A photograph of a sunset or sunrise over a forest. The sky is filled with warm, orange, and yellow hues, with some darker clouds on the left. In the foreground, the dark silhouettes of pine trees are visible against the bright sky. The sun is a large, bright white circle in the lower right quadrant, partially obscured by the horizon.

Fiscal Year 2026 Municipal Budget

~ Hedgehog Mountain ~
Cover Photo Courtesy Jeffrey Smith

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TOWN OF FREEPORT, MAINE

FISCAL YEAR 2026

MUNICIPAL BUDGET

TOWN COUNCILORS

Council Chair
Council Vice-Chair
Councilor
Councilor
Councilor
Councilor
Councilor
Councilor
Council Secretary

Joanna Benoit, Elected At-Large
Eric Smith, District 2
Daniel Piltch, District 1
Matthew Pillsbury, District 3
Steve Brown, Elected At-Large
Henry Lawrence, District 4
John Egan, Elected At-Large
Christine Wolfe, Town Clerk

TOWN OFFICIALS

Town Manager
Assistant Town Manager
Cable Television Director
Codes Enforcement Officers
Communications Director
Economic Development Director
Finance Director
Fire and Rescue Chief
Human Resource Director
Library Director
Planning Director
Police Chief
Town Assessor
Town Clerk and Registrar of Voters
Winslow Park Manager

Sophia L. Wilson
Caroline Pelletier
Thomas Pierce
Nicholas Adams and Alex Sirois
Peter Yezukevich
Brett Richardson
Jessica Maloy
Robert Bernard
Courtney Sparks
Wynter Giddings
Kyle Drexler
Nate Goodman
Quang Minh Le
Christine Wolfe
Neil Lyman



GOVERNMENT FINANCE OFFICERS ASSOCIATION

*Distinguished
Budget Presentation
Award*

PRESENTED TO

**Town of Freeport
Maine**

For the Fiscal Year Beginning

July 01, 2024

Christopher P. Morill

Executive Director

TOWN OF FREEPORT, MAINE

MUNICIPAL BUDGET FY 2026

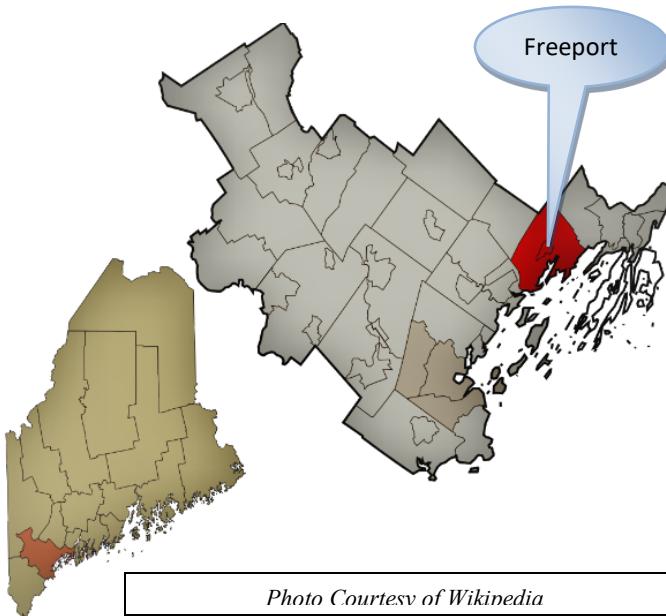
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The Town of Freeport-A Brief History and Community Overview

The Town of Freeport was “set off” from North Yarmouth in 1789, as at that time it had enough people to establish its own church. While Freeport was settled in the seventeenth century, population growth accelerated in the eighteenth century, as the deep indentations of the peninsulas caused there to be much attractive waterfront property. In addition, before the rail came to Freeport in 1849, the sea was a major method of transportation in Freeport and Casco Bay. The waterfront is still an active and vibrant part of Freeport; where ships were once built there is a large marina and where there was a fish packing plant now stands the Harraseeket Yacht Club.¹



theater, a bowling alley, gas stations, and many other shops.³

While things have changed since the 1800s, Freeport continues to have a vibrant downtown which attracts millions of tourists each summer and many thriving businesses. There has been residential growth outside the downtown, but it has not been immune to national economic fluctuations. For example, fiscal years 2019 and 2020 the town issued permits for new and/or replacement dwelling units in the low 40s due to the economic downturn and the ongoing pandemic; however, the Town watched this number rebound in fiscal year 2022 with 230 multi-family units combined with 89 either new and/or replacement dwelling units, for a total permit count of 292! Fiscal year 2023 the Town experienced another

Today, Freeport serves as a retail and commercial hub of Southern Midcoast Maine. In 1911, Leon Leonwood Bean began making the now famous “Bean Boots” of rubber sole and leather upper materials. Costing just \$3.50 per pair, these were first tailored to hunters, but became so popular they are still in production and commonly worn today.² In fact, shoe manufacturing was a large portion of Freeport’s business from the late 1800s through the mid-1960s; at the height of Freeport’s manufacturing era, the Town was home to eight shoe factories which employed more than 1,000 workers. During that time, Freeport’s downtown included several grocery, clothing, and shoe stores as well as a bank, restaurants, a movie



Shown is the depot for the Maine Central Railroad. The building was constructed in 1911 and later relocated to Boothbay.

Photo Courtesy of the Freeport Historical Society

¹ (Freeport Historical Society 1996, Introduction Page)

² (Freeport Historical Society 1996, Page 48)

³ (Bonney 2009)

economic downturn and saw this number decline into the low 50s.

The Project Review Board reviews and makes decisions on a variety of development proposals for the Town of Freeport. This includes applications for Site Plan Review, Subdivision Review, and Design Review. The Board annually reviews a steady stream of applications. The complexity of applications varies, with many requiring multiple types of review by the Board. In FY 24, two new subdivisions were approved during the year, including the Whitetail Subdivision (8 units) and Harraseeket Ridge Subdivision (80 units). In addition, the Board approved several Site Plan Amendments for Cedar Haven Campground, Desert of Maine, Hunter Road Fields, the L.L. Bean Flagship store, and a boat storage building at 33 Allen Range Rd. The Board also approved 14 Design Review Certificates and 16 shoreline stabilization applications.

The Planning Board primarily reviews ordinance amendments regarding zoning, subdivision, and shoreland zoning, and makes recommendations to the Town Council regarding an amendment's consistency with the Comprehensive Plan. In FY24, the Board worked on and recommended several ordinance amendments for approval, including:

amendments to the Design Review Ordinance to add clarity, options for staff review, and possible exemptions; updates to stormwater management and erosion control standards; an amendment to increase the number of food trucks allowed as an accessory use; eliminate the limitation on the number of stories for buildings in the VC-1 District; and update various ordinances to comply with new FEMA floodplain management maps and standards. In addition to these various ordinance amendments, the Board also began meeting more consistently with the Town's Comprehensive Plan consultants to discuss and work through the inventory chapter portion of the Comprehensive Plan update.



*Shoppers visiting Freeport Village Station on a summer day.
Photo Courtesy of Berenson Associates*

The most current list of the Town's top ten taxpayers, their valuation, and tax in dollars and then as a percentage of the total tax levy is listed below.

Town of Freeport Top Ten Taxpayers Breakdown As of April 1, 2024						
#	Taxpayer	Real Estate	Personal Prop.	Total Valuation	Tax	% of levy
1	BEAN, LL INC	181,020,900	44,976,668	225,997,568	3,017,068	8.87
2	BERENSON FREEPORT ASSOCIATES INC	28,431,700	-	28,431,700	379,563	1.12
3	MAST LANDING LLC	13,264,800	185,292	13,450,092	179,559	0.53
4	CENTRAL MAINE POWER CO	12,895,900	12,583	12,908,483	172,328	0.51
5	GIRI HARRASEEKET PROPERTY LLC	11,701,800	101,821	11,803,621	157,578	0.46
6	MBC RE HOLDINGS LLC	10,835,000	724,947	11,559,947	154,325	0.45
7	W/S FREEPORT PROPERTIES LLC	11,397,100	-	11,397,100	152,151	0.45
8	100 DOMAIN DRIVE DD LLC	9,396,600	-	9,396,600	125,445	0.37
9	HOLDEN BLOCK REALTY TRUST	8,049,900	-	8,049,900	107,466	0.32
10	FREEPORT CONVALESCENT CTR REALTY TRUST	7,149,200	295,668	7,444,868	99,389	0.29
Total valuation of Top Ten						\$ 340,439,879
Total taxes of Top Ten @13.35 per thousand						\$ 4,544,872
Total Town taxable valuation						\$ 2,548,475,392
Percentage of valuation carried by Top Ten						13.4%

Source: Town of Freeport Assessing Data

Current Statistics

Per the 2023 Census Estimate, the Town's population was 8,781 with the median age being 47.5 years old. The total number of housing units is 3,413 and of those, 2,744 were owner-occupied. The number of people graduating college or higher is 55.30% percent of the total; this is higher than the national average of 34.30% percent. Freeport's median income in 2022 dollars was \$95,398 versus the national average of \$75,149 per year. The work force in Freeport is relatively skilled as well, with 64.3 percent of people in the work force being in management, business, science, and arts occupations while the national average is just 63.0 percent.⁴

⁴ (U.S. Census Bureau)

Town of Freeport Statistics			
Source: U.S. Census Bureau-Fact Sheet-QuickFacts			
	Freeport	National	
	Amount	Percentage	Average
Total Population	8,781	N/A	N/A
Median Age	47.5	N/A	39.10
Average Household Size	2.50	N/A	2.57
Total Housing Units	3,413	N/A	145,344,636
Owner-occupied Housing Units	2,744	80.40%	64.80%
Renter-occupied Housing Units	669	19.60%	35.20%
Vacant Housing Units	277	N/A	N/A
High School Graduate or Higher (Population 25 and Over)	N/A	95.70%	89.10%
Bachelor's Degree or Higher	N/A	55.30%	34.30%
In Labor Force (Population 16 Years and Over)	N/A	64.30%	63.00%
Mean Travel Time to Work in Minutes (Workers 16 Years and Older)	22.5	N/A	26.70
Median Household Income in 2022 Dollars	\$ 95,398	N/A	\$ 75,149
Per Capita Income	\$ 52,871	N/A	\$ 41,261

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Bonney, E. "Taking Freeport, Maine From a Dying Shoe Manufacturing Town to a Vibrant Village Retail Center That is Now the Number One Tourist Attraction in Maine." Paper presented at Planning Conference-Mohegan Sun-Connecticut, Connecticut, 11 05, 2009.

Freeport Historical Society, . *Images of America-Freeport*. Dover, NH: Arcadia Publishing, 1996. (accessed June 27, 2012).

U.S. Census Bureau. "U.S. Census Bureau QuickFacts." <https://www.census.gov/quickfacts>

Form of Government

The Town was given a Charter in 1976 and went from a selectman/town meeting form of government to a Council/Manager form. The Town is very fortunate and has only had three managers since the change 45 years ago; one of those managers remained in Freeport for 30 years. The Town has seven councilors, with four coming from one of each of the Town's four voting districts and three being elected "at large" from throughout the community. Each year, the Council elects a Chairperson, and while the Chairperson presides over the meetings, all councilors have the same legislative authority. The Council's role is to set policy, and the Town Manager ensures that these policies are implemented and followed. The Town currently employs approximately 80 full-time employees and 70+ part-time and seasonal employees throughout the year. A town-wide organization chart is located on the following page, and detailed staffing levels by department are located within the following pages.

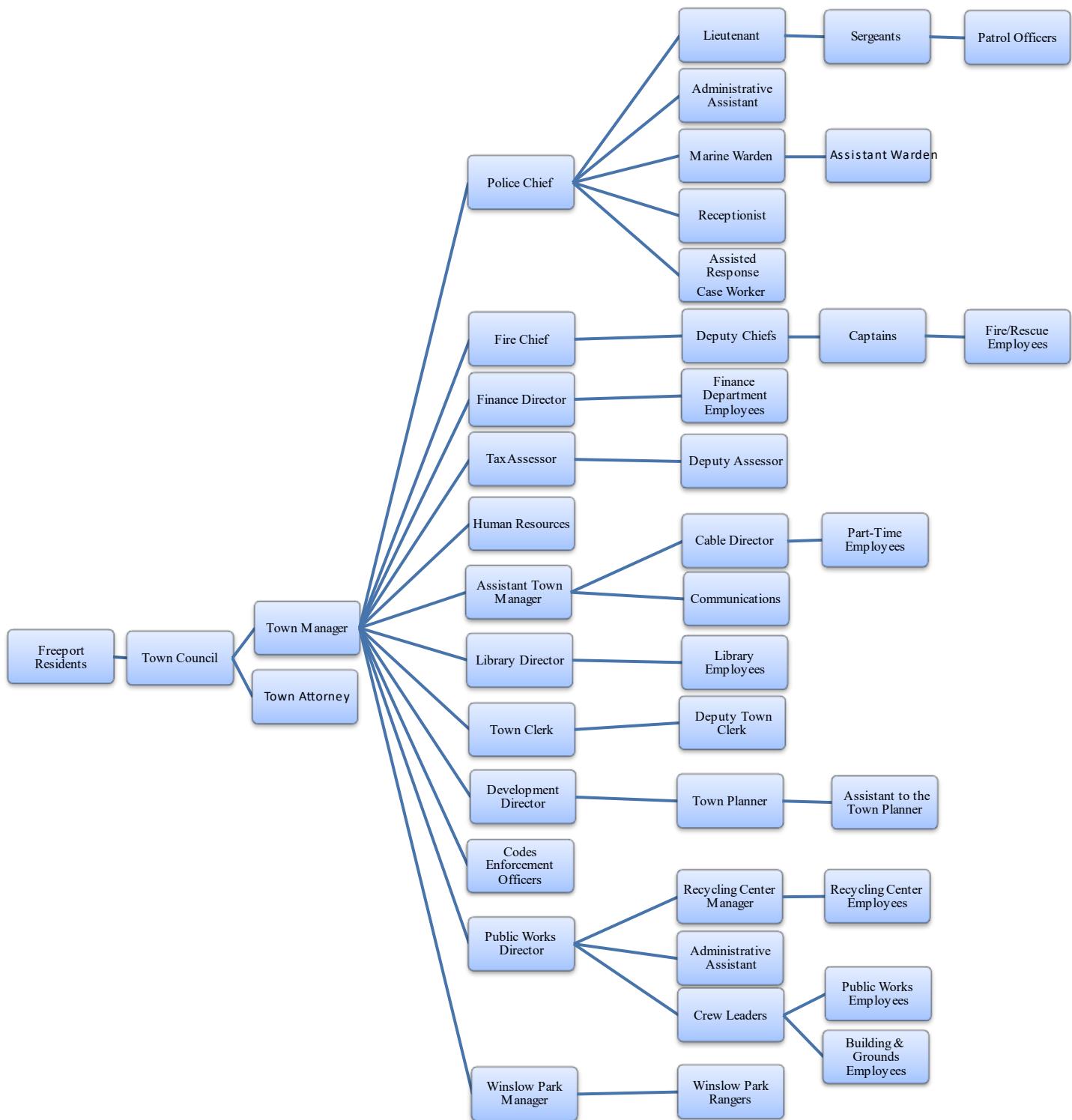


2025 Town Council

*Council Chair Joanna Benoit, Council Vice-Chair Eric Smith,
Councilor Henry Lawrence, Councilor Matthew Pillsbury,
Councilor John Egan, Councilor Daniel Piltch, and
Councilor William Brown.*

Photos Courtesy of Town Staff.

Town of Freeport Organizational Chart FY 2026



Town of Freeport
Historic Staffing Levels-Five-Year Comparison

	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026		
						Full-Time	Part-Time	Total FTE
Town Manager	1.00	1.00	1.00	1.00	2.00	2.00		2.00
Finance Department	5.00	5.00	5.00	5.00	5.00	5.00		5.00
Assessing	2.00	2.00	2.00	2.00	2.00	2.00		2.00
Town Clerk	2.00	2.00	2.00	2.00	2.00	2.00		2.00
General Administration	1.18	1.18	1.00	2.00	2.00	2.00		2.00
Police Department	17.00	17.00	18.00	18.00	18.00	18.00	1.00	19.00
Marine Warden	1.10	1.10	1.10	2.10	2.00	2.00		2.00
Fire/Rescue Department	18.45	19.50	19.50	19.50	19.50	10.00	9.50	19.50
Police Reception**	0.90	1.00	1.00	1.00	1.00	1.00		1.00
General Assistance	1.00	1.00	0.00	0.00	1.00	1.00		1.00
Public Works	13.90	13.90	13.90	13.90	13.90	13.90		13.90
Solid Waste and Recycling	3.60	3.60	3.20	3.20	3.20	3.00	0.40	3.40
Community Library	8.95	8.95	9.03	9.53	9.54	7.99	1.55	9.54
Development, Planning and Codes	4.00	4.00	3.40	5.20	6.20	7.00	0.40	7.40
Cable Television	2.12	2.12	2.25	2.25	2.45	1.00	1.45	2.45
Municipal Building Maintenance	3.35	3.35	3.35	3.00	3.00	3.00		3.00
Winslow Park	4.50	3.13	3.13	3.13	3.13	2.00	2.13	4.13
Totals	90.05	89.83	88.86	92.81	95.92	82.89	16.43	99.32

**It is notable that the police reception line does not include the dispatch services received from Brunswick.

Please note that staffing levels indicated are shown in a full-time equivalent (FTE) which does not take into account the actual number of employees, but rather the total employee hours budgeted for that department and how many full-time employees that would equal.

For FY 2026 there is one additional full time position added to the budget for Economic Development, one additional full time position for Police, and one additional full time position for an Environmental Services Specialist.

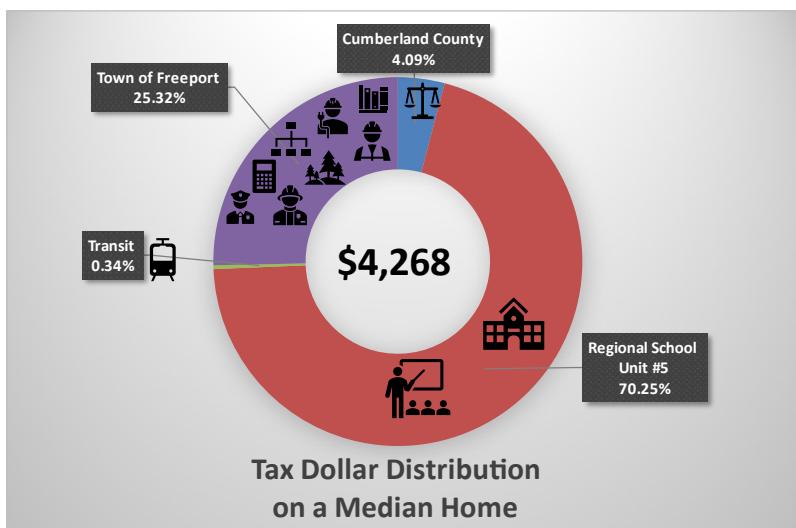


To: Sophia Wilson, Town Manager
From: Jessica Maloy, Finance Director
Re: FY 2026 Operating Budgets Transmittal Letter
Date: April 17, 2025

I am pleased to present the FY 2025-2026 budgets for the Town of Freeport's General Operating fund, Winslow Park fund, and the Capital and Tax Increment Financing funds. Staff approached the FY26 municipal budget process with the goal of moderately growing FY25 service levels and working to incrementally implement Town Council priorities. This included evaluating employee wages to support the Town's efforts to retain and recruit highly skilled and professional staff. These efforts, combined with continued inflation, supply chain issues, and cost-of-living increases, result in an increase in the general fund operating budget.

While the Town is required to assess and collect the annual property tax that funds all local services provided to our residents, the Town Council only controls the service level and net costs related to municipal services. Regional School Unit #5, Cumberland County, and the Greater Portland Metro (Transit) are separate legal entities with their own budget processes that result in assessments for which the Town is obligated to raise, collect, and transfer taxes. Please note that the projected mil, or tax, rate impacts are based upon preliminary taxable valuation figures that the Town Assessor will not finalize until after the budget process is complete:

Town of Freeport Proposed Tax Changes FY 2026						
Entity	FY 2025 Tax Amount	FY 2026 Projected Tax Amount	Projected Mil Rate Impact	\$ Levy Increase	% Levy Increase	
Cumberland County	\$ 1,442,472	\$ 1,405,907	\$ (0.0136)	\$ (36,565)	-2.53%	
RSU#5	\$ 22,692,612	\$ 24,376,552	\$ 0.6251	\$ 1,683,940	7.42%	
Transit	\$ 95,766	\$ 118,107	\$ 0.0083	\$ 22,341	23.33%	
Town of Freeport	\$ 7,646,095	\$ 8,331,614	\$ 0.2545	\$ 685,519	8.97%	
Total Tax	\$ 31,876,945	\$ 34,232,180	\$ 0.8743	\$ 2,355,235	7.39%	
Mil Rate Impact	0.000874349		\$0.87 per \$1,000 of value			

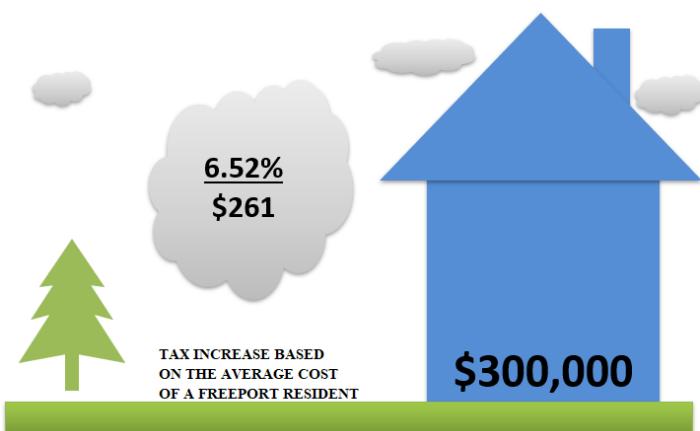


five cents (\$0.25/\$1,000) from FY 2025.

The adjacent chart details the Town's tax rate so the reader can see the historic trends in the rate. Please note that during FY 2018 and again in FY 2025, the Town's Assessor recognized that values had inclined due to the real estate market and increased all values for real property. The Town, RSU, and County maintained static net budgets, so when the valuations were inclined, the mil rate decreased to compensate for the higher values. This is the reason the mil rate decreased from \$15.80 to \$14.95 for FY 2018 and from \$13.75 to \$13.35 for FY 2025. The mil rate increased from \$14.95 to \$15.05 between FY 2018 and FY 2019 due to greater service-level needs as well as apparent revenue reductions. FY 2024 saw a slight increase to the mil rate to \$13.75 due to greater service-level needs and inflationary impacts.

The current millage rate, or property tax rate per \$1,000 of assessed valuation, is \$13.35. The presented budget proposes an increase of eighty-seven cents per thousand dollars (\$0.87/\$1,000) of valuation from FY 2025. The RSU #5 Board of Directors is proposing a sixty-three cent-per-thousand dollar (\$0.63/\$1,000) of valuation increase, the Cumberland County tax levy (which has been finalized) increase is less than one cent-per-thousand dollar (>\$0.01/\$1,000) of valuation increase, and the Transit Tax for the METRO system (which has been finalized) is also less than one cent-per-thousand dollar (>\$0.01/\$1,000) of valuation increase over FY 2025. While that is a total of eighty-seven cents-per-thousand dollars (\$0.87/\$1,000) of valuation, the Town's portion is an increase of twenty-

Fiscal Year	Mil Rate	Impact on \$300,000 Home
FY 2016	\$ 16.80	\$ 5,040
FY 2017	\$ 15.80	\$ 4,740
FY 2018	\$ 14.95	\$ 4,485
FY 2019	\$ 15.05	\$ 4,515
FY 2020	\$ 14.30	\$ 4,290
FY 2021	\$ 14.00	\$ 4,200
FY 2022	\$ 13.35	\$ 4,005
FY 2023	\$ 13.65	\$ 4,095
FY 2024	\$ 13.75	\$ 4,125
FY 2025	\$ 13.35	\$ 4,005
FY 2026 Projected	\$ 14.22	\$ 4,266



Although the budget process mainly focuses on the general fund, as it has the only direct impact on the Town's tax rate, the Town budgets for the General Fund, Winslow Park and Tax Increment Financing District special revenue funds in addition to the Capital Projects Fund. Summaries for each of these funds are included in this transmittal letter along with details of the major factors impacting the budget process including legislative changes, large expenditures, fund balance projections, and Town Council priorities.

Once again for the FY 2026 budget, staff worked to balance the increasing service level request with limited resources. The Council's budgetary financial guidelines for FY 2026 were as follows:

- Maintain stable residential property tax burden, minimizing increases while balancing quality public services.
- Develop clear plan and timeline for TIF renewal.

- Plan and analyze financial costs, benefits, and budget impacts of major initiatives such as the Transit Oriented Development District (Dog Bone).

Even with staff's efforts to find efficiencies and mitigate budgetary increases, the FY 2026 budget reflects a \$1,120,069 increase in total municipal operating expenses. This is offset by a \$434,550 increase in Non-Property Tax Revenue, leaving the Town with a \$685,519 property tax increase, or eight-point ninety-seven (8.97%) percent.

One continuing significant challenge for the Town has been the retention and recruitment of personnel. The FY 2026 budget reflects inflationary adjustments to the Town's Pay Scale (\$153,628), along with the standard step increases (\$149,412) and COLA impacts (\$228,100). The FY 2026 budget also includes a new Environmental Services position and a Police position net of FY 2025 retirements (\$131,160).

