64,740,300	\$ 66,116,710	\$ 1,376,410
Licenses and Fees	580,602	1,081,349	500,747
Intergovernmental	22,895,438	23,164,146	268,708
Charges for Services	2,119,324	2,849,616	730,292
Fines and Penalties	41,775	58,784	17,009
Interest	1,500,000	2,222,030	722,030
Donations and Contributions	25,000	25,000	-
Unclassified	283,860	588,721	304,861
Transfers from Other Funds	1,347,599	1,301,379	(46,220)
Use of Fund Balance	3,969,000	(4,239,798)	(8,208,798)
	\$ 97,502,898	\$ 93,167,937	\$ (4,334,961)

Expenditures - by Function	2024-25 Budget	2024-25 Actual	(Over)/Under Budget
General Government	\$ 7,214,203	\$ 6,811,461	\$ 402,742
Public Safety	14,556,811	14,163,541	393,270
Public Works	6,718,419	6,359,513	358,906
Human Services	574,309	402,814	171,495
Education	54,823,940	51,140,822	3,683,118
Recreation & Culture	4,809,452	4,803,405	6,047
County Tax	1,991,823	1,991,823	-
Unclassified	983,300	296,417	686,883
Debt Service (municipal)	1,831,597	1,831,597	-
Other Uses (Transfers Out)	3,999,044	5,366,544	(1,367,500)
	\$ 97,502,898	\$ 93,167,937	\$ 4,334,961

*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.



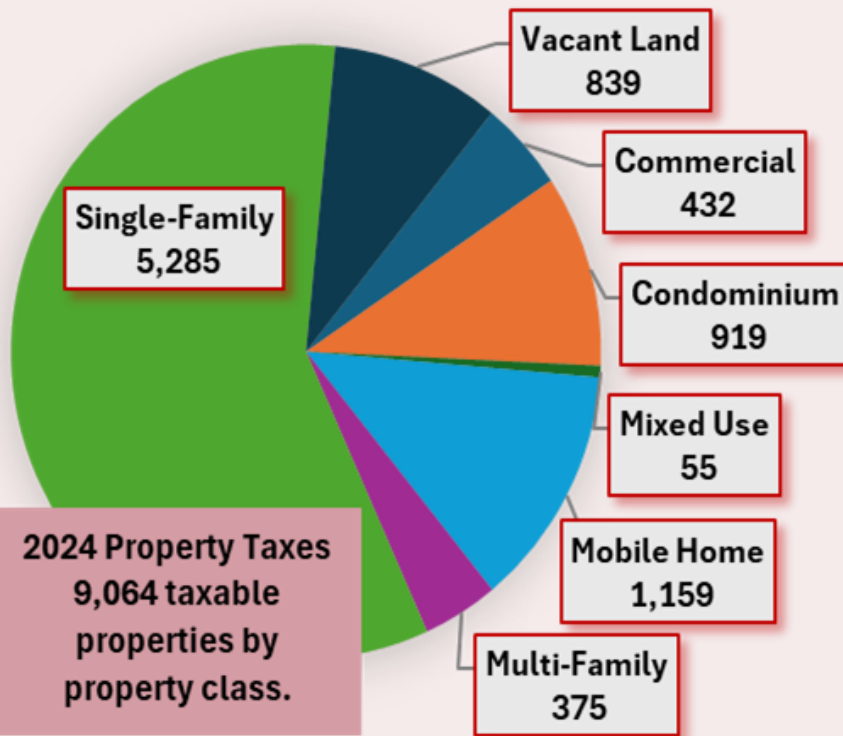
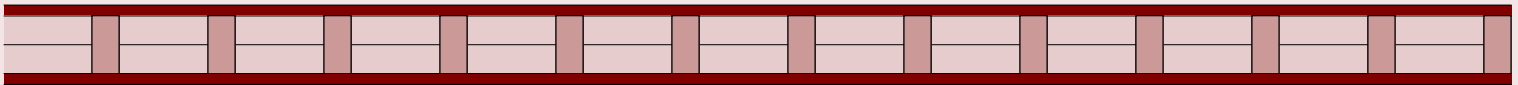
The Town's policy for its general fund sets a target range for the unassigned fund balance between 16.67% and 25% of its GAAP revenues. For the year ended June 30, 2025, the actual balance, at 22.32% of GAAP revenues is within the target range.

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>2024-25 Actual</u>
Property Taxes/Interest/Lien Costs	\$60,911,373
Payments In Lieu Of Taxes (PILOT)	502,901
Excise Taxes	4,702,436
	\$66,116,710



Property Taxes are the largest single source of revenue for the Town. In 2024-25 the tax rate was \$23.85 per \$1,000 of taxable assessed property value, an increase of 2.4% over the 2023-24 rate of \$23.29 per \$1,000.