The new items and changes in the FY 2026 budget are shown below. Employee wage and step increases are the primary reasons for the expense increase coming in at \$677,800. Maine Employee Health Trust rates increased 9.2% from CY 2024 and staff are budgeting for a 9% increase for CY 2026; retirement contributions increased by 0.4% from FY 2025; and the Maine Paid Family Medical Leave contributions are budgeted at \$34,500 for FY 2026. For FY 2026, staff is also budgeting for an increase in recycling and MSW fees of \$95,000, debt service of \$46,400, paving of \$25,000, as well as a four percent increase in dispatch and animal control officer services. Staff is also budgeting for the use of the Marine Conservation Corp to work for six weeks during the year on town trails for \$27,000. These are offset by an increase in municipal revenue sharing of \$345,100 based on the State's program forecast; an excise tax increase of \$50,000 based on actual receipts and current vehicle prices, and an interest income increase of \$75,000, along with other smaller revenue im-pacts in the general fund for FY 2026. The Town has historically taken a conservative approach to budgeting for all revenues but has again adjusted this practice for FY 2026 given the nature of our Fund Balance and the performance of the local economy.

Please see the next pages for more details on each of the funds to be appropriated.

The General Fund

While the FY 2026 tax is projected to increase \$685,519 or 8.97%, the municipal budget has increased by \$1,120,069 or 7.70% from FY 2025 to FY 2026. Please see the historic Town of Freeport General Fund budgets for the past ten fiscal years.

Historic Town of Freeport Municipal Budget Comparison				
Town of Freeport	Budget	\$ Increase	% Increase	
FY 2016	\$ 9,352,257	\$ 386,598	4.31%	
FY 2017	\$ 9,447,391	\$ 95,134	1.02%	
FY 2018	\$ 9,730,935	\$ 283,544	3.00%	
FY 2019	\$ 10,105,160	\$ 374,225	3.85%	
FY 2020	\$ 10,410,637	\$ 305,477	3.02%	
FY 2021	\$ 10,481,981	\$ 71,344	0.69%	
FY 2022	\$ 10,985,225	\$ 503,244	4.80%	
FY 2023	\$ 11,976,225	\$ 991,000	9.02%	
FY 2024	\$ 13,197,285	\$ 1,221,060	10.20%	
FY 2025	\$ 14,552,820	\$ 1,355,535	10.27%	
FY 2026 Proposed	\$ 15,668,889	\$ 1,120,069	7.70%	

Excluding the County Tax, Transit Tax, and RSU #5 Tax

As mentioned above, the FY 2026 general fund budget directive to department heads was to prioritize, evaluate and control expenditures with responsible budgeting to minimize the impact on taxpayers and to strive to maintain a stable tax rate, while balancing quality public services. The Town management clearly communicated this same directive, and it is presented for FY 2026. The large budget changes, and their impact, are listed below. Please note that this is not a comprehensive list of all budget changes, rather merely a listing of the larger or new items.

Major Budget Changes-FY 2026 General Fund

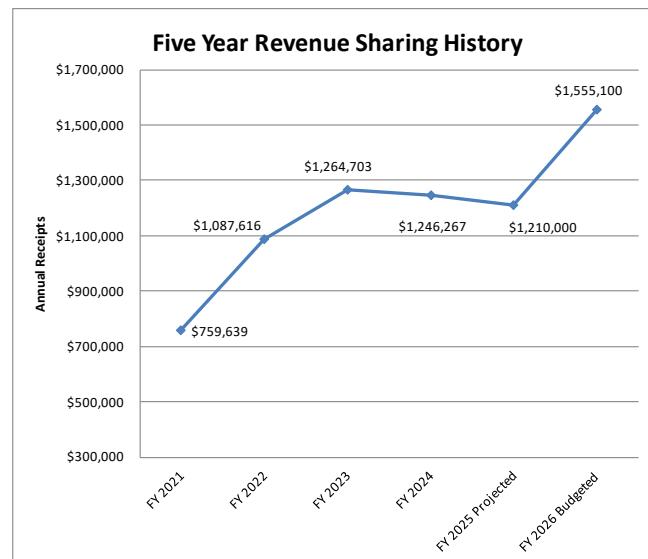
Department	Budget Change	Reason	Budget Impact	Mil Rate Impact
Revenue	Revenue Sharing	Increased to reflect State Predictions	\$ (345,100)	\$ (0.128114)
All	Benefits & Wages	COLA impact with step increases and staffing adjustments	\$ 677,800	\$ 0.251624
Solid Waste	Tipping/Hauling Fees	Increased to reflect current work and pricing	\$ 95,150	\$ 0.035323
Debt Service	Debt Service	Increased to reflect 2025 Bond	\$ 46,400	\$ 0.017225
Bustin's Island	Bustin's Island	Valuation Adjustments	\$ 42,200	\$ 0.015666
Conservation Commission	Contracted Services	Increased to reflect MCC work	\$ 27,000	\$ 0.010023
Total Major Budget Impacts			\$ 543,450	\$ 0.201749

Historically, the Council's annual goals drive the budget message. In the case of the past few years, one of the goals had been to maintain a stable tax rate. The Finance Director and Town Manager have presented a service level increase budget for FY 2026 to minimize the impact on taxpayers while balancing quality public services, incorporating the impact of Council initiatives, and economic inflation.

State-Level, Market, and Other Significant Impacts on the FY 2026 Budget

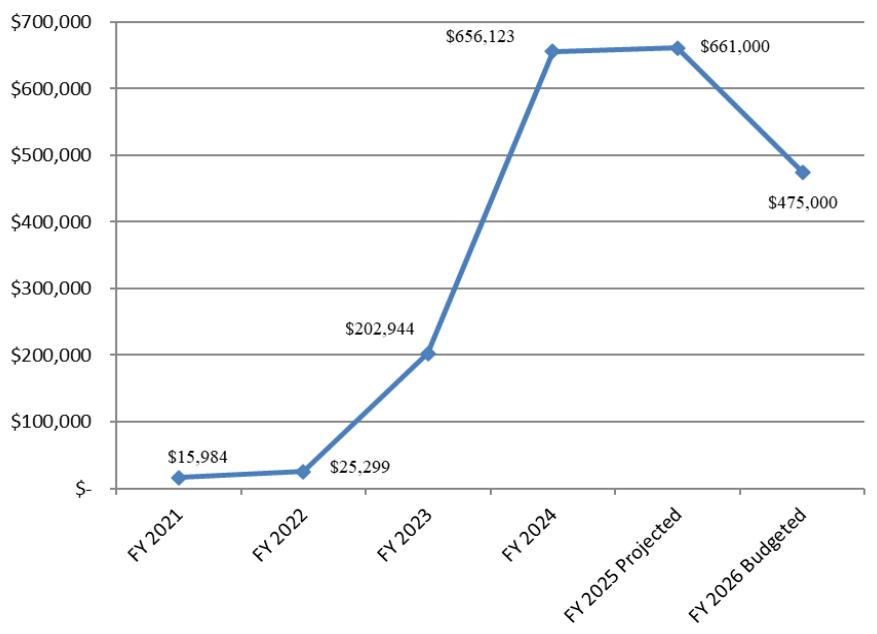
State Revenue Sharing

A large portion of the Town's general fund budget is revenue from the State of Maine, including State revenue sharing. Maine State Statute dictates that Towns are to receive five percent of the sales and income taxes received each year. These revenues are collected by the State and distributed based upon a valuation and population formula. A five-year history of State Revenue Sharing is included here for comparison purposes.



Market Factors-Interest Income

Interest Income Five Year History



The Town has seen significant changes in interest income over the last five years. It hit an all-time low of \$15,984 in FY 2021 and rebounded in FY 2023 to a record high \$656,123. Management continues to maintain a conservative approach and only increased the budget to \$475,000 for FY 2026. The Town's investment policy states that it invests its money (other than reserve and trust funds) in assets that preserve principal, cash-flow, and finally, give return. The Town's operating funds are invested in certificates of deposits and a nightly "sweep" account; the CDs are FDIC-insured and the "sweep" account is collateralized, and the majority of these investments are returning more than four percent of interest-per-year. A chart of the past five years' historic interest income receipts is listed here to illustrate the gradual increase and the impact on the General Fund.

Summary-the Difference between the Tax Rate and the Budgeted Amount

During budget season each year, staff attempts to differentiate between increases or decreases in budgeted amounts and tax amounts. The table below shows the budget amounts and then tax amounts from each of the four taxing bodies in Freeport (Cumberland County, RSU #5, METRO Transit, and the Town of Freeport) so the readers can understand this difference. Property tax revenue accounts for approximately half of the Town's general fund revenue, and as expenditures and revenues fluctuate, the property tax requirement to deliver services changes.

Town of Freeport Budget Recap FY 2025 vs FY 2026									
Taxing Body	Budget Amount				Tax Amount				% Increase
	FY 2025	FY 2026	\$ Increase	% Increase	FY 2025	FY 2026	\$ Increase	% Increase	
Cumberland County	\$ 1,442,472	\$ 1,405,907	\$ (36,565)	-2.53%	\$ 1,442,472	\$ 1,405,907	\$ (36,565)	-2.53%	
Regional School Unit #5	\$ 22,692,612	\$ 24,376,552	\$ 1,683,940	7.42%	\$ 22,692,612	\$ 24,376,552	\$ 1,683,940	7.42%	
Transit	\$ 95,766	\$ 118,107	\$ 22,341	23.33%	\$ 95,766	\$ 118,107	\$ 22,341	23.33%	
Town of Freeport	\$ 14,552,820	\$ 15,672,889	\$ 1,120,069	7.70%	\$ 7,646,095	\$ 8,331,614	\$ 685,519	8.97%	
Total Increase \$ 2,789,785				7.19%	Total Increase \$ 2,355,235				7.39%

THE CAPITAL PROJECTS FUND

In addition to the General Fund's operating budget, the Town Council adopted the five-year capital plan which is a planning document and is expected to make the FY 2026 capital appropriations on June 17th at the same time as all other budgets. The FY 2026 capital improvement program is seen in summary here with four years of historic data for comparative purposes. Specific projects and their impact on the operating budget (if applicable) are included in the capital budgeting section of this document.

Department	Capital Improvements Program Five-Year History					Proposed FY 2026
	FY2022	FY2023	FY2024	FY2025		
Police	\$ 62,000	\$ 120,000	\$ 350,000	\$ 396,000	\$ 120,000	
Fire	\$ -	\$ 137,000	\$ 35,000	\$ -	\$ 184,500	
Rescue	\$ 60,000	\$ 19,000	\$ 466,000	\$ 30,000	\$ 410,000	
Public Works	\$ 140,000	\$ 190,000	\$ 336,000	\$ 340,000	\$ 165,000	
Solid Waste	\$ 67,500	\$ 70,000	\$ 55,000	\$ -	\$ 20,000	
Comprehensive Town Improvements	\$ 630,000	\$ 375,000	\$ 1,061,750	\$ 580,000	\$ 865,000	
Municipal Facilities	\$ 88,500	\$ 460,000	\$ 667,000	\$ 355,000	\$ 622,500	
Cable	\$ 24,000	\$ 24,000	\$ 29,000	\$ 39,000	\$ 24,000	
Other	\$ 175,000	\$ 50,000	\$ 40,000	\$ -	\$ -	
Destination Freeport TIF District	\$ 375,000	\$ 210,000	\$ 324,000	\$ 197,325	\$ 380,000	
Concord Gully Brook TIF District	\$ -	\$ -	\$ -	\$ 45,000	\$ -	
Total	\$ 1,622,000	\$ 1,655,000	\$ 3,363,750	\$ 1,982,325	\$ 2,791,000	

The five-year capital plan is a listing of all intended projects and equipment purchases during the next five fiscal years. It is not an appropriation; the Town's Charter requires the capital and operating budgets to be adopted at the same time. Those appropriations will occur on June 17th, 2025.

One notable item is the method of funding capital projects; this can be confusing in light of discussions above about tax rate impacts. The Town has spent the past 35 years building reserve funds so its capital needs are largely satisfied by using reserves. The reserve funds are invested per the Town's investment policy in 25 percent equity funds and 75 percent fixed income instruments. Each year, the Council adopts the capital budget for the upcoming fiscal year, and that appropriation directs staff to transfer funds from the reserves into the capital projects fund for these upcoming projects. The Freeport Town Council has historically directed staff to produce "minimal tax increase" budgets, and this is one method of accomplishing that goal. The Town staff uses the balances as of the prior financial statements in order to "benchmark" whether or not there are sufficient funds to complete the upcoming projects, and informal unaudited fund balances to indicate the balances to the Council for budget deliberations. The December 31st, 2024 unaudited balances are shown to the right.

Town of Freeport Reserve Funds		
Draft Reserve Balances 12/31/2024		
For Funds Used in the Capital Planning Process		
Police	\$	280,727
Fire	\$	1,370,204
Rescue	\$	1,098,778
Public Works	\$	662,949
Solid Waste	\$	100,705
Comprehensive Town Imp.	\$	2,800,279
Municipal Facilities (1)	\$	163,828
Cable	\$	200,454
Other (2)	\$	126,129

Note 1: The Municipal Facilities capital improvement plan is taken from both the general administration and building maintenance reserves; these are summed above.

Note 2: The "Other" projects are Board and Committee requests and will be taken from the appropriate reserves based upon the project.

TIF FUNDS

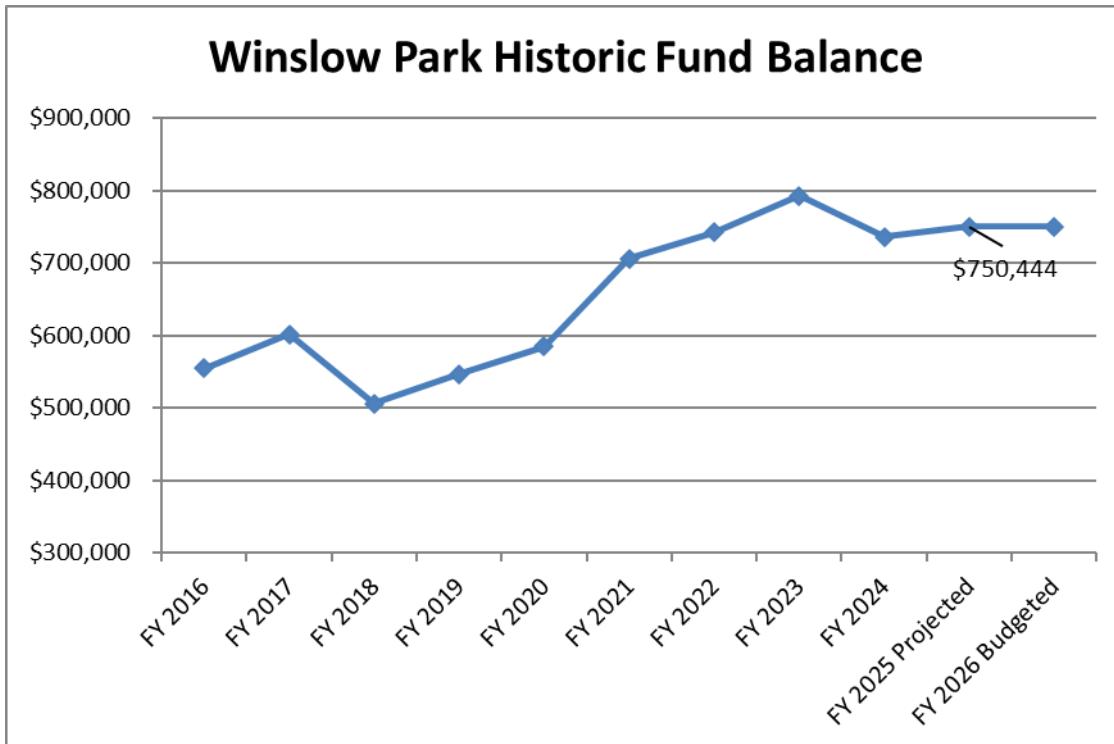
The TIF five-year capital plan was adopted on April 15th, 2025, and the FY 2026 budget is scheduled to be adopted on June 17th, 2025. Maine State Statutes allow for tax-increment financing districts. Currently, the Town has eight active TIF districts, but currently only two has increment available for infrastructure and economic development expenditures. The Town Council amended the Destination Freeport TIF in 2011 to “capture” more value and generate approximately \$25,000 more increment to support the Nordica Theatre development and support economic development efforts. In FY 2012, the Council increased the TIF’s “cap”, or value to which the tax rate is applied to generate an additional \$90,000 in increment to support economic development efforts. In 2023 the Town Council approved the Concord Gully Brook TIF to support watershed and town improvements. The FY 2026 TIF budgets includes sidewalk and watershed improvements, along with mandatory credit enhancement agreement items, and economic development. These are detailed in the fund’s section of this document.

Destination Freeport Historic Value and Tax Increment				
Fiscal Year	TIF Cap	Mil Rate	TIF Increment	
FY 2013	\$ 17,000,000	\$ 15.45	\$ 262,650	
FY 2014	\$ 17,000,000	\$ 15.85	\$ 269,450	
FY 2015	\$ 17,000,000	\$ 15.80	\$ 268,600	
FY 2016	\$ 18,332,146	\$ 16.80	\$ 307,980	
FY 2017	\$ 19,460,346	\$ 15.80	\$ 307,473	
FY 2018	\$ 20,000,000	\$ 14.95	\$ 299,000	
FY 2019	\$ 20,000,000	\$ 15.05	\$ 301,000	
FY 2020	\$ 20,000,000	\$ 14.30	\$ 286,000	
FY 2021	\$ 20,000,000	\$ 14.00	\$ 280,000	
FY 2022	\$ 20,000,000	\$ 13.35	\$ 267,000	
FY 2023	\$ 20,000,000	\$ 13.65	\$ 273,000	
FY 2024	\$ 20,000,000	\$ 13.75	\$ 275,000	
FY 2025	\$ 20,000,000	\$ 13.35	\$ 267,000	
FY 2026 Projected	\$ 20,000,000	\$ 14.23	\$ 284,527	

Concord Gully Brook Historic Value and Tax Increment				
Fiscal Year	TIF Value	Mil Rate	TIF Increment	
FY 2023	\$ 16,569,140	\$ 13.65	\$ 226,169	
FY 2024	\$ 31,117,535	\$ 13.75	\$ 427,866	
FY 2025	\$ 31,132,640	\$ 13.35	\$ 415,621	
FY 2026 Projected	\$ 31,132,640	\$ 14.23	\$ 442,904	

WINSLOW PARK FUND

The Winslow Park was donated by Adelaide Winslow Harb in 1953; one of the stipulations of the donation was that the revenue generated by the park's rental fees stay in a separate fund for accounting purposes. The Winslow Park generates approximately \$350,000 in revenue from park rentals, concessions, and other revenues. The fund maintains a healthy fund balance between \$500,000 and \$800,000 depending upon the required capital projects. The Winslow Park fund balance trend is shown in the adjoining chart. The Park staff's goals and objectives for FY 2026 are included in that fund's section of this document.



SUMMARY OF THE FY 2026 BUDGET

The FY 2026 budget was difficult to prepare with the state of the economy, inflation, and service level standards that have increased exponentially. As the budget stands as proposed, the tax is likely to increase eight-point nine seven percent on the municipal side. The total budget as proposed by the County, RSU, Transit and Town combined is seven-point one nine (7.19%) percent up from last year and the projected tax increase for all four entities is seven-point three nine (7.39%) percent, or eighty-seven cents per \$1,000 of value.

Town of Freeport Budget Recap FY 2025 vs FY 2026									
Taxing Body	Budget Amount				Tax Amount				% Increase
	FY 2025	FY 2026	\$ Increase	% Increase	FY 2025	FY 2026	\$ Increase	% Increase	
Cumberland County	\$ 1,442,472	\$ 1,405,907	\$ (36,565)	-2.53%	\$ 1,442,472	\$ 1,405,907	\$ (36,565)	-2.53%	
Regional School Unit #5	\$ 22,692,612	\$ 24,376,552	\$ 1,683,940	7.42%	\$ 22,692,612	\$ 24,376,552	\$ 1,683,940	7.42%	
Transit	\$ 95,766	\$ 118,107	\$ 22,341	23.33%	\$ 95,766	\$ 118,107	\$ 22,341	23.33%	
Town of Freeport	\$ 14,552,820	\$ 15,672,889	\$ 1,120,069	7.70%	\$ 7,646,095	\$ 8,331,614	\$ 685,519	8.97%	
Total Increase				7.19%	Total Increase				7.39%

While the upcoming year's budget is the subject of discussion, it is important to estimate where each budgeted fund will end up on June 30th, 2025. Certainly, these figures are subject to change over the next two and-a-half months, but the funds' projections are below.

The FY 2026 budget includes projections from the fiscal year ending June 30th, 2025. These projections are as follows:

FY 2025 Fund Balance Projections						
Funds Subject to Appropriation						
	6/30/2024	Projected		6/30/2025	\$ Increase/ (Decrease)	% Increase/ (Decrease)
	Fund Balance	Revenues	Expenditures	Fund Balance		
General Fund-Budgetary Basis	7,862,290	16,026,113	16,376,706	7,511,697	\$ (350,593)	-4.46%
Destination Freeport TIF Fund	548,390	267,000	292,325	523,065	\$ (25,325)	-4.62%
Concord Gully Brook TIF Fund	150,428	415,621	303,500	262,549	\$ 112,121	74.53%
Winslow Park Fund	735,774	492,240	477,570	750,444	\$ 14,670	1.99%

It is notable that the General Fund's fund balance is projected to decrease by \$(350,593) during FY 2025. This is a preliminary estimate, and staff has taken a very conservative approach to department expenditures along with some unanticipated revenues. If departments underspend their budgets (which they are directed to each year), the fund should show a surplus. Per Town policy, any fund balance above the one and-one-half minimum plus five percent allowed amount is either transferred to reserves if balances warrant funding or can be used to offset taxes or conduct other projects as designated by the Town Council. Staff will report to the Town Council each year on the status of the General Fund's fund balance after the financial statements are completed. During FY 2024, the excess fund balance was transferred to reserves to stabilize the accounts. The next five years of proposed capital budgets have been reviewed and have substantial impact to the reserves despite several of the Town's reserves containing lower balances than the benchmarks of the sum of the five-year plan or twenty percent of the 20-year capital improvement plan. Staff will continue to fund the reserves in order to achieve the proper levels if possible this year and will report back to the Council on this effort after the financial statements are completed.

The Destination Freeport TIF fund will receive approximately \$267,000 in increment during FY 2025, and the appropriations for the fund is \$292,325. It is expected that the fund balance in the Destination Freeport TIF

will decrease by that difference of approximately \$(25,325) during FY 2025, and the capital program includes \$380,000 in capital improvements in the subsequent year.

The Concord Gully Brook TIF fund will receive approximately \$415,621 in increment during FY 2025, and the appropriations for the fund is \$303,500. It is expected that the fund balance in the Concord Gully Brook TIF will increase by that difference of approximately \$112,121 during FY 2025.

The Winslow Park fund's fund balance is projected to increase \$14,670 during FY 2025, and while the Park's budget is balanced for FY 2026, it is likely that the operations will realize a declining fund balance now that many of the Park's capital projects are getting underway. This fund has historically generated surpluses each year, and during the past couple of years the Winslow Park Commission has conducted large-scale erosion control and other renovation projects in order to keep the Park beautiful to residents and visitors alike.

We are pleased to begin the official budget process and encourage any Council questions or comments. We look forward to answering them and conducting an efficient and transparent budget process.

PUBLIC SESSIONS

Each year, department heads assemble in the Town Council chambers to conduct an informal “Q&A” session with any public member who wishes to attend. This is a nice opportunity for residents or business-owners to gain information on the budget in a “low-pressure” setting.

May 28th from 5:30-6:30 PM and May 29th from 9:00-10:00 AM: public Q&A with department heads in the Council Chambers, 30 Main Street, Freeport, Maine as well as a ZOOM session on June 2nd at 6:30 PM.



To: Sophia Wilson, Town Manager
From: Jessica Maloy, Finance Director
Re: Update on the Town's FY 2026 Budget After Adoption
Date: June 25, 2025

As you know, the Council spent several months and many meetings deliberating the Municipal Budget. Presented below is a summary of the FY26 Municipal Budget after adoption:

The projected tax rate impact of the total budget is approximately an additional \$370 to the owner of the average \$425,000 home in Freeport.

	FY25	Projected FY26	\$ Increase	% Increase
Cumberland County	0.60	0.58	(0.01)	- 2.28%
Regional School Unit #5	9.37	9.99	0.63	6.67%
Transit	0.04	0.05	0.01	20.73%
Town of Freeport	3.35	3.60	0.25	7.60%
Total Tax	13.35	14.23	0.87	6.55%

The final impacts of all three budgets (Town, County, and RSU #5) are as follows:

Town of Freeport Budget Recap FY 2025 vs FY 2026									
Taxing Body	Budget Amount					Tax Amount			
	FY 2025	FY 2026	\$ Increase	% Increase	FY 2025	FY 2026	\$ Increase	% Increase	
Cumberland County	\$ 1,442,472	\$ 1,405,907	\$ (36,565)	-2.53%	\$ 442,472	\$ 405,907	\$ (36,565)	-2.53%	
Regional School Unit #5	\$ 22,692,612	\$ 24,376,552	\$ 1,683,940	7.42%	\$ 22,692,612	\$ 24,376,552	\$ 1,683,940	7.42%	
Transit	\$ 95,766	\$ 118,107	\$ 22,341	23.33%	\$ 95,766	\$ 118,107	\$ 22,341	23.33%	
Town of Freeport	\$ 14,552,820	\$ 15,672,889	\$ 1,120,069	7.70%	\$ 646,095	\$ 331,614	\$ 685,519	8.97%	
	Total Increase	\$ 2,789,785	7.19%				Total Increase	\$ 2,355,235	7.39%



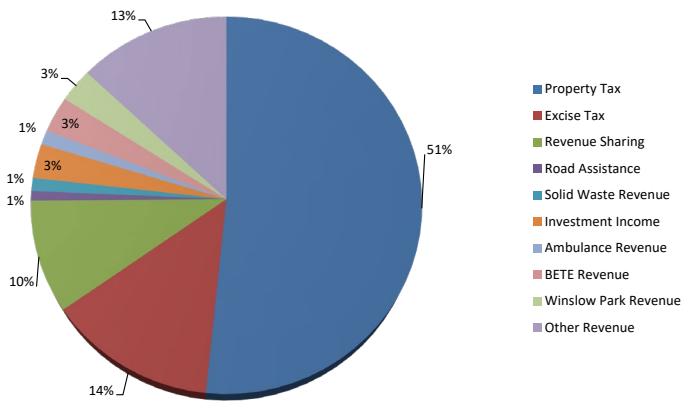
Budget-in-Brief-Town of Freeport July 1, 2025-June 30, 2026

Town of Freeport All Funds Subject to Appropriation Projected Fund Balance						
	General Fund	Winslow Park	Destination TIF Fund	Concord Gully Brook TIF Fund	Capital Projects Fund	Total All Funds Subject to Appropriation
06/30/2025 Unaudited Fund Balance	7,511,697	750,444	523,065	262,549	7,035,910	16,083,665
Revenues						
Taxes	36,527,180		267,000	415,621		37,209,801
Licenses, Permits, and Fees	287,225					287,225
Intergovernmental	2,869,500					2,869,500
Charges for Service	346,250	470,765				817,015
Fees and Fines	16,300					16,300
Unclassified	1,052,000				-	1,052,000
Investment Earnings	475,000					475,000
Total Revenues	41,573,455	470,765	267,000	415,621	-	42,726,841
Expenditures						
General Government	2,816,572					2,816,572
Public Safety	4,590,310					4,590,310
Public Works	3,176,650					3,176,650
Community Services	1,246,113	470,765				1,716,878
Education	24,376,552					24,376,552
Insurance and Fringe Benefits	3,158,950					3,158,950
Unclassified	2,092,008		380,000	340,645		2,812,653
Capital Outlay	-				2,411,000	2,411,000
Debt Service	116,300					116,300
Total Expenditures	41,573,455	470,765	380,000	340,645	2,411,000	45,175,865
Other Financing Sources/(Uses)	-				2,411,000	2,411,000
Change in Fund Balance	-	-	(113,000)	74,976	-	(38,024)
06/30/2026 Projected Ending Fund Balance	7,511,697	750,444	410,065	337,525	7,035,910	16,045,641

The [Destination Freeport & Concord Gully Brook Tax-Increment Financing Districts](#) includes the downtown Village area and the Watershed area. Both generate approximately \$700,000 in annual tax revenue to support economic development and downtown infrastructure projects. During FY 2026, the funds will support economic development, improve downtown sidewalks, and funds from the Destination Freeport TIF will ensure that the downtown is clean and litter-free.

The [Winslow Park Special Revenue Fund](#) includes \$472,665 in annual park entrance and camping fees. The Park had recently completed a large-scale erosion control and subsequent staircase reconstruction project in order that the Park will be as beautiful as it is today for decades to come. The FY 2026 budget is primarily a maintenance budget with adjustments to do repairs at Harb Cottage and provisions for shoreline cleanup. The Park's website and campground reservations can be found at www.freeportmaine.com under the Winslow Park link.

Total Revenue by Type-All Funds FY 2026 Budget



The [General Fund](#) - Total Budget \$15,672,889

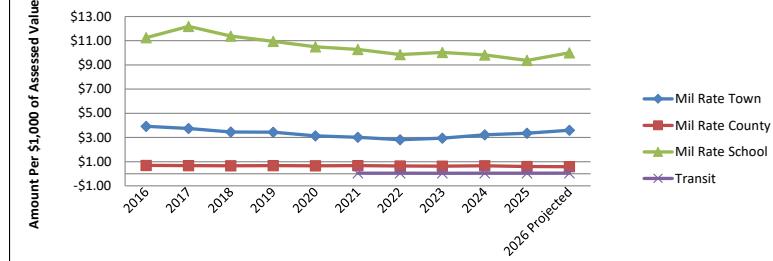
Highlights: twenty-five cent municipal tax rate increase

On the Town's median value \$300,000 home, municipal services are projected to cost the average taxpayer \$1,080 annually

This budget includes all police, fire, rescue, public works, overlay paving, general assistance, library, community cable television, voter services, recycling, general debt service, and most other basic services provided by the Town.

The [Capital Projects Fund](#) includes just over \$2.4 million in non-routine purchases or infrastructure improvements costing more than \$5,000. The plan is funded by the Town's reserve funds and includes such items as police cruisers, PW road or sidewalk equipment, road reconstruction, computer upgrades, among many other items. The five-year capital program was adopted on April 15th, 2025, and the first-year appropriation is anticipated to be made on June 17th, 2025. This full budget can be viewed online at www.freeportmaine.com under the finance department budget section.

Property Tax Levy History

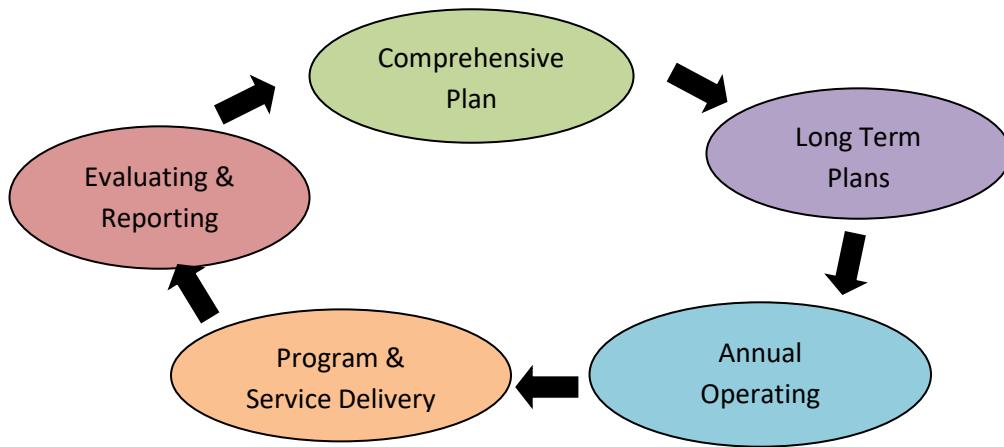


Town Council Goals, Strategic Goals, and Their Impact on the Budgeting Process

The 2011 Town of Freeport Comprehensive Plan serves as the Town's roadmap to maintain programs and services and advance priority projects and initiatives for the future. The Town is currently undergoing an update to the 2011 Comprehensive Plan.

The FY 2026 Budget outlines the Town's financial expenses and revenues including capital investments required to maintain and improve Town programs, services, and operations. The Town Council adopts a five-year capital plan each year and passes the first year of this plan as its capital budget. This process ensures the most current economic climate and costs associated with delivering services to the community are applied.

Staff uses a strategic framework that encompasses the range of planning activities that are carried out to effectively manage the municipality. This framework provides clarity, direction, and balance to achieving long-term plans while focusing on short-term actions. The framework is comprised of five key elements as shown below:



The Town of Freeport engaged residents to outline the direction Freeport Residents would like the community to move in, defining the unique identity that makes our Town succeed now and into the future. Development of this vision was led by a Council Committee that consisted of Staff, Council Members and Residents. This process indicated that the Town's residents strongly identify with Freeport's "small town feel". Intelligent growth and development can benefit Freeport if they are managed in a manner consistent with the "small town feel". It was felt this vision should be preserved, but not to the exclusion of all development. The 2011 Comprehensive Plan consisted of the following priorities:

- **Desirable Place to Live** – Freeport allows a variety of neighborhoods and housing types at a variety of prices while ensuring that workers in Freeport can afford to live in Freeport. We protect natural and historic resources including preserving and enhancing waterfront resources. We maintain large tracts of undeveloped fields and forests and provide opportunities to enjoy these places. We have recognizable transition from built-up village areas to rural areas while maintaining and improving the walk/bike ability of the town's neighborhoods so as to encourage community health and safety.
- **Responsible Stewards of the Environment** – Freeport provides incentives to develop land in ways that don't harm the environment. We ensure an adequate supply of potable

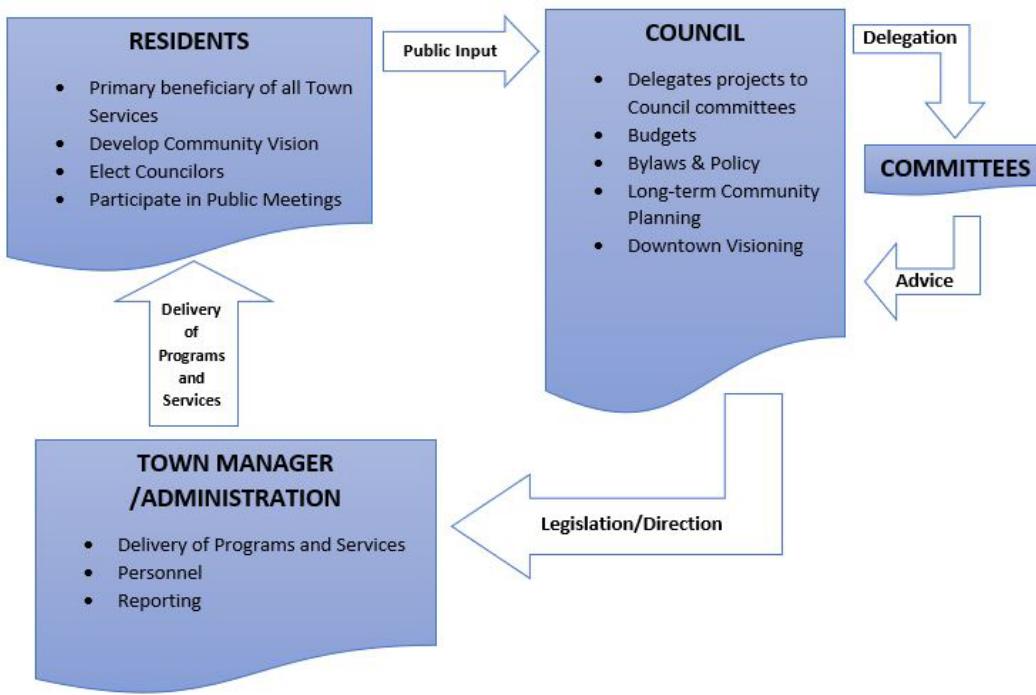
drinking water and protect environmentally sensitive areas. Freeport reduces energy consumption through efficient land and building use and design, non-car transportation opportunities, and clean waste management.

- **Strong and Stable Economy** – Freeport provides diversity of commercial enterprises that attracts visitors and sustains residents, consistent with the community's character. We promote Freeport as a destination to visitors. Freeport provides flexible regulations that allow creative site and building designs so as to minimize negative environmental impacts, improve traffic circulation and safety, and reduce our dependence on non-renewable energy resources.
- **Transportation** – Freeport promotes a variety of alternatives to the automobile, including walking, biking, rail, buses, and trains. Freeport improves the flow of traffic, both vehicular and pedestrian, in the village to reduce congestion and strives to maintain the existing system of roads, expanding only when necessary.
- **Growth** – Freeport's tax base would best accommodate growth by using infrastructure (roads, water and sewer lines, power lines, etc) and services (schools, libraries, firehouses, and other public investments) to plan for growth, rather than simply to react to growth pressures.

Staff develops long-term plans relating to the community vision, tying the needs of the community together and providing a roadmap for achieving these goals. These plans are not restricted to a time frame, they are presented in the form of implementation ideas and are used to aid in the development of future budgets. The Town will continue to ensure that the related elements within the strategic framework align to the Town's budgeting.

A municipal budget is developed and approved annually to finance the delivery of programs and services to the community according to Council approved service levels. Furthermore, the budget is the fiscal plan that supports the initiatives that make progress toward achieving the community vision and Council priorities.

The illustration below depicts the Town's governance model as well as the Council's direction as described above, including the roles of key stakeholders.



Each December after the November election, the new Town Council sets their priorities for the year. The Town Council periodically reviews these goals to ensure that they are achieved throughout the year. It is notable that while the goals cover a calendar year as that is consistent with the elections of new councilors, the financial items almost always correspond with the upcoming fiscal year. For example, the financial references in the 2024 goals refer to the FY 2025 budget process. The Council's Calendar Year 2025 annual goals that relate to fiscal planning are listed below:

- Maintain stable residential property tax burden, minimizing increases while balancing quality public services.
- Develop clear plan and timeline for TIF renewal.
- Plan and analyze financial costs, benefits, and budget impacts of major initiatives such as the Transit Oriented Development District (Dog Bone).

The Council's Calendar Year 2025 goals are listed below:

- Develop, approve, and implement new communications plan to systematically improve modes and frequency of communications with residents.
- Develop guiding plan for increased housing, including total goal of housing units by type and year-by-year plan to achieve these goals.
- Complete comprehensive planning process and approve new Comprehensive Plan with designated growth areas for high density housing development, while maintaining the town's rural character in most areas.
- Collaborate with Planning Board to consider implementing form-based code in certain zones. Transportation and Infrastructure
- Advance Route 1 corridor planning partnership with MDOT, providing increasing accessibility for active and public transportation.
- Complete new Emergency Management Plan to include vulnerabilities identified in the Climate Action Plan and increase community resilience planning.

Town Financial Policies and How They Impact the Budget Process

The Town of Freeport is fortunate enough to have a very progressive and proactive set of policies; these have kept the Town in a strong financial position with a stable tax rate during tough economic times.

The Town maintains policies on fund balance, investments, reserves, tax rate stabilization, and tax-increment financing districts (TIFs); these are summarized below and the full policies are listed in Appendix A. In addition, the Town's Charter addresses many financial items, such as the balanced budget. In section 6.03, the Town Charter states that "the total of proposed expenditures shall not exceed the total of the estimated income".

Fund Balance Policy Summary: The Town's Fund Balance Policy was originally passed in 1984, and was amended in 2011 and 2012 to include Government Accounting Standards Board Statement Number 54 (GASB 54) definitions of fund balance and change the amount of minimum fund balance from one month to one and-a-half months of the operating budgets of the general fund, Cumberland County tax levy, and RSU #5 tax levy. The finance director is to report back on the fund balance on an annual basis after the financial statements are complete.

Investment Policy Summary: The Town's Investment Policy was first adopted in 1998 and was revised in 2012 to make changes to the qualifications to do business with the Town, percentage of fixed income and equities in the reserve funds in addition to the definition of fixed income funds versus individual investments. The policy addresses the general and other co-mingled cash funds, reserves, and trusts, and specifies reporting requirements for each. The general and other co-mingled funds are governed specifically by Maine Statutes, and equity investments are not allowed in this category. The Town employs both a trust advisor and investment advisor as required by law for investing the reserve funds. This additional safekeeping agreement is required in order to ensure that a qualified broker/dealer is conducting the transactions on behalf of the Town. The trust funds are invested in a similar manner but include different fixed income and equities ratios. The reserves include 25 percent equities, while the trust funds are between 50 and 70 percent, depending upon their purpose.

Tax Rate Stabilization Fund: The Town adopted a tax rate stabilization fund in order to ensure a stable tax rate even during times of economic downturn in 1998 and was updated in 2011 to tighten the language allowing for the use of the fund for conformance with GASB 54. The tax rate stabilization fund is \$1 million, and up to 50 percent of it may only be used when the sum of the general fund, County, and RSU #5 budgets are requiring a five percent (or higher) budget increase, or a five percent increase is predicted in the Town's property tax mil rate.

Reserve Policy: The Town council passed a Reserve Account Policy in 1996, and it is revised from time-to-time to add a reserve fund. The reserves are listed specifically, and their funding sources are emergency rescue revenue in excess of the amount required to be used to offset operating fund costs, cable television franchise fees in excess of the budgeted annual transfer to offset the operating budget, parking fees, excess fund balance from the general fund, sale of equipment, lease proceeds, balances left in capital accounts, unanticipated revenues, amounts established in the annual operating budget, and interest earned by the investment account.

Tax Increment Financing (TIF) District Policy: The Town implemented its first Tax Increment Financing District Policy in 1998, and its most recent revision was in 2023. The TIF policy guides how a district is identified. The maximum number of years a TIF can extend is identified as 30 years with 20 years of bonds allowed in association with the TIF, no personal property can be included in the TIF, and other qualifications for creating such a district. In the State of Maine, one of the largest tools municipalities have to attract businesses is the credit enhancement agreement (CEA). The CEA is normally an addendum to a TIF document that allows a developer to be reimbursed for a portion of public infrastructure via a property tax rebate. In most circumstances, the developer completes a project that would otherwise not have been possible and proves associated eligible expenses to the Town. The Town collects the property tax increment (above the original assessed value of the parcels in the district) and remits a portion of this to the developer until they are reimbursed for an agreed-upon amount of their infrastructure costs.

Freeport strives to be a business-friendly community by maintaining a detailed and well-documented TIF policy that developers are able to understand and readily follow. During 2010 and 2011, the Town undertook a lengthy strategic planning process regarding the use of tax increment financing districts and produced a document that streamlines the process from the economic development office, to planning (and the planning board), the Town Council, and then finally implementing new tax increment financing districts. The Town and Freeport Economic Development Corporation hired a consultant to facilitate the process and encouraged much public participation. Since Freeport has so many small and locally-owned businesses, there was much public input.

Recap and Impact on the Budget Process: All of the above policies help to preserve Freeport's financial health by ensuring that the tax rate remains stable, there is adequate fund balance to maintain operations until the first installment is billed and received in November of each year, the reserves are funded and benchmarked, and investments are treated in a consistent way. The Town uses its policies as tools in the budgeting and annual accounting cycle. For example, each year during the budgeting process, staff reports to the council on the funding of the reserve funds. This assists the councilors in making decisions on capital improvement needs. The benchmark is 20 percent of the 20-year capital replacement schedule or the sum of the five-year plan. If the balance is within these parameters, it is considered sufficient unless there is an extraordinarily large and immediate need such as the purchase of a fire truck. In that case, staff reports the benchmarks with a disclaimer regarding that upcoming purchase. The fund balance policy contains language that the finance director will return to the council annually and give a specific report on the fund balance and upcoming cash needs so the council is prepared to make decisions on the appropriate expenditure of any fund balance above the minimum amount of one-and-one half months.

The Budget Process-the Schedule, the Funds, and How We Account for Each

Budget Process and Calendar

From plowing snow in the winter to maintaining our roads in the summer, from rail and bus transit to public safety services, these are the endeavors you depend on each day as a Town of Freeport resident and are tangible examples of your municipal taxes put to work. And every day residents place their trust in Town Staff to provide them with the highest quality, most efficient services that matter the most to them. Staff does this by managing the budget today and planning for tomorrow.

The Town's fiscal year begins on July 1st of each year, and the budget process begins by the Town Council setting goals during the prior December. The FY 2026 guidelines and goals as set in early 2025 related to the budget were as follows:

Budget and Taxes

- Maintain stable residential property tax burden, minimizing increases while balancing quality public services.
- Develop clear plan and timeline for TIF renewal.
- Plan and analyze financial costs, benefits, and budget impacts of major initiatives such as the Transit Oriented Development District (Dog Bone).

This sets the tone for the Town Manager and department heads, and in the case of FY 2026, staff designed budgets based upon a directive of no major discretionary expenditure increases, but reflective of Personnel cost adjustments and quality public service.

The Town's budget schedule is unique in that the process is not long in duration, but there are many different ways for the public to address the Council and staff. For example, during the capital budget and planning processes there are multiple Council workshops in addition to a public hearing. The operating budget schedule is a bit different; the budget is introduced by staff, and there is a public hearing and multiple workshops, but there are also public sessions during which the public can meet with any department head they wish and ask any questions regarding the budget that they may have, in an informal setting. There are no television cameras as there are at Council meetings, and the intention is that the setting be more comfortable for residents. In the spirit of an "open door" policy, staff always announces at the beginning of the budget process that staff is available for individual, councilor, and public member meetings, and introduces how those meetings are made. In addition, there is always public comment at each Council meeting, occasional public questions are addressed during workshops, and the public hearing is always well-attended. It is notable that all Council meetings are televised on cable television in addition to streaming live on the internet and captured on Video-on-Demand for subsequent viewings.

FY 2026 Budget Schedule		Council Action Required
December 2024	Council Workshop on Goal Setting	None
January 2025	Council Adopts Annual Goals	Order Made by Council
MONDAY, JANUARY 13th	Capital Requests and Narratives due to Finance Director	None
Thursday, February 20, 2025	Manager Transmits 5-Year Capital Program to Council	None
Tuesday, February 25, 2025	Manager and Finance Director Present 5-Year Capital Program During Council Meeting	Set Public Hearing and Advertise
Tuesday, February 25, 2025	Council Sets Public Hearing for April 1	None
Thursday, March 13, 2025	Council Workshop on 5-Year Capital Program	None
Tuesday, March 18, 2025	Council Workshop on 5-Year Capital Program	None
Sunday, May 25, 2025	HOLD: Council Workshop on 5-Year Capital Program	None
Tuesday, April 1, 2025	Public Hearing on Capital Program	None
Tuesday, April 15, 2025	Adoption of the 5-Year Capital Program	None
Thursday, April 17, 2025	Manager Transmits Operating, Capital and TIF Budget to Council	Resolution Made by Council
Thursday, May 1, 2025	Manager and Finance Director Present Operating, Capital and TIF Budget	None
Tuesday, May 6, 2025	Council Workshop on Budget and Council Sets Public Hearing for June 4	Set Public Hearing and Advertise
Tuesday, May 20, 2025	Council Workshop on Budget	None
Thursday, May 22, 2025	Council Workshop on Budget	None
Wednesday, May 28, 2025	5:30-6:30 PM Department Head Public Informal Q&A Session	None
Thursday, May 29, 2025	9:00-10:00 AM Department Head Public Informal Q&A Session	None
Monday, June 2, 2025	6:30 PM Department Head Public Informal Q&A Session via Zoom	None
Tuesday, June 3, 2025	Public Hearing on Operating, Capital, and TIF Budgets	None
Tuesday, June 10, 2025	HOLD: Council Workshop on Operating, Capital, and TIF Budgets	None
Tuesday, June 17, 2025	Target Date for Budget Adoption-Capital, TIF, and Operating Budgets/Appropriation Made	Order Made by Council

Supplemental Appropriations

The Town Council is able to pass supplemental appropriations after the budget is passed by Town Charter Section 6.08 as follows:

Supplemental Appropriations: If during the fiscal year the manager certifies that there are available, for appropriation, revenues in excess of those estimated in the budget, the council by ordinance shall make supplemental appropriations to either reduce the tax commitment, if the tax commitment has not already been made, increase the town's fund balance, or provide for an expenditure for the year up to the amount of such excess. In the instance of a supplemental appropriation for an expenditure, a two-thirds vote of the council shall be required.

Staff does not expect the Town Council to make any supplemental appropriations during the FY 2026 budgeting process. However, from time-to-time staff does present supplemental appropriations when these come from reserve or capital projects funds. An example of this is when the Town receives a grant and must approve a match. Staff does not budget these items as in the case the grant is not approved the match should not be expended.

Description of the Town's Funds and Basis of Budgeting

The five funds for which the Council passes a budget are the General, Destination Freeport TIF, Concord Gully Brook TIF, Winslow Park, and Capital Projects funds. The Town's budgeting method is consistent with the modified accrual basis of accounting. The Town budgets its revenue when it is measurable and available, and expenditures during the period when the liability is incurred, as it would be under accrual-basis accounting. However, the Town does not budget for depreciation expense. Debt service and certain compensated absences are budgeted only when the payments will actually be made.

General Fund: The general fund serves as the Town's operating fund; it is used to account for all activities that are not required to be accounted for in a separate fund.

Destination Freeport Tax Increment Financing (TIF) Fund: The Destination TIF Fund was created in 1999 to improve the infrastructure in the downtown area. The increase in value above the assessor's valuation at the time the TIF was granted by the State Department of Economic and Community Development (DECD) generates "property tax increment". This increment is placed in a special revenue fund, and used according to the TIF plan as approved by the DECD. This includes infrastructure improvements and economic development.

Concord Gully Brook Tax Increment Financing (TIF) Fund: The Concord Gully Brook TIF Fund was created in 2022 to improve the infrastructure and stormwater in the downtown area. The increase in value above the assessor's valuation at the time the TIF was granted by the State Department of Economic and Community Development (DECD) generates "property tax increment". This increment is placed in a special revenue fund, and used according to the TIF plan as approved by the DECD. This includes infrastructure and stormwater improvements.

Winslow Park Fund: In 1953, the Town resident Adelaide Winslow Harb gifted the Winslow Park land, cottage, and farmhouse for the purpose of creating a public park. Winslow Park's Harb Cottage is a very popular summer rental property as it is right on the ocean and surrounded by beautiful grounds. The rental income and associated expenses are accounted for in a special revenue fund.