As of April 1, 2024, Brunswick had 933 personal property accounts and 9,823 real property parcels, of which 9,094 were taxable. The median taxable value of the Town's residential properties, including mobile homes and condos, was \$201,600.

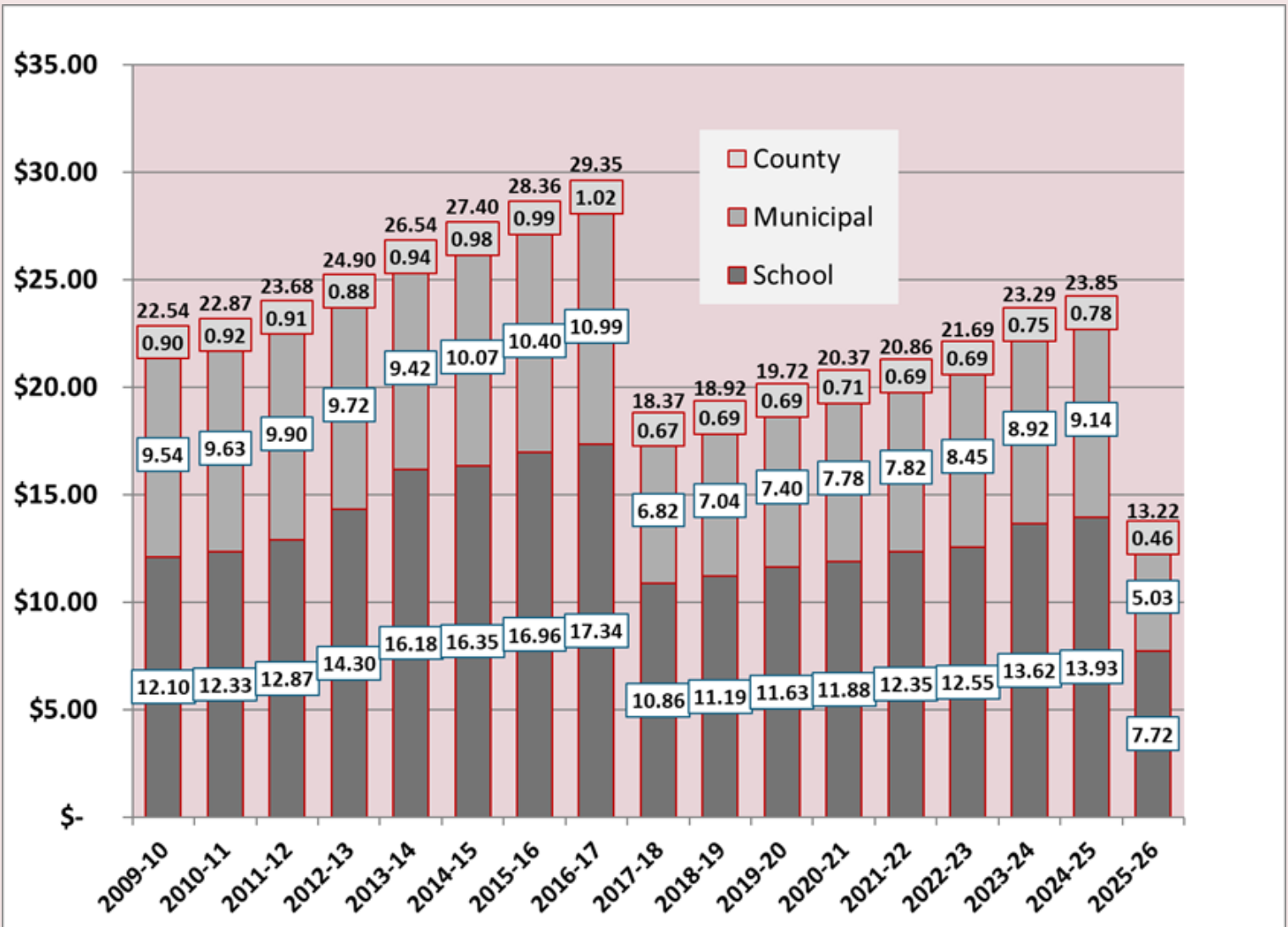
2024-25 Property Tax Dollar Distribution



BRUNSWICK TAX RATES

Per \$1000 of taxable
assessed value

Historical Data—17 years



Taxes for the 2025-26 fiscal year were committed on September 2, 2025 and are due in two installments—October 15, 2025 and April 15, 2026.

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 2024-25, 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 2025-26 fiscal year.

For More Information ~



AGENDAS & MINUTES



PARKS & RECREATION



KEEP ME INFORMED



ONLINE SERVICES



MEETINGS & VIDEOS



MAPS

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

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

***Join us on
Facebook:***



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

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