Capital Fund: The Town Council adopts a five-year capital plan each year and passes the first year of this plan as its capital budget. The capital budget cycle is a calendar year, as opposed to all other funds, which are budgeted on a fiscal year from July 1-June 30 of each year. The capital fund accounts are all segregated by project and department, as passed by the Town council. The balances do not lapse into an "unassigned" type of fund balance, but rather remain on the books for three years or until the project is completed. (Town Charter Section 6.09)

While the five funds described above are subject to appropriation by the Town Council, the Town has funds that are not budgeted, but subject to policy or outside trust arrangements. These are as follows:

RSU #5 Assessments: This is the pass-through property tax that is levied by the Regional School Unit and required to be billed by the Town. This fund is not budgeted as all other funds because it is simply a pass-through tax levy.

Reserve Funds: The reserve funds are not budgeted because they are solely for use on capital projects and these are approved during the capital budgeting process or throughout the year by Council.

Grant Funds: These are not a part of the budgeting process, as they are approved individually when the grant is received by the council.

TIF Funds (Other than the Destination Freeport TIF): Tax Increment Financing District Funds are appropriated separately by a credit enhancement agreement by the council when the TIF is established (or amended if applicable), or when the Town uses TIF funds for capital projects, the Council approves these as part of the capital budget.

Lease Funds: These funds are not budgeted because the council approves the leases when they are negotiated and approves any transfers from these funds during the budget process.

Trust Funds: The Town has several trust funds, and all are governed by trust agreements. The council does not budget these funds because staff must follow the trust agreements regarding income and allowed expenses.

Town of Freeport Funds and Basis of Accounting				
Fund	Fund Category	Fund Type	Budgeted	Basis of Accounting
General Fund	Governmental	General	Yes	Modified Accrual
Winslow Park Fund	Governmental	Special Revenue	Yes	Modified Accrual
Capital Projects Fund	Governmental	Capital Projects	Yes	Modified Accrual
RSU #5 Assessments Fund	Governmental	Special Revenue	No	Modified Accrual
Reserves Fund	Governmental	Special Revenue	No	Modified Accrual
Grants Fund	Governmental	Special Revenue	No	Modified Accrual
			Destination Freeport and	
TIF Funds	Governmental	Special Revenue	Concord Gully Brook Only	Modified Accrual
Lease Fund	Governmental	Special Revenue	No	Modified Accrual
Trust Funds	Governmental	Permanent	No	Modified Accrual

The Town uses funds to report its financial position and results of its operations. Fund accounting segregates funds according to their intended purpose and to aid fiscal management by segregating transactions related to certain governmental functions and activities. A fund is a separate accounting entity with a self-balancing set of accounts which includes assets, liabilities, fund equity, revenues, and expenses. The table on the following page represents the structure for the Town.

Fund Type	Fund	Division	Department
Governmental	(Modified Accrual Accounting)		
General	General	General Government	Town Council Town Manager Human Resources Finance/Debt Service Assessing Town Clerk Communications Code Enforcement Planning Agency Support Economic Development Library
		Protection and Enforcement	Police Fire Rescue
		Public Works	Public Works Building & Grounds Solid Waste
		Unassigned	Community Cable Television Bustin's Island Boards and Committees
Special Revenue	Winslow Park	Winslow Park	Winslow Park Harb Cottage
	RSU #5	RSU #5	Non-Departmental
	Reserves	Reserves	Police Fire Rescue Public Works Solid Waste Comprehensive Town Imp. Municipal Facilities Cable Boards and Committees
	TIF	TIF	TIF II Desert Road TIF IV Destination Freeport TIF V Hotel TIF VI Housing TIF VII Concord Gully Brook TIF VIII Quarry Ridge
	Lease	Lease	Bartol Building Cell Tower
	Grants	Grants	Road Impact Fees Stormwater Connection Fees Police Speed Enforcement FEMA Shellfish Water Testing Fuel Assistance Rental Assistance ARPA Annual Donations Other
	Capital Projects	Capital Projects	Police Fire Rescue Public Works Solid Waste Boards and Committees TIF's Winslow Park
Permanent	Trust	Trust	Cemetery Care Library Benevolent

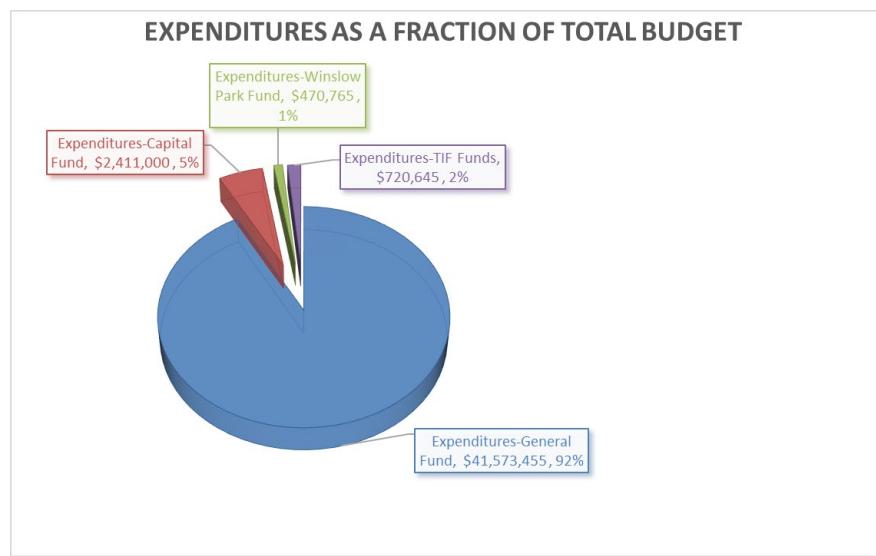
In addition to a description of the funds and the relationship between the funds, divisions, and departments, it is important to see the relationship between funds and their fund balances. An unaudited fund balance projection is listed below for all funds subject to appropriation.

Town of Freeport All Funds Subject to Appropriation Projected Fund Balance						
	General Fund	Winslow Park	Destination TIF Fund	Concord Gully Brook TIF Fund	Capital Projects Fund	Total All Funds Subject to Appropriation
06/30/2025 Unaudited Fund Balance	7,511,697	750,444	523,065	262,549	7,035,910	16,083,665
Revenues						
Taxes	36,527,180		267,000	415,621		37,209,801
Licenses, Permits, and Fees	287,225					287,225
Intergovernmental	2,869,500					2,869,500
Charges for Service	346,250	470,765				817,015
Fees and Fines	16,300					16,300
Unclassified	1,052,000				-	1,052,000
Investment Earnings	475,000					475,000
Total Revenues	41,573,455	470,765	267,000	415,621	-	42,726,841
Expenditures						
General Government	2,816,572					2,816,572
Public Safety	4,590,310					4,590,310
Public Works	3,176,650					3,176,650
Community Services	1,246,113	470,765				1,716,878
Education	24,376,552					24,376,552
Insurance and Fringe Benefits	3,158,950					3,158,950
Unclassified	2,092,008		380,000	340,645		2,812,653
Capital Outlay	-				2,411,000	2,411,000
Debt Service	116,300					116,300
Total Expenditures	41,573,455	470,765	380,000	340,645	2,411,000	45,175,865
Other Financing Sources/(Uses)	-				2,411,000	2,411,000
Change in Fund Balance	-	-	(113,000)	74,976	-	(38,024)
06/30/2026 Projected Ending Fund Balance	7,511,697	750,444	410,065	337,525	7,035,910	16,045,641

It is notable that the Destination Freeport TIF's fund balance will likely change by approximately \$(113,000) or approximately twenty-eight percent during FY 2025. The Destination Freeport TIF fund is allowed to be used both for economic development and infrastructure in the downtown TIF district. Each year, the capital budget for the TIF fluctuates, and the FY 2026 plan is \$87,675 more than the FY 2025 plan. This will allow the Town to rebuild some sidewalks, replace sidewalk equipment and fund Economic Development within the downtown district, as well as maintain an adequate fund balance.

While all funds' detailed revenue and expenditures and historic and budgeted fund balances are shown in each fund section, the total of all appropriated funds is listed here to show an overview of the size of the Town's budgets in addition to the changes in fund balance. During certain years there are large changes in the end-of-year fund balance. This is mainly due to large capital programs. The Town does not ever intend to hold funds in the capital fund at the end of the project (in most cases), as the funds are held in reserves and only transferred into the capital fund as they are appropriated by the Town Council.

While the table below shows the overall fund balance fluctuations and gives a good sense of the size of the budget as a whole, the funds themselves will be a better indicator of the fluctuation in fund balances due to the capital fund's effect on the schedule. The general fund is the Town's largest fund, and it is listed here individually; the table below that shows the entire amount to be appropriated by the Town Council by fund for FY 2026.

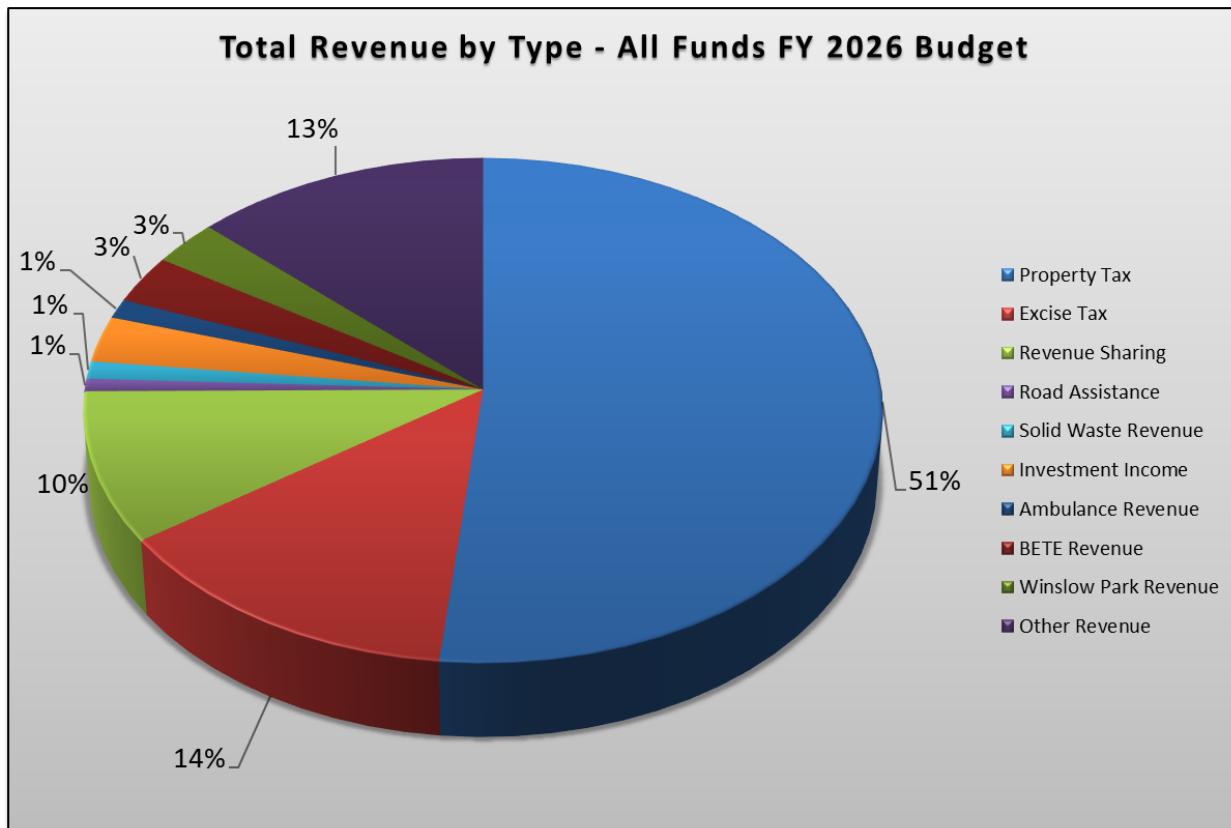


Town of Freeport Summary of Revenues and Expenditures-General Fund										
		Actual FY 2021	Actual FY 2022	Actual FY 2023	Actual FY 2024	Projected FY 2025	Budget FY 2026	Increase (Decrease)	% Change	
Beginning Fund Balance		\$ 7,230,875	\$ 7,571,132	\$ 8,524,445	\$ 6,983,345	\$ 7,862,290	\$ 7,511,697			
Revenues										
Taxes	\$ 28,557,159	\$ 29,449,598	\$ 30,423,701	\$ 32,295,333	\$ 34,362,395	\$ 36,527,180	\$ 2,164,785		6.30%	
Licenses, Permits, and Fees	\$ 492,954	\$ 355,686	\$ 342,312	\$ 311,264	\$ 295,711	\$ 287,225	\$ (8,486)		-2.87%	
Intergovernmental	\$ 2,158,187	\$ 2,351,790	\$ 2,741,488	\$ 2,807,368	\$ 2,595,947	\$ 2,869,500	\$ 273,553		10.54%	
Charges for Service	\$ 300,371	\$ 282,855	\$ 279,225	\$ 283,098	\$ 369,570	\$ 346,250	\$ (23,320)		-6.31%	
Fees and Fines	\$ 9,196	\$ 28,063	\$ 12,897	\$ 11,685	\$ 23,420	\$ 16,300	\$ (7,120)		-30.40%	
Unclassified	\$ 52,082	\$ 91,345	\$ 169,356	\$ 79,175	\$ 421,951	\$ 1,052,000	\$ 630,049		149.32%	
Investment Earnings	\$ 15,984	\$ 25,299	\$ 170,947	\$ 656,123	\$ 650,000	\$ 475,000	\$ (175,000)		-26.92%	
Total Revenues	\$ 31,585,933	\$ 32,584,636	\$ 34,139,926	\$ 36,444,046	\$ 38,718,994	\$ 41,573,455	\$ 2,854,461		7.37%	
Expenditures										
General Government	\$ 1,817,246	\$ 1,890,137	\$ 2,165,317	\$ 2,257,234	\$ 2,468,690	\$ 2,816,572	\$ 347,882		14.09%	
Public Safety	\$ 2,969,312	\$ 3,147,346	\$ 3,476,111	\$ 3,870,969	\$ 4,427,050	\$ 4,590,310	\$ 163,260		3.69%	
Public Works	\$ 2,239,669	\$ 2,143,859	\$ 2,414,727	\$ 2,583,194	\$ 2,750,149	\$ 3,176,650	\$ 426,501		15.51%	
Community Services	\$ 729,625	\$ 786,179	\$ 1,006,835	\$ 976,036	\$ 1,205,474	\$ 1,246,113	\$ 40,639		3.37%	
Education	\$ 19,125,015	\$ 19,919,982	\$ 20,513,344	\$ 21,239,560	\$ 22,692,612	\$ 24,376,552	\$ 1,683,940		7.42%	
Insurance and Fringe Benefits	\$ 1,831,775	\$ 1,901,944	\$ 2,180,530	\$ 2,517,405	\$ 2,822,480	\$ 3,158,950	\$ 336,470		11.92%	
Unclassified	\$ 1,639,672	\$ 1,653,607	\$ 1,703,041	\$ 1,878,079	\$ 1,958,310	\$ 2,092,008	\$ 133,698		6.83%	
Debt Service	\$ 98,363	\$ 38,269	\$ 70,681	\$ 70,276	\$ 69,822	\$ 116,300	\$ 46,478		66.57%	
Total Expenditures	\$ 30,450,677	\$ 31,481,323	\$ 33,530,586	\$ 35,392,753	\$ 38,394,587	\$ 41,573,455	\$ 3,178,868		8.28%	
Other Financing Sources/(Uses)	\$ (794,999)	\$ (150,000)	\$ (2,150,440)	\$ (172,348)	\$ (675,000)		\$ 675,000		-100.00%	
Change in Fund Balance	\$ 340,257	\$ 953,313	\$ (1,541,100)	\$ 878,945	\$ (350,593)	\$ -	\$ (350,593)		100.00%	
Ending Fund Balance	\$ 7,571,132	\$ 8,524,445	\$ 6,983,345	\$ 7,862,290	\$ 7,511,697	\$ 7,511,697	\$ -		0.00%	

It is notable that the expenditures in the general fund include the \$24.4 million payment to RSU #5. These payments are shown in the general fund.

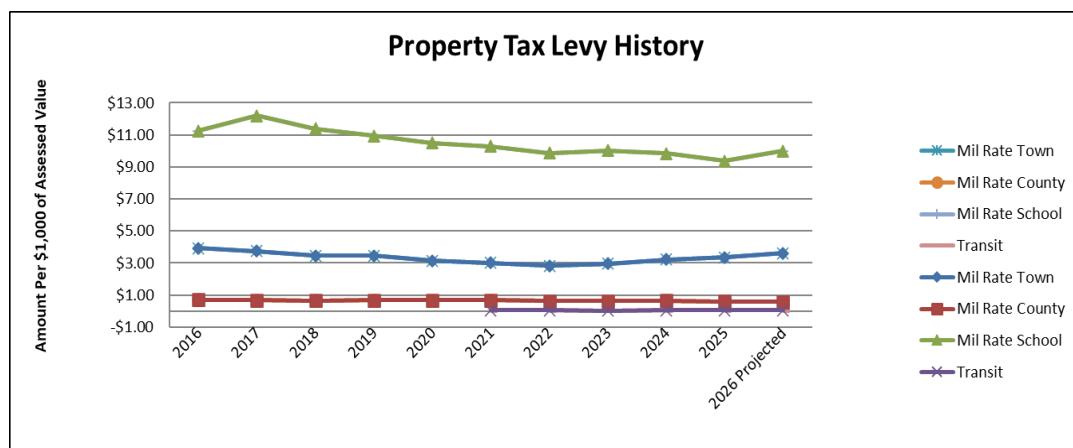
Total All Funds Historic and Budgeted Fund Balances												
	FY 2019 Audited	FY 2020 Audited	FY 2021 Audited	FY 2022 Audited	FY 2023 Audited	FY 2024 Audited	FY 2025 Projected	FY 2026 Budgeted				
Beginning Balance	\$ 10,828,971	\$ 11,615,374	\$ 13,230,049	\$ 13,443,197	\$ 15,490,787	\$ 15,317,042	\$ 16,332,792	\$ 16,083,665				
Revenue-General Fund	\$ 29,920,302	\$ 30,476,370	\$ 31,585,932	\$ 32,584,636	\$ 34,139,926	\$ 36,444,046	\$ 38,718,994	\$ 41,573,455				
Revenue-Capital Fund	\$ 228,482	\$ 21,373	\$ 104,677	\$ 696,822	\$ 41,200	\$ 88,481	\$ -	\$ -				
Revenue-Winslow Park Fund	\$ 324,693	\$ 277,767	\$ 352,619	\$ 382,843	\$ 429,075	\$ 426,247	\$ 492,240	\$ 470,765				
Revenue-TIF Funds	\$ 301,000	\$ 286,000	\$ 280,000	\$ 267,000	\$ 549,169	\$ 702,866	\$ 682,621	\$ 682,621				
Revenue-NET Fund	\$ 278,108	\$ 345,673	\$ 226,136	\$ 117,087	\$ 62,118	\$ -	\$ -	\$ -				
Expenditures-General Fund	\$ 28,905,040	\$ 29,716,466	\$ 30,450,677	\$ 31,481,322	\$ 33,530,586	\$ 35,392,753	\$ 38,394,587	\$ 41,573,455				
Expenditures-Capital Fund	\$ 1,455,369	\$ 682,396	\$ 1,403,960	\$ 1,021,869	\$ 1,835,013	\$ 1,635,130	\$ 3,240,000	\$ 2,411,000				
Expenditures-Winslow Park Fund	\$ 283,640	\$ 239,670	\$ 231,523	\$ 347,056	\$ 378,594	\$ 482,981	\$ 477,570	\$ 470,765				
Expenditures-TIF Funds	\$ 288,991	\$ 344,580	\$ 120,434	\$ 212,621	\$ 488,025	\$ 610,085	\$ 595,825	\$ 720,645				
Expenses-NET Fund	\$ 221,407	\$ 234,923	\$ 202,592	\$ 104,237	\$ 28,450	\$ -	\$ -	\$ -				
Other Sources/(Uses)	\$ 888,265	\$ 1,425,527	\$ 72,970	\$ 1,166,307	\$ 865,435	\$ 1,475,059	\$ 2,565,000	\$ 2,411,000				
Ending Balance	\$ 11,615,374	\$ 13,230,049	\$ 13,443,197	\$ 15,490,787	\$ 15,317,042	\$ 16,332,792	\$ 16,083,665	\$ 16,045,641				
Change in Fund Balance	\$ 786,403	\$ 1,614,675	\$ 213,148	\$ 2,047,590	\$ (173,745)	\$ 1,015,750	\$ (249,127)	\$ (38,024)				

Town Revenues-Sources and Historic Data



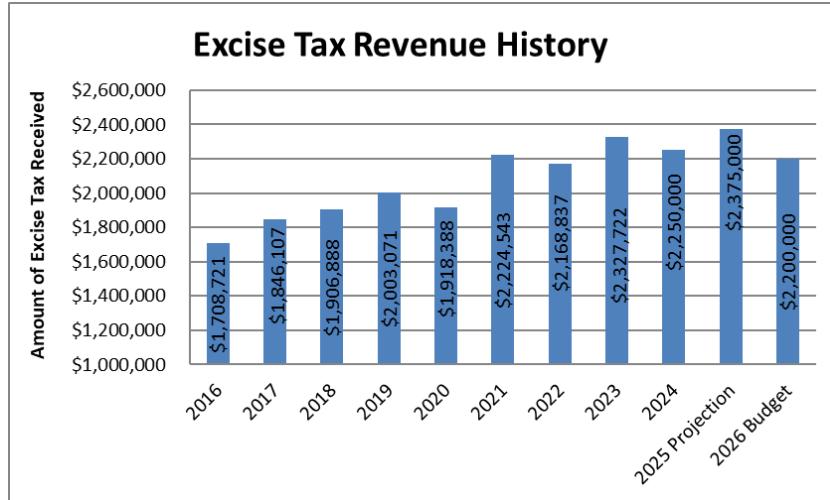
The Town of Freeport has numerous general fund sources of revenue; 11 of the major sources are listed below with ten years of historic information wherever possible and practical.

PROPERTY TAXES Maine State Statute Title 36 allows municipalities to levy property taxes on real and personal property each year as it is assessed on April 1st. Historically, approximately 50 percent of the Town's general fund budget is funded by property taxes. These are taxes levied on businesses and residents of the Town that pay for essential programs and services for the Town, Cumberland County, Transit, and Regional School Unit #5. The Town Council has control over the Town's general fund tax levy, but the County, Transit, and RSU taxes are sent to the Town tax assessor and he must levy those exact amounts. The Town's general fund levy is approximately 25 percent of the total tax levy. The Town's proposed FY 2026 property tax levy is approximately \$3.60 per \$1,000 of assessed value. The last ten years of property tax levies is shown above by Town, School, Transit and County.



MOTOR VEHICLE EXCISE TAX

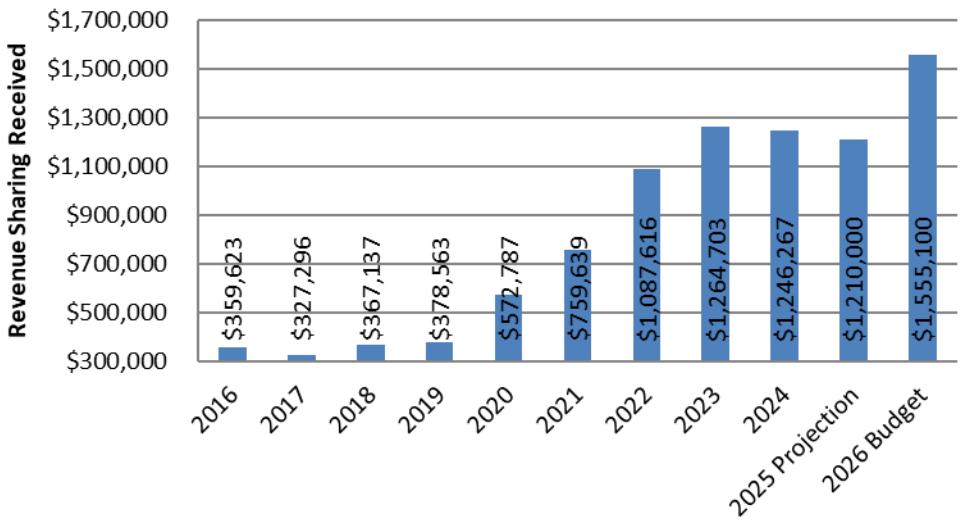
Maine State Statute Title 36 Chapter 111 allows municipalities to levy and collect motor vehicle excise tax each year from residents of the Town who operate a motor vehicle on a public way. The excise tax is based upon the original manufacturer's suggested retail price of the vehicle and depreciates for a six-year period. Excise tax stays with the Town and is used for road maintenance and paving. The last ten years of vehicle excise tax is shown to the right. The FY 2026 estimate is \$2.2 million.



STATE REVENUE SHARING Maine State Statute Title 30-A Chapter 223 defines the State Revenue Sharing. The State collects all sales and income taxes in the State of Maine, and the intent of the revenue sharing was to remit 5% of these funds back to the Towns based upon their population and valuation in order to offset the property tax levy. However, during tough economic times, the Maine State Legislature removes funds from the municipal revenue sharing fund in order to assist with State budget-balancing. In addition, there are two types of revenue sharing; in 2009, the Legislature revised the Statute to more clearly define which revenue sharing was to be remitted to all towns, and which was to be remitted to only those towns with a "disproportionate tax burdens" or higher-than-average mil rates. The goal is to remit 80% of all revenue sharing collected to all municipalities, and 20% remitted to these "disproportionate tax burden" towns, as they are almost always service-center communities. Revenue sharing fluctuates greatly due to this in addition to the natural fluctuation relating to sales and income tax collected. The last ten years of revenue sharing collected from the State of Maine are listed. The reader can see that there were many historic legislative reductions in revenue sharing. The Maine State Legislature, in 2021, voted to fully fund and restore State-Municipal Revenue Sharing to its full 5% and we've seen a great rebound in the amount of sales and income tax collected since the pandemic.

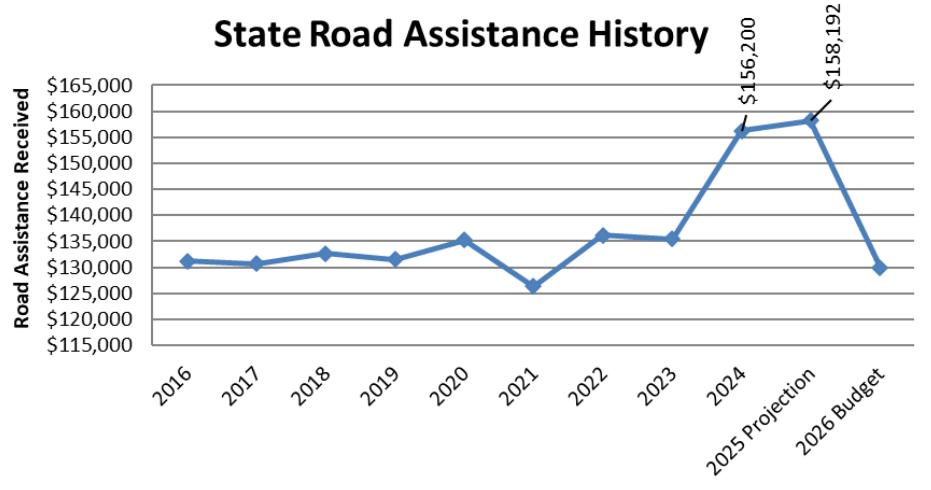
The FY 2026 estimate is \$1.56 million.

State Revenue Sharing History



STATE ROAD ASSISTANCE Maine State Statute Title 23 Chapter 19 Subchapter 6 defines State road assistance to municipalities, and this is based upon the number of lane miles of State roads maintained by each Town. Local Road Assistance Program (LRAP) funds are distributed quarterly. Funds are distributed based upon the type of road (rural, urban, and major vs minor collectors) in addition to a specified amount for winter and summer maintenance. Each year, the LRAP fund must be nine percent of the total State Highway Fund allocation to the Department of

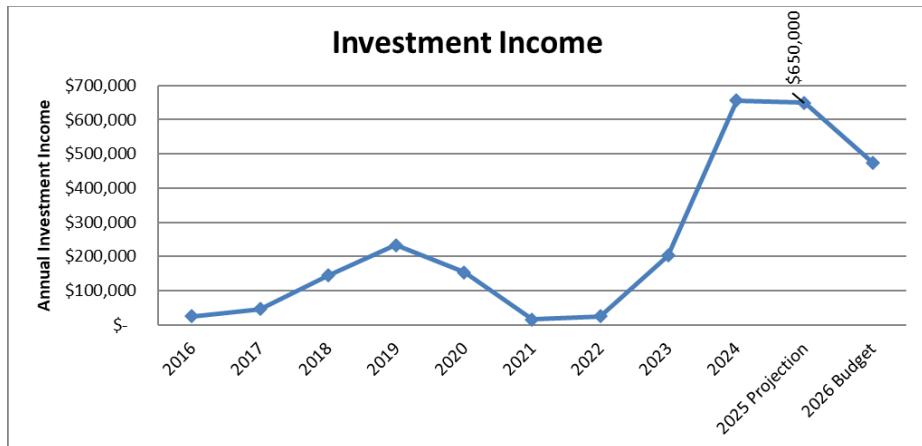
Transportation. As these funds fluctuate, the State Commissioner of Transportation must adjust the amount of reimbursement to meet the size of the fund. The Town's annual receipts are approximately \$130,000, and even though we are projecting an increase for FY 2026, our budget remains conservative at the average amount received. These funds are required to be used to maintain State roads located within the Town.



SOLID WASTE RECYCLED MATERIAL The Town operates the Transfer Station where residents can bring their trash and recyclables. To help cover some of the costs of running the facility, residents are charged fees for what they dispose of at the Transfer Station. Recycling is one-way residents can reduce costs since recycling costs less than waste disposal. The combination of the revenue from the sale of recyclables and the user fees collected resulted in the annual revenue of approximately \$200,000 for FY 2025.

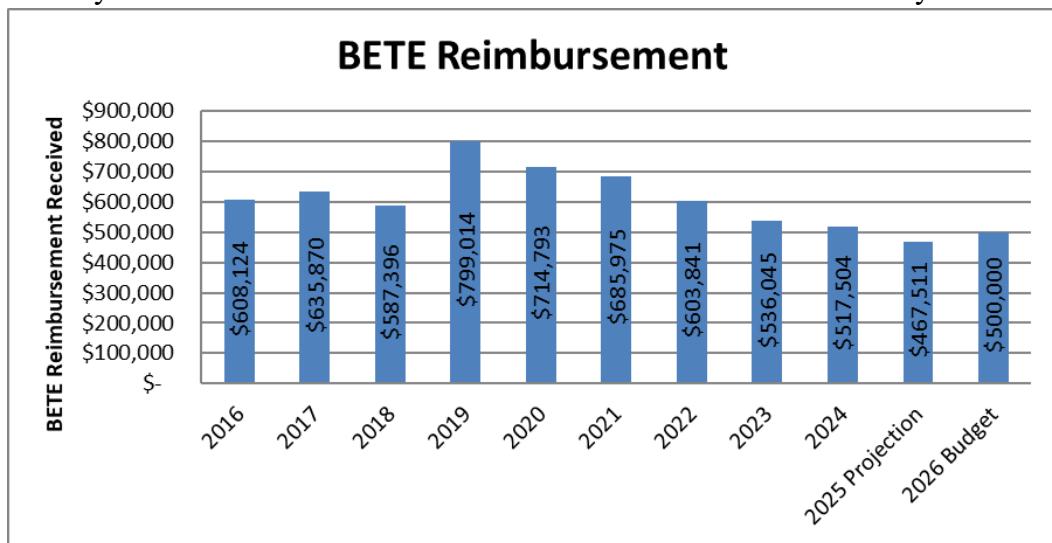


INVESTMENT INCOME The proceeds from the Town's bank and investment accounts other than reserves and trusts is shown in the general fund. The annual income historically has varied greatly; but most recently, to less than \$25,000 in 2015 due to market fluctuations, balances in the accounts, and cash-flow needs over the years, followed by a recent surge starting in 2018, reaching a peak of \$232,000 in 2019. Unfortunately, due to the pandemic and economic state we saw a steep decline to \$16,000 for 2021. The Town has rebounded since then and is projecting \$650,000 for FY 2025. Our budget for FY 2026 remains conservative given the volatile market at \$475,000. A ten-year history is shown here.

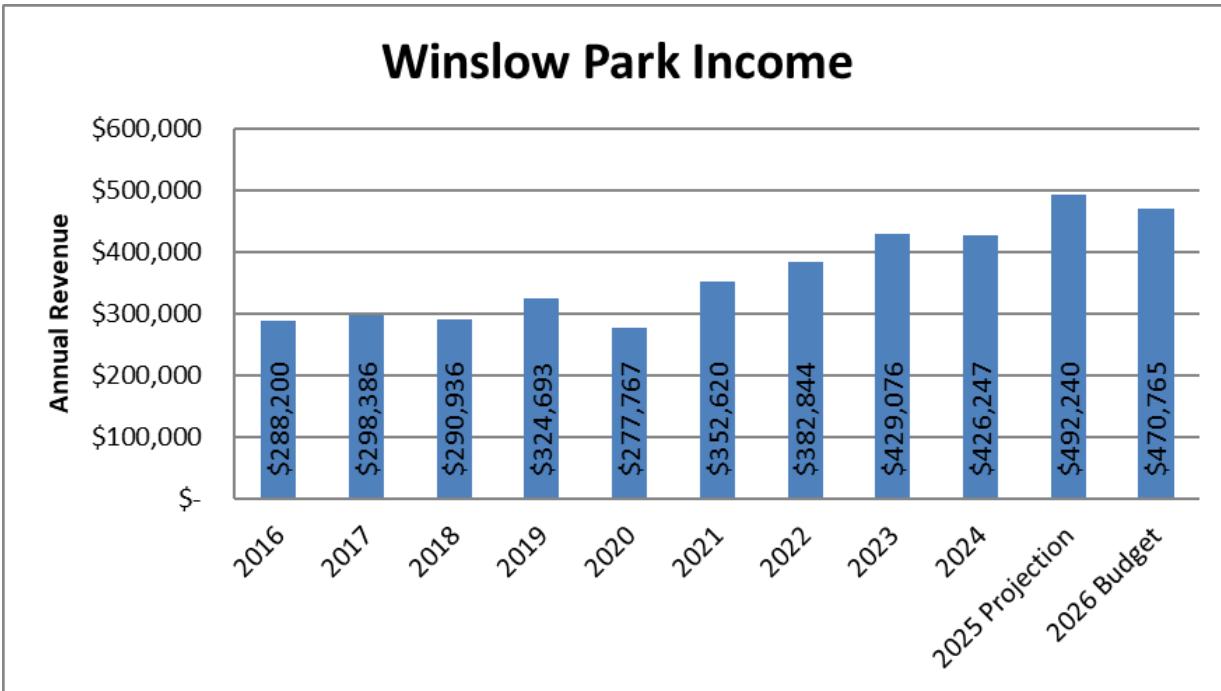


AMBULANCE REVENUE The Town reflects approximately \$200,000 in emergency ambulance revenue each year in the general fund to pay for the salaries of the rescue employees, medical supplies, and other overhead associated with operating an emergency rescue service. Any remaining funds are kept in the reserve funds for rescue replacement.

BUSINESS EQUIPMENT TAX EXEMPTION REIMBURSEMENT Maine State Statute Title 36 Chapter 105 describes the Business Equipment Tax Exemption (BETE) program. This program allows businesses with qualifying equipment to apply for and receive a tax exemption for their equipment. The State recognizes that personal property tax can be significant for municipalities, as it is normally taxed at the same rate as real estate. The State is currently reimbursing the Towns 50 percent. The BETE reimbursement is very difficult to predict from one year to the next, as equipment is placed in service, old equipment is removed from service, and equipment depreciates each year. The Town has been receiving, on average, approximately \$530,000 in BETE reimbursement each year with this slight uptick beginning in FY 2016 and a slow and steady decline since FY 2019. A ten-year history is shown here.



WINSLOW PARK REVENUE Each year, over 25,000 people visit the Winslow Park beach, playground, and campground, which generates approximately \$350,000 in annual revenue to support operations and capital projects at the Park. This is comprised of gate fees for people visiting the beach and playground, soda and refreshment fees, and camping fees. The ten-year history of the Park's revenue is listed in the chart to the side.



THE GENERAL FUND

Photo Courtesy: Jeffrey Smith

The General Fund-The Town's Operating Fund

The Town's general fund is the largest operating fund in the budget, and accounts for most of the day-to-day expenditures that occur town wide. The general fund is used to account for all activities that are not required to be accounted for elsewhere in separate funds. The revenue reported in the general fund is either designated by State law as required to fund a general fund activity (for example, road maintenance) or not required to be reported in another fund (for example, interest income). A summary of the general fund's budget is listed in the table below with a historic comparison below that. This is followed by a summary of the general fund's budget and forecast. The general fund departments are described in detail with performance measures and goals and objectives in the subsequent pages.

Town of Freeport Summary of Revenues and Expenditures-General Fund											
		Actual FY 2021	Actual FY 2022	Actual FY 2023	Actual FY 2024	Projected FY 2025	Budget FY 2026	Increase (Decrease)	% Change		
Beginning Fund Balance		\$ 7,230,875	\$ 7,571,132	\$ 8,524,445	\$ 6,983,345	\$ 7,862,290	\$ 7,511,697				
Revenues											
Taxes	\$ 28,557,159	\$ 29,449,598	\$ 30,423,701	\$ 32,295,333	\$ 34,362,395	\$ 36,527,180	\$ 2,164,785	6.30%			
Licenses, Permits, and Fees	\$ 492,954	\$ 355,686	\$ 342,312	\$ 311,264	\$ 295,711	\$ 287,225	\$ (8,486)	-2.87%			
Intergovernmental	\$ 2,158,187	\$ 2,351,790	\$ 2,741,488	\$ 2,807,368	\$ 2,595,947	\$ 2,869,500	\$ 273,553	10.54%			
Charges for Service	\$ 300,371	\$ 282,855	\$ 279,225	\$ 283,098	\$ 369,570	\$ 346,250	\$ (23,320)	-6.31%			
Fees and Fines	\$ 9,196	\$ 28,063	\$ 12,897	\$ 11,685	\$ 23,420	\$ 16,300	\$ (7,120)	-30.40%			
Unclassified	\$ 52,082	\$ 91,345	\$ 169,356	\$ 79,175	\$ 421,951	\$ 1,052,000	\$ 630,049	149.32%			
Investment Earnings	\$ 15,984	\$ 25,299	\$ 170,947	\$ 656,123	\$ 650,000	\$ 475,000	\$ (175,000)	-26.92%			
Total Revenues	\$ 31,585,933	\$ 32,584,636	\$ 34,139,926	\$ 36,444,046	\$ 38,718,994	\$ 41,573,455	\$ 2,854,461	7.37%			
Expenditures											
General Government	\$ 1,817,246	\$ 1,890,137	\$ 2,165,317	\$ 2,257,234	\$ 2,468,690	\$ 2,816,572	\$ 347,882	14.09%			
Public Safety	\$ 2,969,312	\$ 3,147,346	\$ 3,476,111	\$ 3,870,969	\$ 4,427,050	\$ 4,590,310	\$ 163,260	3.69%			
Public Works	\$ 2,239,669	\$ 2,143,859	\$ 2,414,727	\$ 2,583,194	\$ 2,750,149	\$ 3,176,650	\$ 426,501	15.51%			
Community Services	\$ 729,625	\$ 786,179	\$ 1,006,835	\$ 976,036	\$ 1,205,474	\$ 1,246,113	\$ 40,639	3.37%			
Education	\$ 19,125,015	\$ 19,919,982	\$ 20,513,344	\$ 21,239,560	\$ 22,692,612	\$ 24,376,552	\$ 1,683,940	7.42%			
Insurance and Fringe Benefits	\$ 1,831,775	\$ 1,901,944	\$ 2,180,530	\$ 2,517,405	\$ 2,822,480	\$ 3,158,950	\$ 336,470	11.92%			
Unclassified	\$ 1,639,672	\$ 1,653,607	\$ 1,703,041	\$ 1,878,079	\$ 1,958,310	\$ 2,092,008	\$ 133,698	6.83%			
Debt Service	\$ 98,363	\$ 38,269	\$ 70,681	\$ 70,276	\$ 69,822	\$ 116,300	\$ 46,478	66.57%			
Total Expenditures	\$ 30,450,677	\$ 31,481,323	\$ 33,530,586	\$ 35,392,753	\$ 38,394,587	\$ 41,573,455	\$ 3,178,868	8.28%			
Other Financing Sources/(Uses)	\$ (794,999)	\$ (150,000)	\$ (2,150,440)	\$ (172,348)	\$ (675,000)		\$ 675,000	-100.00%			
Change in Fund Balance	\$ 340,257	\$ 953,313	\$ (1,541,100)	\$ 878,945	\$ (350,593)	-	\$ (350,593)	100.00%			
Ending Fund Balance	\$ 7,571,132	\$ 8,524,445	\$ 6,983,345	\$ 7,862,290	\$ 7,511,697	\$ 7,511,697	\$ -	0.00%			

General Fund										
	FY 2019 Audited	FY 2020 Audited	FY 2021 Audited	FY 2022 Audited	FY 2023 Audited	FY 2024 Audited	FY 2025 Projected	FY 2026 Budgeted		
Beginning Balance	\$ 6,188,665	\$ 7,124,467	\$ 7,230,875	\$ 7,571,131	\$ 8,524,445	\$ 6,983,345	\$ 7,862,290	\$ 7,511,697		
Revenue	\$ 29,920,302	\$ 30,476,370	\$ 31,585,932	\$ 32,584,636	\$ 34,139,926	\$ 36,444,046	\$ 38,718,994	\$ 41,573,455		
Expenditures	\$ 28,905,040	\$ 29,716,466	\$ 30,450,677	\$ 31,481,322	\$ 33,530,586	\$ 35,392,753	\$ 38,394,587	\$ 41,573,455		
Other Sources/(Uses)	\$ (79,460)	\$ (653,496)	\$ (794,999)	\$ (150,000)	\$ (2,150,440)	\$ (172,348)	\$ (675,000)	\$ -		
Ending Balance	\$ 7,124,467	\$ 7,230,875	\$ 7,571,131	\$ 8,524,445	\$ 6,983,345	\$ 7,862,290	\$ 7,511,697	\$ 7,511,697		
Change in Fund Balance	\$ 935,802	\$ 106,408	\$ 340,256	\$ 953,314	\$ (1,541,100)	\$ 878,945	\$ (350,593)	\$ -		

Budget

General Fund	2023 Actual	2024 Actual	FY 2025 Budget	FY 2025 Projected	FY 2026 Budget
Personnel	5,460,293	6,034,312	7,064,350	6,845,250	7,515,605
Benefits	4,207,670	4,588,230	5,120,265	5,039,392	5,629,310
Contracted Services	655,724	651,135	765,150	698,928	851,650
Special Projects	5,272,846	3,514,887	3,135,618	3,783,161	3,194,488
Supplies	1,171	7,870	3,300	3,300	5,850
Total	15,597,704	14,796,433	16,088,683	16,370,031	17,196,903

Forecast

General Fund	FY 2026 Budget	FY 2027 Forecast	FY 2028 Forecast	FY 2029 Forecast
Personnel	7,509,450	7,765,814	8,004,302	8,188,194
Benefits	5,629,310	5,797,312	5,960,907	6,122,404
Contracted Services	857,805	850,592	914,072	927,656
Special Projects	3,194,488	3,591,694	3,590,460	3,716,834
Supplies	5,850	5,900	6,500	6,500
Total	17,196,903	18,011,311	18,476,241	18,961,589

General Government

Town Council and Town Manager

Council Overview

The Town Council's main function is to enact legislation for the Town and ensure that it is implemented by the Town Manager. There are seven councilors in Freeport; four are elected from specific districts and three are elected at-large. Each councilor is elected for a three-year term.

Town Manager Overview

All department heads report to the Town Manager. The Town Manager's function is to ensure adherence to the Town charter and ordinances, and set policies and guidelines for staff, and act as a liaison between the Town Council and departments. The Town Council's goals and objectives set the guidelines for the Town Manager's annual priorities. That is the reason the Council and Manager are listed together here.



*Town Manager, Sophia Wilson
Photo Courtesy Town Staff*

Major Accomplishments for FY 2024 and FY 2025

One of the duties of the Town Council is to hire and oversee the Town Manager. In December 2023, the Town Council hired Sophia Wilson. During her short tenure, she has worked with the management team to revise the organizational structure. Of note, separating the HR/Assistant Town Manager position into full-time HR Director and Assistant Town Manager positions; electing not to fill a vacant engineer position, and establishing a Development Director position.

Annually the Town recognizes volunteers to show appreciation of the commitment, dedication, and contribution to the Town of Freeport by its volunteer board and committee members. Additionally, each year the Town recognizes a distinguished citizen who has contributed substantively to the quality of the Town, the well-being of the citizens, and pays special tribute to them at a Citizen of the Year ceremony which takes place at the Town Council meeting. The Town Manager also holds an annual orientation for volunteer board and committee members, giving them the tools they need to be successful in their roles.

To advance important community goals, Town leadership elevated economic development as a municipal priority across departments. To this end, Planning and Codes were brought into coordination under the new Development Director position within the Manager's office. The Development Director managed the Dog Bone Work Group transit-oriented development initiative. In addition, business retention and expansion programming supported 28 local businesses to grow locally, and business attraction activities helped recruit eight new businesses to Freeport in coordination with community partners.

FY 2026 Goals and Objectives

Each December after the November election, the new Council seats decide on the next calendar year's goals and objectives. For calendar year 2025, these include the following financially related items but are not limited to:

- Maintain stable residential property tax burden, minimizing increases while balancing quality public services.
- Develop clear plan and timeline for TIF renewal.
- Plan and analyze financial costs, benefits, and budget impacts of major initiatives such as the Transit Oriented Development District (Dog Bone).

Economic development goals include successful execution of the MaineDOT Planning Partnership Initiative, implementation of tax increment financing strategies detailed in the Dog Bone Work Group report, and facilitation of new housing and commercial development in Freeport consistent with established community goals.

Historic Staffing Levels-Five-Year Comparison						
	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
Town Council/Town Manager	8.00	8.00	8.00	8.00	9.00	9.00

Performance Measures

Council Goal:		Performance Measure:		FY 2020	FY 2021	FY 2022	FY 2023	FY 2024
Town Council/Town Manager	Prioritize, evaluate and control expenditures in operating and capital budgets to maintain a stable tax rate	Operating Costs for Governance and Management per \$1,000 assessment		\$14.35	\$11.44	\$10.74	\$12.16	\$10.14
		Total costs for Municipal General Operations per Capita		\$1,407.70	\$1,461.44	\$1,381.36	\$1,620.59	\$1,512.70
		Full-Time Equivalents per Capita Ratio		1.97	1.93	1.94	1.94	1.92
	Prioritize transparency of decision making and of Town government operations	Items of Business Considered		204	181	263	220	
	Promote efforts to engage Residents and Businesses in the governance, operation, and activities of the Town	Number of Council Meetings Held		23	23	21	23	
		Number of Council Work Sessions Held		4	5	3	4	

Budget

Town Council	2023 Actual	2024 Actual	FY 2025 Budget	FY 2025 Projected	FY 2026 Budget
Personnel	5,900	5,900	5,900	5,900	5,900
Contracted Services	231,196	202,438	214,700	235,944	219,300
Special Projects	-	-	-	-	57,250
Supplies	91	1,487	1,000	900	6,200
Total	237,187	209,825	221,600	242,744	288,650

Town Manager	2023 Actual	2024 Actual	FY 2025 Budget	FY 2025 Projected	FY 2026 Budget
Personnel	121,423	105,927	292,400	291,000	310,200
Contracted Services	1,426	2,969	5,300	5,100	14,950
Special Projects					
Supplies	210	210	700	1,000	1,000
Total	123,058	109,106	298,400	297,100	326,150

Forecast

Town Council	FY 2026 Budget	FY 2027 Forecast	FY 2028 Forecast	FY 2029 Forecast
Personnel	5,900	5,900	12,000	15,000
Contracted Services	219,300	220,524	244,035	275,924
Special Projects	57,250	58,968	60,737	62,559
Supplies	6,200	6,200	6,500	6,500
Total	288,650	291,592	323,271	359,983

Town Manager	FY 2026 Budget	FY 2027 Forecast	FY 2028 Forecast	FY 2029 Forecast
Personnel	310,200	319,506	329,091	336,496
Contracted Services	14,950	14,800	15,400	15,600
Special Projects				
Supplies	1,000	700	750	750
Total	326,150	335,006	345,241	352,846

General Administration

Human Resources Overview

The Human Resources (HR) Department is committed to maximizing the Town's development of its people by fostering a modern, inclusive workplace culture that reflects our core values and drives high performance across the organization.

Communications Overview

The Communications Director works to maintain and improve regular communications with residents, including via our website at freeportmaine.com, email and text via Notify Me subscriptions and the Municipal Bulletin, social media, direct mail, digital signage and emergency contingencies.

Major Accomplishments for FY 2024 and FY 2025

Established as standalone departments in FY 2024, both the Communications Department and the Human Resources Department provide highly sought after services for employees and the public alike.

HR provides strategic and functional support to employees, department heads, and leadership across the organization. Services are focused on enhancing the employee experience, attracting and retaining talent at all levels while fostering a sense of belonging, and promoting inclusive decision-making. HR mentors and coaches department heads and supervisors, while also supporting the Personnel Director in handling escalated matters to ensure employee due process and consistent accountability across the organization. The Department ensures the timely and accurate execution of essential HR functions, including workforce administration, onboarding, and offboarding. Additionally, HR offers responsive customer service and serves as the first point of contact for employee concerns, ensuring appropriate triage and escalation as needed.

Communications worked on the foundation for a more transparent and open government with proactive postings with consistent messaging to help build brand standards and familiarity, accessibility in messaging, and building a bigger audience.

FY 2026 Goals and Objectives

For FY 2026, the HR Department will focus on enhancing the employee experience through improved and optimized access to comprehensive benefits; promoting accountability and organizational alignment by strengthening performance management practices tied to departmental and Town-wide goals; building a strong policy foundation by developing and implementing clear, equitable, and legally compliant HR policies, along with a method to effectively communicate policies, procedures, and expectations consistently; and continuing to deliver responsive, proactive service to employees and leadership by providing timely support and effectively addressing workplace concerns.

For FY 2026, the Communications Department will focus on building current strengths including: centralized communications team, content-heavy website, and informative social media accounts.

Incorporate the following points toward a more transparent and open government in Freeport: regular, proactive posting in a consistent voice keeping with brand standards for familiarity; prioritize accessibility on the web and in print; build a more robust audience for social media, website news alerts and monthly municipal bulletin; and audit website to archive irrelevant

information. Also, make volunteering for boards and committees and participating in meetings and events more enticing for the public.

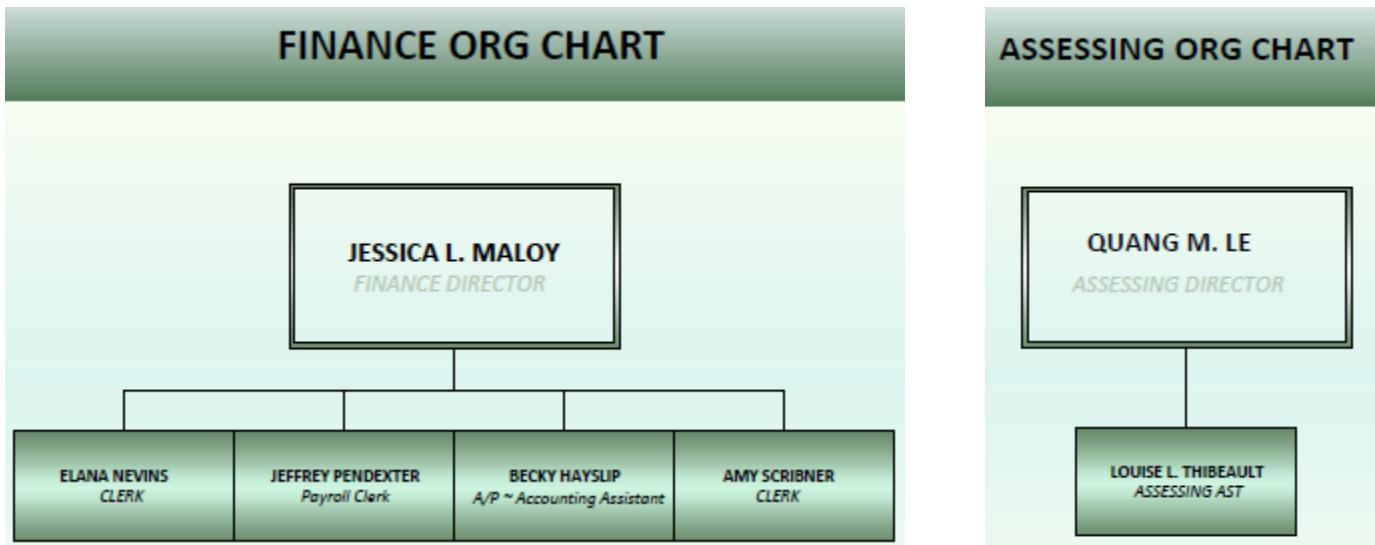
Historic Staffing Levels-Five-Year Comparison						
	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
General Administration	1.18	1.18	1.00	2.00	2.00	2.00

Budget

General Administration	2023 Actual	2024 Actual	FY 2025 Budget	FY 2025 Projected	FY 2026 Budget
Personnel	100,553	58,335	187,900	157,000	213,000
Contracted Services	87,153	78,473	97,010	94,800	97,860
Special Projects					
Supplies	5,351	7,180	9,780	8,500	10,180
Total	193,057	143,988	294,690	260,300	321,040

Forecast

General Administration	FY 2026 Budget	FY 2027 Forecast	FY 2028 Forecast	FY 2029 Forecast
Personnel	213,000	218,270	224,691	229,901
Contracted Services	97,860	99,192	100,986	105,568
Special Projects				
Supplies	10,180	10,400	10,500	11,000
Total	321,040	327,862	336,176	346,468



Finance and Assessing Department Overview

The Finance Department employs five employees. The department is responsible for all property and excise tax collection for approximately 4,600 real property and 500 personal property accounts and approximately 11,000 automobiles annually, weekly payroll for the Town's 80 full-time and 100 part-time employees, payment of all of the Town's bi-weekly invoices and billing for any receivables, creating the annual budget document, preparing the financial statements and working with the Town's audit firm on the annual audit field work, assisting the departments in monitoring their budgets and reconciling all bank accounts and investing the Town's funds in accordance with the State statute and applicable policies.

The purpose of the Assessing Department is to equally distribute the property tax burden to owners according to the approximate market value of their taxable property, net of exemptions. To this end, the office annually inspects hundreds of properties; the Assessor's goal is to inspect approximately the same number of parcels each year. The Assessor's job is not to create value but ensure that the property values align with market conditions. The Assessing Department employs a Town's Assessor and an Assistant Assessor to achieve this goal. Both are Certified Maine Assessors, and both employees work on valuing real and personal property in Freeport.

The Town has approximately 4,600 real and 400 personal property accounts; the Assessing Department ensures that all are valued accurately, including assessing additions, deletions, and changes as of April 1st each year as required by Maine State Statute. The department then commits a list of tax liabilities to the Tax Collector for collection each year.

In addition, the assessing office is a resource for the general public to gain additional information about the various State exemption programs, whether personal, institutional, or business. These State programs assist property owners in keeping property taxes affordable. The exemption amounts are consistent for all municipalities.

Major Accomplishments for FY 2024 and FY 2025

FY 2025 saw the retirement of long time A/P and Payroll Clerk, Deborah Huntoon-Reeder! Debbie served the town for 31 years and will be greatly missed. With Debbie's retirement, the Finance Department restructured and moved the A/P processing to the Accounting Assistant, Becky Hayslip. We also hired Jeffrey Pendexter, as the new Payroll Clerk and he is fitting in nicely! During FY 2024 and FY 2025, the Finance Department worked with our Software Provider, Tyler Technologies, to establish a module for Employee Access to their pay and tax information. This portal is currently in a test phase and staff anticipates rolling it out to all employees before the end of FY 2025. The Finance Department, for FY 2025 also worked hard to update and modernize the five-year capital plan to provide better information to both the Council and the public. The budget process continues to be an intensive data collection process and staff is fully committed to continuing to evolve with technology and streamline where possible.

During the past several years, the Assessing Department's primary focus has been on data integrity and conformity, evaluating, updating, cleaning, and deleting numerous data points required to calculate the valuation for each of the 4,600+ real estate parcels fairly and accurately.

Focusing on the data's accuracy immediately decreased inaccurate assessments and increased the fair and equitable distribution of the tax burden. The annual updates ensured that property valuations did not change drastically from one year to the next.

It also contributed to hassle-free and smooth implementations of new State and local programs, such as the Town's Senior Tax Assistance Program, achieving the ultimate goal of increasing the quality of services to residents and community members

FY 2026 Goals and Objectives

The Finance Department continues to be excited about the Town's submission for the GFOA Distinguished Budget Award. While the Town has won the award since 2012, there are always reviewer comments, and staff enjoys responding to those comments and making the document better. The department continues to work very hard on this document and strives for continued recognition for its efforts.

The Finance Department will continue to work on operational efficiencies and streamlines as we feel this is an ongoing necessity. The Department is also focusing on our software capabilities and relevant software training will continue throughout FY 2026 to maximize the use of the platform.

For FY 2026, the Assessing Department's objectives are to continue cleaning data and closely analyzing the real estate market, increase the accessibility of assessment data to other departments and the general public, and provide more educational opportunities to understand the department's function.

Historic Staffing Levels-Five-Year Comparison						
	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
Finance/Assessing	7.00	7.00	7.00	7.00	7.00	7.00

Performance Measures

Council Goal:		Performance Measure:	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024
Finance Department	Prioritize, evaluate and control expenditures in operating and capital budgets to maintain a stable tax rate	Operating Costs for Finance Services per \$1,000 assessment	\$15.88	\$16.21	\$14.95	\$17.32	\$17.87
	Prioritize transparency of decision making and of Town government operations	Debt per Capita	\$109.57	\$55.36	\$96.84	\$65.08	\$57.85
		Accounts Payable Checks Issued	2,733	2,663	2,621	2,698	2,586
		Vehicle Registrations Completed	9,624	11,606	10,972	11,767	11,696
		Tax Bills Issued	4,943	4,961	5,051	4,987	4,984

Council Goal:		Performance Measure:	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024
Assessing Department	Prioritize, evaluate and control expenditures in operating and capital budgets to maintain a stable tax rate	Operating Costs for Assessing Services per \$1,000 assessment	\$6.34	\$6.10	\$7.04	\$6.47	\$6.71
	Prioritize transparency of decision making and of Town government operations	Parcel Count	4,552	4,569	4,569	4,598	4,598
		Abatements	27	37	17	22	
		Supplemental Bills	3	5	8	12	

Budget

Finance	2023 Actual	2024 Actual	FY 2025 Budget	FY 2025 Projected	FY 2026 Budget
Personnel	328,658	367,615	393,400	371,700	393,900
Contracted Services	178,376	189,481	212,195	211,201	224,100
Special Projects					
Supplies	6,191	5,599	5,450	6,100	6,200
Total	513,225	562,695	611,045	589,001	624,200

Assessing	2023 Actual	2024 Actual	FY 2025 Budget	FY 2025 Projected	FY 2026 Budget
Personnel	152,773	168,047	177,900	182,600	189,800
Contracted Services	37,072	41,888	48,205	42,630	55,170
Special Projects					
Supplies	1,795	1,475	2,100	2,000	2,100
Total	191,640	211,410	228,205	227,230	247,070

Forecast

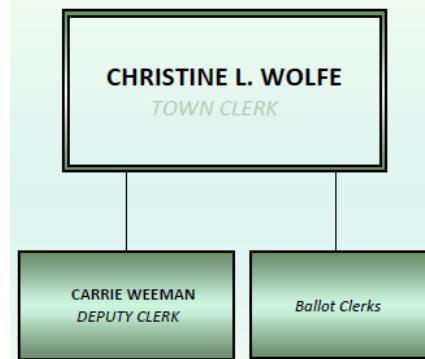
Finance	FY 2026 Budget	FY 2027 Forecast	FY 2028 Forecast	FY 2029 Forecast
Personnel	393,900	403,748	415,860	425,217
Contracted Services	224,100	271,735	267,918	271,664
Special Projects				
Supplies	6,200	6,300	6,300	7,050
Total	624,200	681,783	690,078	703,931
Assessing	FY 2026 Budget	FY 2027 Forecast	FY 2028 Forecast	FY 2029 Forecast
Personnel	189,800	194,545	200,381	204,890
Contracted Services	55,170	55,550	57,050	57,800
Special Projects				
Supplies	2,100	2,100	2,100	2,100
Total	247,070	252,195	259,531	264,790

Town Clerk and Elections

Department Overview

The Freeport Town Clerk's office supervises all federal, state, and local elections as well as processing registrations for Short-Term Rentals, Food Trucks, Cannabis Establishments, Liquor and Special Amusement Permits, Dog licenses, Shellfish licenses, Hunting and Fishing licenses, and maintains all vital statistic records (births, deaths, and marriages) for the Town of Freeport. The Clerks are both Notaries Public and Dedimus Justices. The Clerk staffs the Appointment and Special Projects Committees and is the staff contact person for the Conservation Commission and is also the Council Secretary. The Deputy Clerk staffs the Hunter Road Fields Committee. The Deputy Clerk is the General Assistance Officer. The Department employs the Clerk and a Deputy Clerk.

CLERK ORG CHART



Major Accomplishments for FY 2024 and FY 2025

The Clerk's Office navigated many changes and processes between FY 2024 and FY 2025, including assisting with the implementation of the new Town of Freeport website and provided staff support; conducted redistricting of Freeport's municipal voting districts to ensure an equal number of registered voters in each and continue to work with the Secretary of State to update the Central Voter Registration software with the new districting information. The Clerk's office also took over responsibility for the General Assistance Program, including learning new Welpac software. FY 2025 saw the transition to State Dog Licensing software and the Clerk's office worked with the new ACO regarding the dog warrant process, along with the following:

- Produced the 2024 Annual Town Report.
- Taught Civic 101 class on the Clerk's Dept.
- Worked at transitioning information storage to OneDrive and Teams
- Transitioned to paperless Liquor Licensing processing
- Presidential Election: Voter turnout 6,264 with our office processing 3,342 absentee ballots. Trained and utilized many new election clerks and brought in a volunteer for the month prior to election.

Three elections were held in FY 2024: November 7, 2023-State General and Annual Town Election, March 5, 2024 Presidential Primary, and the June 11, 2024 - State Primary Election: Primary Elections

Two elections were held in FY 2025: November 5, 2024 Presidential Election and June 10, 2025 RSU5 Budget Validation

FY 2026 Goals and Objectives

In a conscious effort to make Freeport more business friendly, the Clerk's Office worked through Ordinance amendments to Short-Term Rental Registration, Public Peddler, and Special Amusement Permits (already approved in first quarter of the FY 2025). We continue to strive to make our processes more seamless and involving less paper retention.

- We will hold the Presidential Election and Annual Town Election on November 5, 2024, and RSU5 Budget validation June 10, 2025.
- Train and integrate new election clerks into the roster.
- The Clerk's office will also strive to gain a better comprehension of General Assistance and assist with its' administration.
- The Deputy Clerk is set to attend the 2025 New England Municipal Clerks Conference in November 2025 and the Clerk is set to attend NEMCI to take Parliamentary Procedure course in summer 2025.

Historic Staffing Levels-Five-Year Comparison						
	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
Town Clerk/Elections	2.00	2.00	2.00	2.00	2.00	2.00

Performance Measures

	Council Goal:	Performance Measure:	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024
Town Clerk	Prioritize, evaluate and control expenditures in operating and capital budgets to maintain a stable tax rate	Operating Costs for Town Clerk Services per \$1,000 assessment		\$4.80	\$5.21	\$4.56	\$4.77
	Promote efforts to engage Residents and Businesses in the governance, operation, and activities of the Town	Liquor Licenses Issued	24	25	22	28	28
		Dogs Licensed	1,887	1,526	1,562	1,548	1,108
		Shellfish Licenses Issued	147	168	163	140	135

Budget

Town Clerk And Elections	2023 Actual	2024 Actual	FY 2025 Budget	FY 2025 Projected	FY 2026 Budget
Personnel	132,157	147,071	153,100	160,000	178,700
Contracted Services	8,711	13,423	21,025	23,030	27,800
Special Projects					
Supplies	556	1,248	1,000	1,000	1,400
Total	141,424	161,741	175,125	184,030	207,900

Forecast

Town Clerk And Elections	FY 2026 Budget	FY 2027 Forecast	FY 2028 Forecast	FY 2029 Forecast
Personnel	178,700	184,293	187,272	191,351
Contracted Services	27,800	27,925	27,975	28,525
Special Projects				
Supplies	1,400	1,400	1,400	1,400
Total	207,900	213,618	216,647	221,276

Codes and Planning

Department Overview

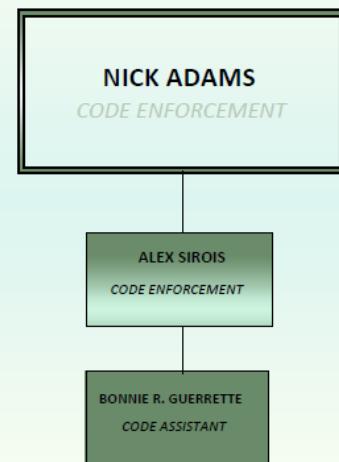
The Codes Office is responsible for ensuring that residential and commercial development meets federal, state and local regulations. The primary purpose of the Planning Department is to provide technical support to citizen Planners in developing visions for the future and strategies to achieve the visions. The Planning Department also writes grants for important projects, identifies ways to reduce energy consumption, participates in regional transportation planning to expand Freeport's economic base, and assists other departments and staff on a wide variety of projects. The Planning Department consists of the Development Director, Town Planner and Assistant to the Planner. The Codes Department consists of the Codes Enforcement Officers and an Assistant.

Major Accomplishments for FY 2024 and FY 2025

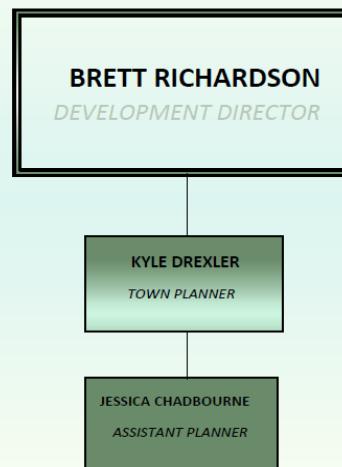
The Planning Board develops land use policies and ordinances to advance the community's vision. In this timeframe, the Board and Department staff kicked off the Town's Comprehensive Plan update, which the Town undertakes every 10-12 years. The Board understood a variety of policy amendments, including Cannabis cultivation, manufacturing, and processing regulations, State-mandated housing policies consistent with LD 2003, manufactured housing regulations, an exemption from subdivision review for multifamily developments in a single building, and several application driven zoning requests to enable further site development. The Board also adopted recommendations from the Council-appointed Central Core Work Group, including shrinking the Design Review District, reducing approval requirements for minor changes to residential properties, and eliminating the 3-story limit in the Village Commercial 1 zone. In addition, the Board initiated the process of streamlining the Town's Design Review Ordinance to clarify standards for new housing development in and around the Downtown area. Department staff supported the Freeport Sustainability Advisory Board to develop and complete the Town's first Climate Action Plan.

The Project Review Board reviews all development proposals for the Town of Freeport. This includes applications for Site Plan Review, Subdivision Review, and/or Design Review. In FY 2024, the Board reviewed multiple applications for Change of Uses, shoreline stabilization projects, and housing development. The Board approved an 80-unit (40 duplex structures) residential subdivision on US Route One, an 8-unit residential subdivision on US Route One, and Freeport Station Apartments, a 67-unit Downtown multifamily housing project. The Board also approved Freeport Village Apartments, a 30-unit multifamily project that was subsequently overturned by the Board of Appeals. FY 2025 saw review and approval of a variety of projects including a 42-unit multifamily Affordable Housing Development on Varney Road, an expansion to the AEC Engineering building at 172 Lower Main Street, improvements to the Freeport Sewer District treatment facility on South Freeport Road, a number of shoreline stabilization projects, and several Design Review Certificate approvals for existing businesses in the Downtown.

CODES ORG CHART



PLANNING ORG CHART



The Planning Department welcomed a new Town Planner, Kyle Drexler, who staffs both the Planning Board and Project Review Board to ensure close alignment between the Boards.

In Fiscal Year 2025, the Town implemented iWorQ, a cloud-based permitting system that allows applicants to submit applications and materials directly through the Town's website. The system supports online payments for various permits, including building permits, electrical permits, and site plans. Applicants can now submit a permit, respond to staff questions, and pay associated fees—all without needing to visit Town Hall in person. The adoption of iWorQ is designed to expedite administrative reviews, enhance transparency, and provide a more efficient and user-friendly experience for applicants.

FY 2026 Goals and Objectives

The major goals for the Planning Department this year includes ongoing efforts to keep up with the community's vision for Freeport as a wonderful place to live, play, and open a business. Priorities include completing the Comprehensive Plan, which is anticipated for early Fall 2025, and the Design Review Ordinance updates. Department staff will continue to collaborate with the Planning Board to implement recommendations of the Downtown Vision Plan, with a particular focus on streamlining development review for the Board, staff, and applicants through updates to the Site Plan review process. The Department will collaborate with the Board and Council to enact recommendations from the Council-appointed Dog Bone Work Group related to transit-oriented development in areas identified for housing density in the Comprehensive Plan and Downtown Vision Plan. The Planning Department also continues to support, as needed, projects of the Sustainability Advisory Board and the Ordinance Committee. Through close coordination with Code Enforcement, Economic Development, and the Town Manager's office, Department staff will strive to implement an ambitious set of policy goals and project approvals to support new housing creation, environmental sustainability, economic vitality, and experiential offerings in Freeport's village center.

Historic Staffing Levels-Five-Year Comparison						
	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
Codes/Planning	4.00	4.00	3.40	5.20	6.20	7.40

Performance Measures

Council Goal:	Performance Measure:	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024
Codes Enforcement and Planning Departments	Operating Costs for Code Enforcement Services per \$1,000 assessment		\$3.91	\$4.00	\$4.32	\$4.41
	Operating Costs for Planning Services per \$1,000 assessment	\$3.30	\$4.62	\$5.28	\$5.59	\$6.83
	Codes Inspections	838	1,136	1,103	1,177	1,043
	Single Family Units	34	43	42	36	43
	Duplex Units	0	2	5	2	1
	Multi Family Units	0	147	230	1	1
	Mobile Homes	4	6	5	4	4
	Accessory Apartments	5	10	10	6	6
	New Commercial Construction	9	8	37	5	3
	Total Units	43	208	292	54	56

Budget

Codes Enforcement	2023 Actual	2024 Actual	FY 2025 Budget	FY 2025 Projected	FY 2026 Budget
Personnel	122,248	136,756	232,700	225,900	262,100
Contracted Services	5,396	4,939	7,635	6,935	7,800
Special Projects	2,000	2,000	3,500	3,500	11,600
Supplies	1,040	1,087	1,700	1,400	1,700
Total	130,684	144,782	245,535	237,735	283,200

Planning	2023 Actual	2024 Actual	FY 2025 Budget	FY 2025 Projected	FY 2026 Budget
Personnel	161,766	208,041	224,650	139,300	236,100
Contracted Services	2,590	5,293	7,600	5,600	7,600
Special Projects					
Supplies	1,370	1,877	1,500	1,500	1,500
Total	165,726	215,211	233,750	146,400	245,200

Forecast

Codes Enforcement	FY 2026 Budget	FY 2027 Forecast	FY 2028 Forecast	FY 2029 Forecast
Personnel	262,100	268,653	276,712	282,938
Contracted Services	7,800	7,800	8,300	8,300
Special Projects	11,600	11,600	12,000	12,500
Supplies	1,700	1,700	1,700	1,700
Total	283,200	289,753	298,712	305,438

Planning	FY 2026 Budget	FY 2027 Forecast	FY 2028 Forecast	FY 2029 Forecast
Personnel	236,100	307,003	316,213	323,327
Contracted Services	7,600	7,500	7,600	7,800
Special Projects				
Supplies	1,500	1,500	1,500	1,500
Total	245,200	316,003	325,313	332,627

Health and Welfare

Agency Support

Department Overview

The State of Maine Statute requires all towns to have a General Assistance program which is a last resort for people who are poor or indigent. The program is funded through the Town's general fund, and 70% of the welfare expenditures are reimbursed by the State of Maine. The welfare department is staffed by the General Assistance administrator, and while they administer General Assistance for the Town of Freeport, they also administer heating assistance and medicine through two trust funds.

Major Accomplishments for FY 2024 and FY 2025

The program management returned to the Town of Freeport in FY 2025 where it was previously administered by Freeport Community Services in FY 2023 and FY 2024. The Deputy Town Clerk absorbed the duties of the General Assistance Administrator and administers heating assistance and medicine through the Town's trust funds. The Town has hired an additional Crisis Response individual to assist the Deputy Town Clerk in meeting with clients and aiding those in need.

FY 2026 Goals and Objectives

The Department will continue to build upon goals achieved in prior years which were designed to assist households in making short- and long-term changes to reduce energy costs and costs of other essential household needs which can assist them in becoming self-sufficient. This is an ongoing goal of the department, as the Town's General Assistance administrator sees different and new clients on a regular basis.

Historic Staffing Levels-Five-Year Comparison						
	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
General Assistance	1.00	1.00	0.00	0.00	1.00	1.00

Budget

General Assistance	2023 Actual	2024 Actual	FY 2025 Budget	FY 2025 Projected	FY 2026 Budget
Personnel	-	-	81,500	5,000	64,900
Contracted Services	12,065	23,040	4,000	4,000	3,500
Special Projects	236,068	72,865	30,000	68,000	30,000
Supplies	-	-	-	-	-
Total	248,132	95,905	115,500	77,000	98,400
Outside Services Agencies	2023 Actual	2024 Actual	FY 2025 Budget	FY 2025 Projected	FY 2026 Budget
Chamber Dues	1,500	-	-	-	-
Historical Society Dues	5,000	-	-	-	-
Snowmobile Club	1,050	-	-	-	-
Agency on Aging	-	-	1,000	-	-
Oasis Free Clinics	1,000	-	-	-	-
Farmer's Market	-	-	1,500	1,500	-
Freeport Community Services	31,000	31,000	31,000	31,000	-
Family Crisis Center	500	-	-	-	-
Freeport Dental Care	-	500	-	-	-
Freeport Tax Assistance Program	-	-	100,000	100,000	25,000
Freeport Edlers Assoc	6,500	-	6,500	6,500	-
Port Teen Center	-	-	-	-	-
Total	46,550	31,500	140,000	139,000	25,000

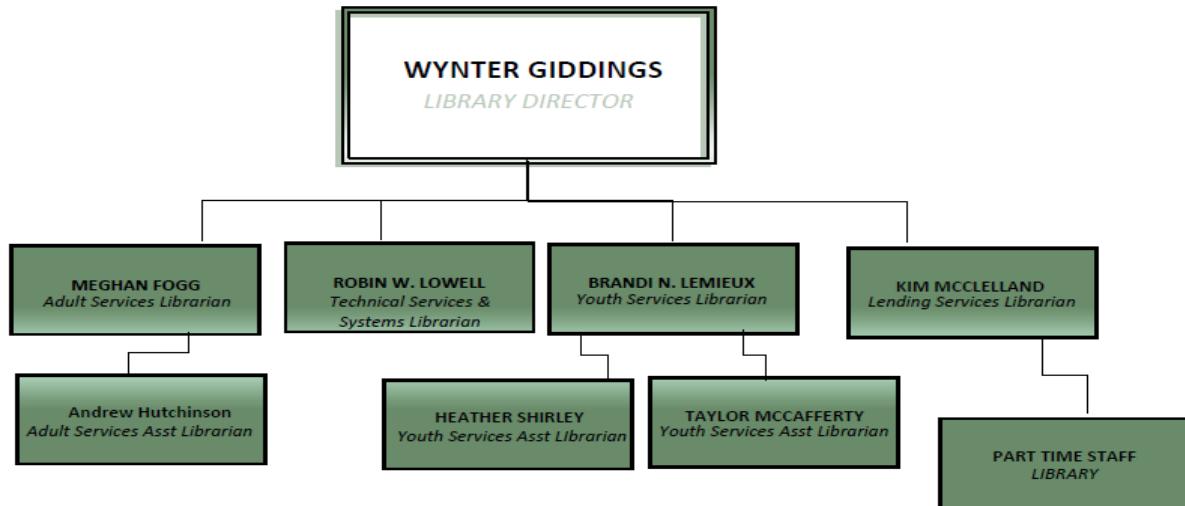
The Human Services Agencies budget represents the Town Council's donations to entities that support Freeport families in all types of services from heating assistance to teen after-school programming.

Forecast

General Assistance	FY 2026 Budget	FY 2027 Forecast	FY 2028 Forecast	FY 2029 Forecast
Personnel	64,900	66,523	68,186	69,890
Contracted Services	3,500	3,500	3,500	3,500
Special Projects	30,000	30,000	30,000	30,000
Supplies	-	-	-	-
Total	98,400	100,023	101,686	103,390
Outside Services Agencies	FY 2026 Budget	FY 2027 Forecast	FY 2028 Forecast	FY 2029 Forecast
Chamber Dues	-	-	-	-
Historical Society Dues	-	-	-	-
Snowmobile Club	-	-	-	-
Agency on Aging	-	-	-	-
Oasis Free Clinics	-	-	-	-
Farmer's Market	-	-	-	-
Freeport Community Services	-	-	-	-
Family Crisis Center	-	-	-	-
Freeport Dental Care	-	-	-	-
Freeport Tax Assistance Program	25,000	25,000	25,000	25,000
Freeport Edlers Assoc	-	-	-	-
Port Teen Center	-	-	-	-
Total	25,000	25,000	25,000	25,000

Freeport Community Library

LIBRARY ORG CHART



Department Overview

The Freeport Community Library is a department of the Town and serves all residents who wish to use its services. The library houses over 50,000 volumes, and throughout the course of the year, processes over 20,000 incoming and outgoing interlibrary loan requests. The library welcomes almost 60,000 visitors a year.

Major Accomplishments for FY 2024 and FY 2025

These are the combined totals of physical and digital items circulated each year (this includes FCL items sent to other libraries):

2021 FY = 68,430 2022 FY = 96,603 2023 FY = 115,398 2024 FY = 116,727

FCL staff spent FY24 and FY25 identifying and responding to community needs and offering fun, informative materials and programming. We have continued to increase our in-person programming for all ages. We also increased our purchasing of ebooks and audiobooks for the popular Cludlibrary app, to keep up with demand for this resource. Starting in FY24, we offered digital magazines through the app, which despite our marketing efforts, have not circulated as well as expected. We have determined that this is not the best use of funds, so we will not continue to offer that in FY26, and will add a few more print magazines back to our collection, as those are still popular.

In August 2023 we added a new part-time Circulation Clerk position and in May/June 2024 Courtney Sparks transitioned from Library Director to HR Director, and Wynter Giddings was hired as the new Library Director. In November 2024, Brandi Lemieux was promoted to Youth Services Librarian, after the former librarian retired.

Programming and service highlights from FY24 and FY25:

- Adult services continued hosting popular programs such as vermicomposting workshops and winter armchair travel series. They have also started a monthly “All Genres Book Club” which has been well-attended.

- We hosted a community discussion of the book “The Anxious Generation” in July 2024, with free copies of the book sponsored by the Friends of Freeport Community Library.
- We expanded our Ask a Librarian service which offers one-on-one tech help and research assistance to two offsite locations, Freeport Community Services and Oakleaf II.
- Youth Services offered weeklong February vacation week programs- in 2024 the department offered “Life-Sized Candyland” and in 2025 “Mario Party in Real Life”, which both brought in hundreds of children and caregivers to play.
- We created a New Books area at the entrance to the Reading Room, which we received overwhelmingly positive feedback about.
- Staff represented FCL at community events such as Friday Farmers Markets, FCS Community Day, The Fall Festival, and the Sparkle Parade.

FY 2026 Goals and Objectives

Staff will continue to build and maintain community partnerships and offer programming and outreach both at the library and offsite, as staff capacity allows. Youth Services will offer a simpler version of its popular Summer Reading Program. Adult Services is kicking off a new mending group supported by books on mending and mending kits for our Library of Things, which aligns with the community’s interest in sustainability. The library catalog will act as the reservation system for the new tool library, which will live at Public Works. The collection budget will be aligned with current usage of various formats (print, digital, etc.) The Library Director will work with the Town Manager and Public Works Director on assessing interior space allocation needs and hire a consultant to assist us with a phased interior redesign plan, rather than a building expansion, which was previously explored.

Historic Staffing Levels-Five-Year Comparison						
	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
Library	8.95	8.95	9.03	9.53	9.54	9.54

Performance Measures

Council Goal:	Performance Measure:	FY 2020				
		FY 2020	FY 2021	FY 2022	FY 2023	FY 2024
Freeport Community Library	Prioritize, evaluate and control expenditures in operating and capital budgets to maintain a stable tax rate	Operating Costs for Library Services per \$1,000 assessment	\$16.36	\$16.36	\$17.19	\$16.90
	Develop, approve, and implement new communications plan to systematically improve modes and frequency of communications with residents	E-Newsletter opens/views	1,653	2,964	5,530	7,299
	Maintain stable residential property tax burden, minimizing increases while balancing quality public services	Number of Adults attending programs	3,052	1,056	470	985
		Number of Children/Teens attending programs	2,398	1,639	2,496	4,279
		Number of groups using the meeting room & sun porch	385	0	356	643
		Interlibrary Loans Received from Other Libraries	9,349	13,582	12,087	10,850
						10,938

Budget

Freeport Community Library	2023 Actual	2024 Actual	FY 2025 Budget	FY 2025 Projected	FY 2026 Budget
Personnel	401,820	468,798	518,350	493,600	567,600
Contracted Services	40,205	36,053	49,620	40,685	49,620
Special Projects					
Supplies	58,901	67,918	74,500	74,500	85,000
Total	500,927	572,769	642,470	608,785	702,220

Forecast

Freeport Community Library	FY 2026 Budget	FY 2027 Forecast	FY 2028 Forecast	FY 2029 Forecast
Personnel	567,600	581,790	599,244	612,727
Contracted Services	49,620	49,870	51,670	52,670
Special Projects				
Supplies	85,000	85,000	85,500	86,000
Total	702,220	716,660	736,414	751,397

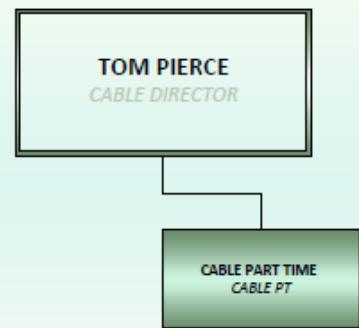
Unassigned Category of Appropriations

CABLE ORG CHART

Community Cable Television

Department Overview

The Cable Television Director is in charge of ensuring that all Town Council meetings are televised and then indexed and placed on the Town's website video-on-demand program. In addition, the Cable Television Director televisions meetings from "off-site" locations such as the community center and the library. The department consists of the director and part-time employees who film events and complete other special projects. The department is partially funded by cable franchise fees paid by cable tv and internet subscribers.



Major Accomplishments for FY 2024 and FY 2025

During FY 2024 and FY 2025 Freeport Cable TV 3 provided technical support for all town departments as well as the operations of TV 3. In 2024, the Department began supporting the Town Manager's Office with technical meeting assistance, promotional videos for important events, coverage of special Town Council workshops, and economic development videos highlighting positive business growth and support. The recording and archiving of municipal meetings continues to remain the department's focus, in FY 2024 and FY 2025, the department strived to record as many local events of interest to the community, and provide them online for all to see at their leisure on the Town's website (www.freeportmaine.com). Partnerships were created with local groups like Freeport Speech, Meetinghouse Arts, Greater Portland Council of Governments, Freeport Community Library, and the Sustainability Advisory Board to record their local events, performances and lectures. FCTV3 also offers their programming on YouTube, and on the streaming devices Roku TV, Amazon Fire TV, and Apple TV, on the free Cablecast Screenweave App.

FY 2026 Goals and Objectives

The Cable Television Department has been cablecasting many local events and is always pursuing better television for the citizens of Freeport. In FY2026, staff will also collaborate with the Communications Department to develop and distribute promotional multi-media content as part of a citizen education and engagement campaign. Staff and management will continue to evaluate live streaming of committees, workshops, and other Town related events.

Historic Staffing Levels-Five-Year Comparison

	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
Cable	2.12	2.12	2.25	2.25	2.45	2.45

Performance Measures

	Council Goal:	Performance Measure:	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024
Community Cable Television	Prioritize, evaluate and control expenditures in operating and capital budgets to maintain a stable tax rate	Operating Costs for Cable Services per \$1,000 assessment		\$1.91	\$2.03	\$3.62	\$4.23
							\$5.88
		Number of Hours of Public Access Programming Aired	-	-	-	-	408
	Promote intercommunication & information exchange between Councilors and Residents;	Number of Meetings Produced	44	48	67	68	75
	Transparency of decision making and of Town government operations	Number of Meetings Posted on Video-on-Demand	44	48	67	68	75

Budget

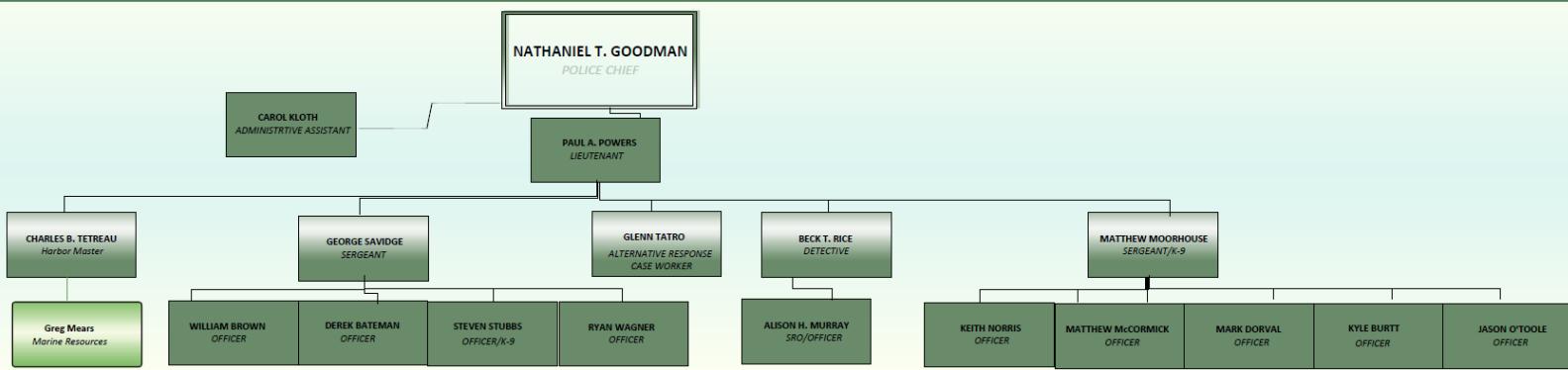
Cable TV	2023 Actual	2024 Actual	FY 2025 Budget	FY 2025 Projected	FY 2026 Budget
Personnel	115,032	173,003	162,600	193,500	191,700
Contracted Services	5,126	2,961	8,250	4,022	8,250
Special Projects	4,000	6,767	21,000	1,900	6,000
Supplies	1,166	2,339	3,000	2,500	3,000
Total	125,324	185,070	194,850	201,922	208,950

Forecast

Cable TV	FY 2026 Budget	FY 2027 Forecast	FY 2028 Forecast	FY 2029 Forecast
Personnel	191,700	196,493	202,387	206,941
Contracted Services	8,250	9,750	9,750	9,750
Special Projects	6,000	6,000	6,000	6,000
Supplies	3,000	3,000	3,000	3,000
Total	208,950	215,243	221,137	225,691

Protection and Enforcement

POLICE ORG CHART



Police Department

Department Overview

The Police Department currently employs one chief, one lieutenant, two sergeants, one detective, one school resource officer, one shellfish warden, eight patrol officers, three reserve officers, one full-time receptionist (shared with the rescue billing staff), and an administrative assistant. The law enforcement officers work ten-hour shifts, and the clerical staff works a regular five-day work week.

Major Accomplishments for FY 2024 and FY 2025

Freeport PD experienced many new changes and enhancements that will positively affect the town and citizens. Teaming with our patrol officers, Alternative Response Caseworker Glenn Tatro responded to 581 calls to assist Freeport citizens with mental health, social assistance and crisis intervention. This expertise and help drastically reduced the workload on the patrol officers and increased efficiency.

The new Harbor Master boat went into service and spent the entire year on the water. Freeport had the ONLY year-round patrol boat working all year round from the NH line to Bar Harbor. (Besides the Coast Guard) The new boat saw service on the flats, doing safety checks, patrol of our waterways assisting boaters and kayakers and taking part in conservation efforts.



Det. Rice was extremely busy with a vast number of financial crimes including identify theft, fraud, forgery and burglaries. Several of the burglary gangs have interstate criminal ties all along the east coast. Det. Rice also worked with the Cumberland County Human Trafficking Task Force on several cases included two large cases here in Freeport that saw the end to several massage parlors and other Human Trafficking enterprises.

Freeport Officers successfully deployed/administered Narcan to over a dozen people struggling with drug addiction, and helped save them from serious injury or death. Freeport officers have been deploying Narcan in the field since 2017.

Freeport Officers are currently working an average of 85 Special Events per year since 2015. While the number fluctuates from year to year, the average remains high for a community of our size. (Our peak was 2019 with 106 Special Events; Concerts, Road races, Parades, fireworks, dances, festivals)

etc.) Staff has deployed the new Body Worn Camera's and cruiser cameras and have been getting great feedback from the public and officers alike about their effectiveness in documenting incidents, traffic stops and police interactions.

FY 2026 Goals and Objectives

Officer Bateman is currently at the police academy, and we cannot wait until his May graduation for him to continue his field training and join our ranks service here in Freeport. Officer Norris has successfully completed his intensive 'Accident Reconstruction' school, allowing him to investigate serious motor vehicle accidents in Freeport. The Police Advisory Committee is once again at full staff. Our committee meets once a month/quarter as necessary to delve into issues facing the police and offering oversight and a connection with our community on policing related matters and policy review. Our immediate goals are to add several officers to assist with the high demand for traffic control and investigations. Many thanks to Freeports citizens for their continued support through the years.

Historic Staffing Levels-Five-Year Comparison						
	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
Police	19.00	19.10	20.10	21.10	21.00	22.00

Performance Measures

Council Goal: Police Department	Performance Measure:	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024
Prioritize, evaluate and control expenditures in operating and capital budgets to maintain a stable tax rate	Operating Costs for Police Services per \$1,000 assessment	\$45.77	\$48.47	\$51.95	\$49.85	\$54.91
	Operating Costs for Marine Resource Services per \$1,000 assessment	\$2.88	\$2.96	\$3.28	\$4.05	\$5.70
	Operating Costs for Dispatch/Reception Services per \$1,000 assessment	\$7.01	\$6.93	\$7.67	\$9.25	\$7.94
	Average Overtime Dollars Per Officer	\$9,552.37	\$9,687.53	\$11,344.80	\$13,806.67	\$15,240.88
Maintain stable residential property tax burden, minimizing increases while balancing quality public services	Calls Answered	10,432	11,025	11,250	11,871	12,631
	Number of Arrests	176	232	191	206	188
	Traffic Summons/Warnings	2,297	1,859	1,468	1,392	1,854

Budget

Police	2023 Actual	2024 Actual	FY 2025 Budget	FY 2025 Projected	FY 2026 Budget
Personnel	1,299,973	1,538,516	1,638,700	1,590,800	1,795,200
Contracted Services	161,369	173,576	172,540	189,900	191,900
Special Projects	-	-	-	-	-
Supplies	15,814	17,094	22,000	22,100	25,000
Total	1,477,156	1,729,185	1,833,240	1,802,800	2,012,100
Marine Resource/Harbor Patrc	2023 Actual	2024 Actual	FY 2025 Budget	FY 2025 Projected	FY 2026 Budget
Personnel	104,119	148,614	186,400	179,600	201,300
Contracted Services	14,722	29,461	39,340	43,050	44,490
Special Projects	-	-	-	-	-
Supplies	1,204	1,494	1,400	1,500	1,500
Total	120,044	179,569	227,140	224,150	247,290
Public Safety Reception	2023 Actual	2024 Actual	FY 2025 Budget	FY 2025 Projected	FY 2026 Budget
Personnel	90,999	47,396	51,400	51,500	53,300
Contracted Services	18,363	18,982	19,000	18,250	19,000
Special Projects	164,784	182,910	209,550	209,500	217,200
Supplies	-	595	500	500	650
Total	274,146	249,883	280,450	279,750	290,150

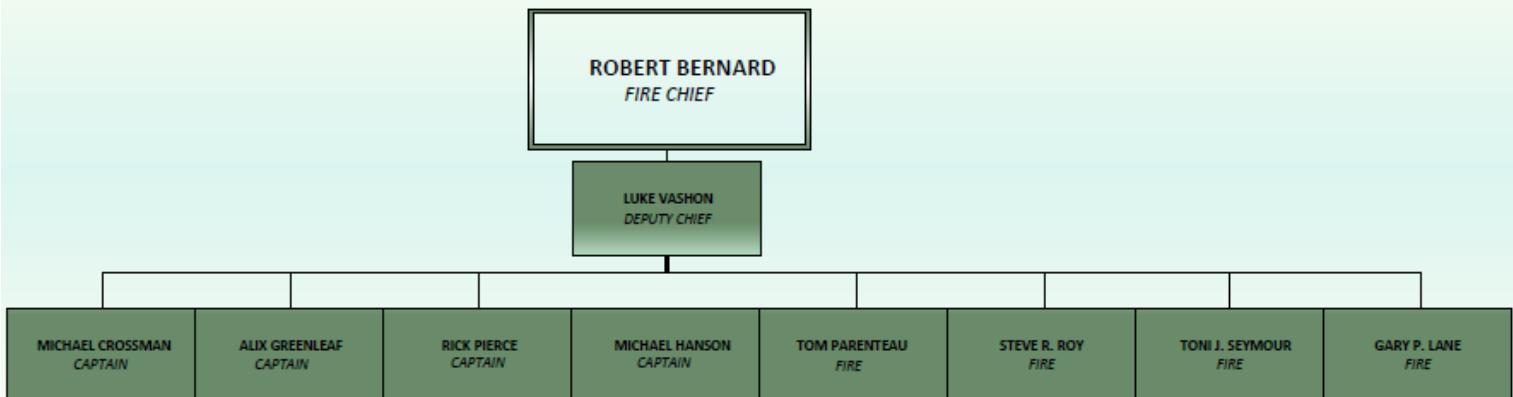
It is notable that the “special projects” category in the Public Safety Reception budget is the payments from the Town of Freeport to the Town of Brunswick for consolidated dispatch services.

Forecast

Police	FY 2026 Budget	FY 2027 Forecast	FY 2028 Forecast	FY 2029 Forecast
Personnel	1,795,200	1,840,080	1,895,795	1,939,509
Contracted Services	191,900	194,918	201,357	204,719
Special Projects	-	-	-	-
Supplies	25,000	27,500	29,500	33,000
Total	2,012,100	2,062,498	2,126,652	2,177,228
Marine Resource/Harbor Pat	FY 2026 Budget	FY 2027 Forecast	FY 2028 Forecast	FY 2029 Forecast
Personnel	201,300	206,983	212,742	219,191
Contracted Services	44,490	44,430	45,630	50,180
Special Projects	-	-	-	-
Supplies	1,500	1,500	1,500	1,500
Total	247,290	252,913	259,872	270,871
Public Safety Reception	FY 2026 Budget	FY 2027 Forecast	FY 2028 Forecast	FY 2029 Forecast
Personnel	53,300	54,620	56,244	57,498
Contracted Services	19,000	20,500	20,500	21,000
Special Projects	217,200	225,888	234,924	244,320
Supplies	650	650	650	650
Total	290,150	301,658	312,317	323,468

Fire and Rescue Department

FIRE/RESCUE ORG CHART



Department Overview

The Fire and Rescue Departments are supervised by the fire chief; and include a deputy chief, four captains, and four medics, as well as approximately 30 part-time personnel (per diem and call force). This includes firefighters and emergency medical technicians (EMT-B, EMT-A, and EMT-P levels).

Major Accomplishments for FY 2024 and FY 2025

In July 2024, we welcomed a new Fire Chief, Bob Bernard, took over leadership of the Fire/Rescue Department. Under his guidance, a Deputy Chief position was reclassified to a full-time FF/Par which brought full-time shift coverage to 2 ff/par for all four shifts. Several new per diem personnel were hired to support full daily complement of 4/shift.

The 1996 Ladder One was placed out of service and sold due to safety concerns. After public referendum in November, the Town Council approved the purchase of a new Quint 100-foot ladder truck manufactured by E-One at a cost of \$1,500,000 which will be financed through a 10-year municipal bond. The new 2024 Braun Ambulance arrived in November and was quickly placed into service.

New leadership brought particular attention to personal protective equipment (PPE), safety compliance, and training. In response to elevated risk of high and low angle rope rescue, a multi-day intensive rope rescue training was held for all full-time employees and open to all part-timers.



Angle Rope Rescue Training
Photo Courtesy Town Staff

The Department completed hose testing, which is a yearly requirement to test the durability of our hose and ensure that it does not burst during use. All the fire department vehicles have been serviced and inspected. Special thanks to Jacob and his crew at DPW for keeping our vehicles safe and ready to respond. The Department has also completed the maintenance needed to keep the EMS equipment operational.

FY 2026 Goals and Objectives

One of our most important objectives for 2026 will be the replacement of Rescue 1. This is a 2016 PL Custom (Chevy Type 3) Ambulance that has rust and oxidation issues with the frame and many mechanical (transmission, suspension, and braking system) issues that are very costly to keep the vehicle in service. Along with the ambulance, we are seeking funds to replace three LifePak 15 cardiac monitors which are required for paramedic level service licensure. The current monitors are 11 years old, which is one year beyond their warranty and parts are no longer available and difficult to procure.

Three years ago, the Department received new Scott air bottles; however, the Scott Self Contained Breathing Apparatus (SCBA) are approximately 16 years old and have a best practice life span of 15 years. Staff will begin the process of changing out SCBA to ensure that the equipment remains safe and reliable.

Inspection of the hose lengths in use shows significant age, with some couplings no longer useable, along with expected wear and tear. Staff will be looking to replace approximately 4,700 feet of hose over the next two fiscal years.

In an effort to reduce risk, the Department will also be disposing of old PFAS foam as a special hazardous material and purchasing a new gear dryer to ensure appropriate cleaning of PPE to limit contact with carcinogens.

After decades of providing a municipal “city box” or alarm system, the Department will be looking to phase this service out and help facilitate residents who have relied on this system connect with private sector security services. The cost of replacing this outdated system is not a reasonable taxpayer expense given that there are several private sector alternatives at the same approximate cost to residents.

With several new responders on staff, we expect that training and professional development will be important priorities in the coming year. Our goal is to have all full-time responders licensed at the paramedic level and supervisors completing appropriate fire officer certifications.

Continue and improve fire prevention activities from community education and outreach to project plans review, community risk assessment, and fire safety inspections.

Historic Staffing Levels-Five-Year Comparison						
	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
Fire/Rescue	18.45	19.50	19.50	19.50	19.50	19.50

Performance Measures

Council Goal:		Performance Measure:	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024
Fire and Rescue Departments	Prioritize, evaluate and control expenditures in operating and capital budgets to maintain a stable tax rate	Operating Costs for Fire Services per \$1,000 assessment	\$26.64	\$28.38	\$26.76	\$36.55	\$30.36
		Operating Costs for Rescue Services per \$1,000 assessment	\$16.99	\$15.79	\$13.68	\$10.35	\$17.18
	Maintain stable residential property tax burden, minimizing increases while balancing quality public services	Structure Fire Responses	5	31	35	28	13
		Total Fire Calls	780	475	514	459	462
		Patients Transported	1,125	1,234	1,344	1,457	1,353

Budget

Fire	2023 Actual	2024 Actual	FY 2025 Budget	FY 2025 Projected	FY 2026 Budget
Personnel	946,196	793,080	943,000	1,072,700	1,062,900
Contracted Services	115,140	139,922	146,600	161,450	171,600
Special Projects					
Supplies	21,832	23,055	30,400	29,950	40,700
Total	1,083,168	956,057	1,120,000	1,264,100	1,275,200

Rescue	2023 Actual	2024 Actual	FY 2025 Budget	FY 2025 Projected	FY 2026 Budget
Personnel	216,777	445,015	476,400	533,500	386,000
Contracted Services	53,527	57,566	64,570	47,750	76,970
Special Projects					
Supplies	36,521	38,294	42,900	43,000	55,100
Total	306,824	540,875	583,870	624,250	518,070

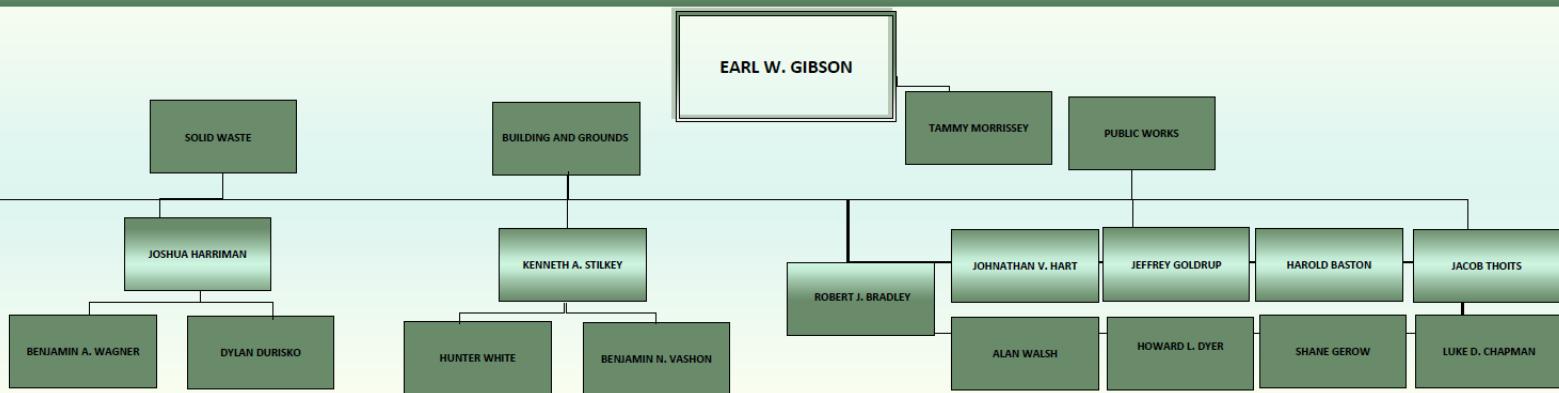
Forecast

Fire	FY 2026 Budget	FY 2027 Forecast	FY 2028 Forecast	FY 2029 Forecast
Personnel	1,062,900	1,087,598	1,122,975	1,146,442
Contracted Services	171,600	174,675	177,297	181,468
Special Projects				
Supplies	40,700	40,700	40,700	46,500
Total	1,275,200	1,302,973	1,340,973	1,374,411

Rescue	FY 2026 Budget	FY 2027 Forecast	FY 2028 Forecast	FY 2029 Forecast
Personnel	386,000	395,650	407,520	416,689
Contracted Services	76,970	77,670	78,670	80,670
Special Projects				
Supplies	55,100	55,500	57,000	57,500
Total	518,070	528,820	543,190	554,859

Public Works/Building and Grounds/Solid Waste

PUBLIC WORKS ORG CHART



Public Works Department

Department Overview

The Public Works Department is comprised of a Director, Supervisor, nine equipment operators, one mechanic and an assistant to the Director. The Public Works Department takes responsibility for all infrastructure improvements on Town roads (drainage and paving), snow plowing and sand/calcium chloride application, tree maintenance, ditching, and supervising any large-scale projects that are contracted to outside companies. Normally, the Town staff completes all road reconstruction work, and the foundation of the roadways. The paving is contracted to an outside company and supervised by the Public Works Department.

Major Accomplishments for FY 2024 and FY 2025

The Public Works Department completed general maintenance and continued to do ditching, removal of winter sand build-up, repairing shoulders & washouts, removal of dead trees, and replacement of driveway culverts as needed. The grading of the Town's dirt roads, roadside mowing, sweeping, pavement symbol painting, and catch basin cleaning are additional yearly ongoing projects for Public Works.

Public Works was able to complete the rebuild of Old Snow Freeport Rd and Old Mast Landing.

Special Projects: The Public Works Department is also responsible for maintaining the street signs, traffic signals & Town-owned streetlights, as well as setting up elections, the skateboard park, and the hanging of the flags & holiday lights in the downtown area.

Our first wintertime event started on 12-4-23 and our last wintertime event was 4-5-24. Wintertime operations resulted in 19 events that required public works to treat town roads: We did three overnight snow removals, plus several daytime snow removals in the downtown area to keep our sidewalks, town parking lots, and curb-side parking spaces clear of snow & ice. Snow totals was 57 inches

FY 2026 Goals and Objectives

Public Works has the following Capital Budget project planned for FY2026: the reconstruction of Flying Point from Upper Mast Landing to Pleasant Hill. The following work is also planned. Beautification project at town hall, Improvement at Hunter Rd Fields.

Historic Staffing Levels-Five-Year Comparison						
	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
Public Works	13.90	13.90	13.90	13.90	13.90	13.90

Performance Measures

	Council Goal:	Performance Measure:	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	
Public Works Roads Program	Prioritize, evaluate and control expenditures in operating and capital budgets to maintain a stable tax rate	Operating Costs for Public Works Services per \$1,000 assessment		\$57.08	\$51.68	\$45.94	\$49.90	\$50.79
		Average Overtime Dollars Per Driver		\$5,594.36	\$3,931.90	\$5,567.58	\$6,129.33	\$5,382.58
	Maintain stable residential property tax burden, minimizing increases while balancing quality public services	Inches of Snow Plowed		66	54	74	74	
		Yards of Road Salt Used		1,200	1,235	1,300	1,299	
		Yards of Sand Used		1,123	1,770	1,330	1,327	
		Gallons of Liquid Calcium Chloride Applied		16,454	16,700	17,400	17,388	

Budget

Public Works General	2023 Actual	2024 Actual	FY 2025 Budget	FY 2025 Projected	FY 2026 Budget
Personnel	727,661	774,154	1,008,000	850,300	1,065,100
Contracted Services	239,057	216,396	228,350	226,350	240,100
Special Projects					
Supplies	25,237	24,334	32,000	28,901	32,000
Total	991,955	1,014,885	1,268,350	1,105,551	1,337,200

Public Works Summer Roads	2023 Actual	2024 Actual	FY 2025 Budget	FY 2025 Projected	FY 2026 Budget
Personnel	-	-	-	-	-
Contracted Services	-	-	-	-	-
Special Projects	157,048	304,256	393,100	316,728	393,100
Supplies	128,909	100,853	155,500	157,300	165,500
Total	285,957	405,109	548,600	474,028	558,600

Public Works Winter Roads	2023 Actual	2024 Actual	FY 2025 Budget	FY 2025 Projected	FY 2026 Budget
Personnel	-	-	-	-	-
Contracted Services	-	-	-	-	-
Special Projects	-	-	-	-	-
Supplies	181,080	161,413	215,000	210,600	230,000
Total	181,080	161,413	215,000	210,600	230,000

Public Works Tree & Park	2023 Actual	2024 Actual	FY 2025 Budget	FY 2025 Projected	FY 2026 Budget
Personnel	-	-	-	-	-
Contracted Services	6,761	8,000	8,000	7,800	8,000
Special Projects	-	-	-	-	-
Supplies	12,990	10,000	12,000	12,200	12,000
Total	19,751	18,000	20,000	20,000	20,000

Forecast

Public Works General	FY 2026 Budget	FY 2027 Forecast	FY 2028 Forecast	FY 2029 Forecast
Personnel	1,065,100	1,091,728	1,124,479	1,149,780
Contracted Services	240,100	240,200	241,200	242,700
Special Projects				
Supplies	32,000	32,350	33,450	33,700
Total	1,337,200	1,364,278	1,399,129	1,426,180

Public Works Summer Roads	FY 2026 Budget	FY 2027 Forecast	FY 2028 Forecast	FY 2029 Forecast
Personnel	-	-	-	-
Contracted Services	-	-	-	-
Special Projects	393,100	393,200	443,300	443,500
Supplies	165,500	165,500	170,500	178,500
Total	558,600	558,700	613,800	622,000

Public Works Winter Roads	FY 2026 Budget	FY 2027 Forecast	FY 2028 Forecast	FY 2029 Forecast
Personnel	-	-	-	-
Contracted Services	-	-	-	-
Special Projects	-	-	-	-
Supplies	230,000	363,000	230,000	230,000
Total	230,000	363,000	230,000	230,000

Public Works Tree & Park	FY 2026 Budget	FY 2027 Forecast	FY 2028 Forecast	FY 2029 Forecast
Personnel	-	-	-	-
Contracted Services	8,000	8,000	8,000	8,000
Special Projects	-	-	-	-
Supplies	12,000	12,000	12,000	12,000
Total	20,000	20,000	20,000	20,000

Solid Waste and Recycling Center

Department Overview

The Solid Waste/Recycling Department is a division of the Public Works Department, with the Director of Public Works overseeing the Supervisor of the Recycling Center, two full-time, and several part-time employees. The primary role of the department is the operation of the recycling center/transfer station on Hedgehog Mountain Road, and the operation of two satellite recycling (Silver Bullet) locations. The single-sort recycling materials are delivered to ecomaine recycling center in Portland.

Major Accomplishments for FY 2024 and FY 2025

Two garage bay doors on the office/garage building were replaced with walls containing passthrough doors and service windows to transact sales. The service window has made conducting sales transactions easier for residents as well as staff. An exterior awning was installed to protect customers from the weather. In FY 2025, the Recycling Center began new, longer hours for the public of 7:00 am to 4:00 pm Wednesday through Saturday as a pilot program in response to community needs

FY 2026 Goals and Objectives

In order to utilize the scale transaction service window, a customer platform to accommodate use is still needed. The Recycling Center will continue to evaluate their new hours for the public and having the recycle facility open earlier in the morning for resident use.

Historic Staffing Levels-Five-Year Comparison						
	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
Solid Waste/Recycling	3.60	3.60	3.20	3.20	3.20	3.40

Performance Measures

	Council Goal:	Performance Measure:	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024
Solid Waste Department	Prioritize, evaluate and control expenditures in operating and capital budgets to maintain a stable tax rate	Operating Costs for Recycling Services per \$1,000 assessment	\$18.72	\$21.61	\$19.90	\$21.89	\$22.46
	Maintain stable residential property tax burden, minimizing increases while balancing quality public services	Tons of Material Recycled in Silver Bullets	316	336	325	306	
		Tons of Material Disposed at ecomaine	1,604	1,814	1,728	1,738	
		Percent of Waste Recycled	32	32	32	29	
		Tons Recycled by Pinetree	191	216	189	170	
		Tons of Recyclables Brought to the Recycling Center	254	283	263	253	
		Visits to the Recycling Center for Household Clean-Up Week	-	640	589	594	
		Tons of Electronic/Universal Waste Recycled	15	16	15	14	

It is notable that the amount recycled by hauler Pine Tree Waste is included; many residents have this outside contractor collect their trash and recycling (this is not a service the Town provides), and Pine Tree reports their recycling figures back to the Town.

Budget

Solid Waste/Recycling	2023 Actual	2024 Actual	FY 2025 Budget	FY 2025 Projected	FY 2026 Budget
Personnel	148,743	165,173	174,100	170,400	174,000
Contracted Services	481,798	530,247	494,150	534,711	591,300
Special Projects					
Supplies	18,088	11,993	13,800	12,900	13,800
Total	648,628	707,413	682,050	718,011	779,100

Forecast

Solid Waste/Recycling	FY 2026 Budget	FY 2027 Forecast	FY 2028 Forecast	FY 2029 Forecast
Personnel	174,000	178,025	183,476	187,800
Contracted Services	591,300	610,600	627,600	638,350
Special Projects				
Supplies	13,800	13,800	13,800	16,800
Total	779,100	802,425	824,876	842,950

Building and Grounds

Department Overview

The Buildings and Grounds Department is a division of Public Work. The Department employs one Supervisor and two full-time employees overseen by the Director of Public Works. The primary role of the department is the operation and maintenance of all municipal facilities and grounds, litter control and rubbish removal in the Downtown area; maintenance of the train platform along with Town owned cemeteries.

Major Accomplishments for FY 2024 and FY 2025

The goal of the Buildings and Grounds Department is to more cost effectively maintain Town properties that had been previously maintained by private contractors. The Department duties are cleaning and maintaining most municipal buildings and grounds, litter control and rubbish removal in the Downtown area; maintenance of the Freeport Train platform (including snow removal); mowing of municipal properties (including two in-town parks and eight municipally owned cemeteries); maintenance and cleaning of the facilities at the Hunter Road Fields; maintenance of the grounds at Exit 22; and maintenance of the building and grounds at Leon Gorman Park.

FY 2026 Goals and Objectives

The Buildings and Grounds Department mission for FY 2026 is to continue to enhance its service to Freeport staff, residents, and visitors alike, in the most effective and efficient manner possible with three full-time employees.

Historic Staffing Levels-Five-Year Comparison						
	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026
Buildings and Grounds	3.35	3.35	3.35	3.00	3.00	3.00

Performance Measures

Council Goal:	Performance Measure:	FY 2020					
		FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	
Building and Grounds	Prioritize, evaluate and control expenditures in operating and capital budgets to maintain a stable tax rate	Operating Costs for Buildings and Grounds Services per \$1,000 assessment	\$13.11	\$13.79	\$14.54	\$15.83	\$16.16

Budget

Building Maintenance	2023 Actual	2024 Actual	FY 2025 Budget	FY 2025 Projected	FY 2026 Budget
Personnel	119,763	153,893	155,100	120,100	156,900
Contracted Services	279,733	280,079	290,600	281,700	322,650
Special Projects	54,158	58,527	59,700	59,700	61,200
Supplies	15,521	16,272	16,500	13,700	16,500
Total	469,175	508,771	521,900	475,200	557,250

HRF Fields Maintenance	2023 Actual	2024 Actual	FY 2025 Budget	FY 2025 Projected	FY 2026 Budget
Personnel					
Contracted Services	133,011	124,123	135,300	132,574	137,300
Special Projects					
Supplies					
Total	133,011	124,123	135,300	132,574	137,300

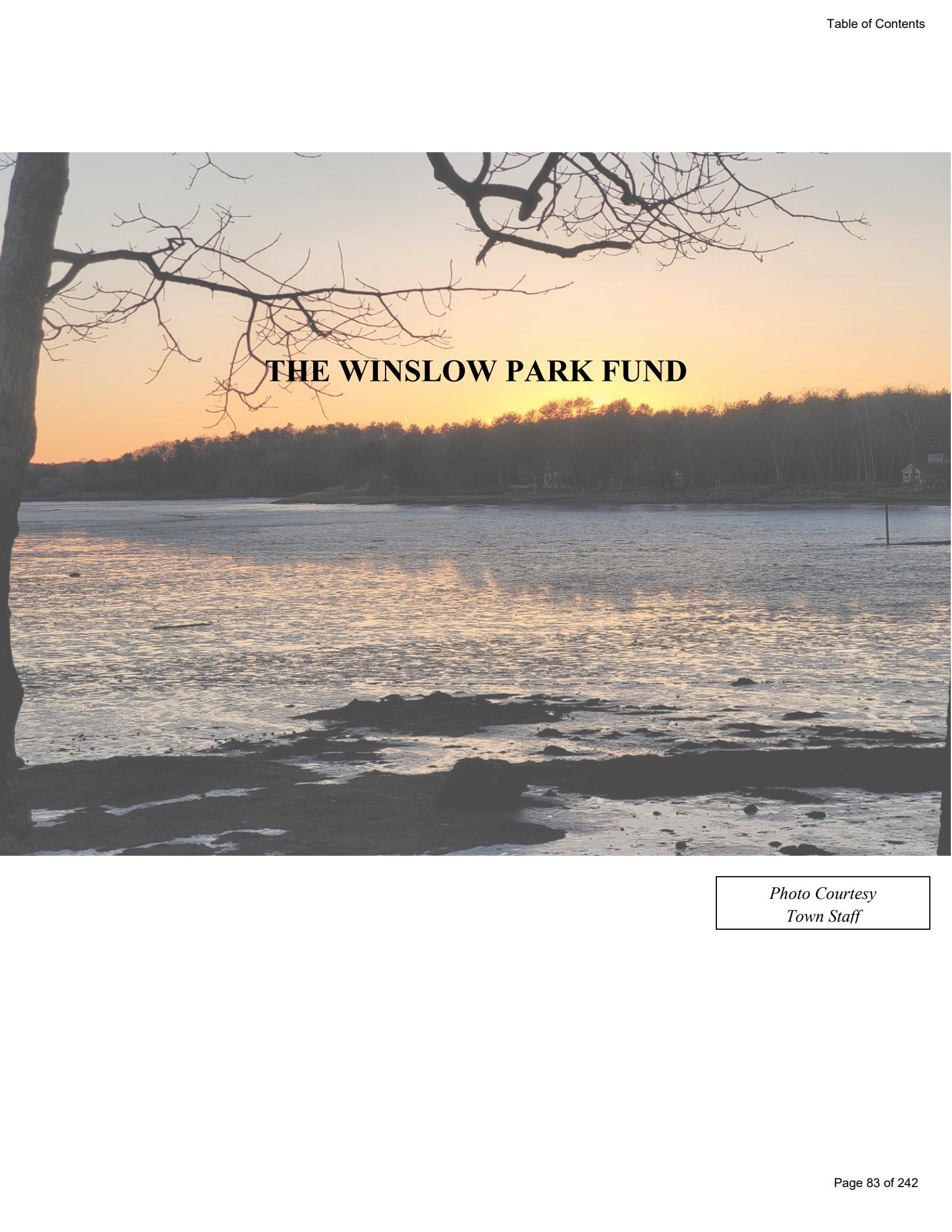
Forecast

Building Maintenance	FY 2026 Budget	FY 2027 Forecast	FY 2028 Forecast	FY 2029 Forecast
Personnel	156,900	163,560	168,185	171,757
Contracted Services	322,650	330,450	343,750	356,950
Special Projects	61,200	63,036	64,612	66,227
Supplies	16,500	16,500	17,500	17,500
Total	557,250	573,546	594,047	612,435

HRF Fields Maintenance	FY 2026 Budget	FY 2027 Forecast	FY 2028 Forecast	FY 2029 Forecast
Personnel				
Contracted Services	137,300	140,510	144,816	148,222
Special Projects				
Supplies				
Total	137,300	140,510	144,816	148,222



Photo Courtesy Chandler Chen



THE WINSLOW PARK FUND

*Photo Courtesy
Town Staff*

The Winslow Park Special Revenue Fund

Department Overview

Since Adelaide Winslow Harb donated the Park in 1953, the Town has been operating the Park, and as the donation stipulates, placing all revenues generated into a special revenue fund. The Park generates approximately \$415,000 in annual camping and entrance fees, and average expenditure is approximately \$385,000 annually. The Park employs a manager, who lives at the Park year-round, one year-round part-time employee, and approximately 15 summer gatehouse keepers and grounds people. The annual payroll and benefits for employees has historically been approximately \$185,000, and the remaining \$200,000 goes into ground maintenance, utilities, and other requirements of maintaining a large waterfront Park, campground, and playground.

Major Accomplishments for FY 2024 and FY 2025

Due to winter storms, the park had a very large number of downed trees and limbs. Park staff, contactors and the public works department worked diligently to cut, chip and truck off debris. Continue to search for a new work truck, purchased two new mowers, chainsaws, and trimming equipment.

Updated website and information for visitors.

Improved accessibility with updates to the parking lot, including paving and crosswalk improvements, and new ADA porta-potties. Repaired septic system and continued to address the aging bathroom and shower infrastructure. The Commission approved and staff attempted to secure a vendor to renovate the bathrooms; however, the contractor selected ultimately backed out leaving the need to address aging bathroom infrastructure in a piecemeal fashion the coming year.

FY 2026 Goals and Objectives

The commission has been discussing total bathroom renovation plans and the budget to do so. We hope to have all campsites reopened this coming summer as a few are still closed and continue working on the bathroom Paint and install a new roof on a portion of the farmhouse this summer as well as undertaking interior and structural repair in the fall and winter season. Work with the Commission to evaluate campsite pricing for the 2026 season.

Council Goal:	Performance Measure:	Calendar Year				
		2020	2021	2022	2023	2024
Winslow Park	Be active in maintaining a strong relationship with neighboring municipalities	510	na	538	506	548
	Family Season Passes					
	Daily Visitors	23,270	na	28,192	25,475	26,750

Performance Measures

In addition to the items above, the Winslow Park staff hosts a summer concert series including eight music concerts during the months of July and August, hosts the Camp Seaside that is organized and sponsored by the Recreation Department of RSU #5, hosts all Freeport Community Education running races, hosts the Close to the Coast race, , , donates season passes to the Freeport Community Services and YMCA for the needy families with children, and hosts three free weeks of camping for Freeport residents. ,. The Park is open year-round, and while there is a small fee of \$3 for non-residents and \$2 for Freeport residents, the Park is free during the off-season for walking and sight-seeing.

Budget

Winslow Park										
	FY 2019 Audited	FY 2020 Audited	FY 2021 Audited	FY 2022 Audited	FY 2023 Audited	FY 2024 Audited	FY 2025 Projected	FY 2026 Budgeted		
Beginning Balance	\$ 505,994	\$ 547,047	\$ 585,144	\$ 706,240	\$ 742,027	\$ 792,508	\$ 735,774	\$ 750,444		
Revenue	\$ 324,693	\$ 277,767	\$ 352,619	\$ 382,843	\$ 429,075	\$ 426,247	\$ 492,240	\$ 472,665		
Expenditures	\$ 283,640	\$ 239,670	\$ 231,523	\$ 347,056	\$ 378,594	\$ 482,981	\$ 477,570	\$ 472,665		
Other Sources/(Uses)										
Ending Balance	\$ 547,047	\$ 585,144	\$ 706,240	\$ 742,027	\$ 792,508	\$ 735,774	\$ 750,444	\$ 750,444		
Change in Fund Balance	\$ 41,053	\$ 38,097	\$ 121,096	\$ 35,787	\$ 50,481	\$ (56,734)	\$ 14,670	\$ -		

The Park's historic fund balance is shown from FY 2019 through the June 30th, 2026 budget in addition to a more detailed revenue and expenditure report.

Town of Freeport Summary of Revenues and Expenditures-Winslow Park Fund										Increase (Decrease)	% Change
	Actual FY 2021	Actual FY 2022	Actual FY 2023	Actual FY 2024	Projected FY 2025	Budget FY 2026					
Beginning Fund Balance	\$ 585,144	\$ 706,240	\$ 742,027	\$ 792,508	\$ 735,774	\$ 750,444				\$14,670	1.99%
Revenues											
Taxes											
Licenses, Permits, and Fees	\$ 352,619	\$ 382,843	\$ 429,075	\$ 426,247	\$ 492,240	\$ 472,665				-\$19,575	-3.98%
Intergovernmental											
Charges for Service											
Fees and Fines											
Unclassified											
Investment Earnings											
Total Revenues	\$ 352,619	\$ 382,843	\$ 429,075	\$ 426,247	\$ 492,240	\$ 472,665				-\$19,575	-3.98%
Expenditures											
General Government											
Public Safety											
Public Works											
Community Services	\$ 231,523	\$ 347,056	\$ 378,594	\$ 482,981	\$ 477,570	\$ 472,665				-\$4,905	-1.03%
Education											
Insurance and Fringe Benefits											
Unclassified											
Debt Service											
Total Expenditures	\$ 231,523	\$ 347,056	\$ 378,594	\$ 482,981	\$ 477,570	\$ 472,665				-\$4,905	-1.03%
Other Financing Sources/(Uses)											
Change in Fund Balance	\$ 121,096	\$ 35,787	\$ 50,481	\$ (56,734)	\$ 14,670	\$ -					
Ending Fund Balance	\$ 706,240	\$ 742,027	\$ 792,508	\$ 735,774	\$ 750,444	\$ 750,444				\$0	0.00%

As seen in the above table, the Winslow Park fund's fund balance has historically increased annually, and declines are normally attributable to a large-scale capital project such as the fencing and barrier replacement project as in during FY 2024. The chart below is a graphic representation of the ending fund balances shown above. Also below is the FY 2026 budget as presented to the Town council, and above is a basic revenue and expenditure worksheet showing the changes in fund balance from FY 2019-FY 2026 budget.

While the table above shows the FY 2019-FY 2026 actual (or budget) figures and fund balance computations, the graph to the right shows the fund balance computations for the Fund since FY 2019. The natural increase in fund balance due to the inherent profitability in the Winslow Park operations is shown. During FY 2024, the Winslow Park commission approved fencing and barrier replacements along the shoreline. The FY 2025 fund balance is projected to increase primarily due to increased usage.



Winslow Park	2023 Actual	2024 Actual	2025 Projection	2026 Budget
Personnel	139,490	210,972	225,620	237,445
Contracted Services	94,848	126,542	152,950	145,720
Special Projects	121,807	120,768	73,000	58,000
Supplies	22,449	24,700	26,000	31,500
Total	378,594	482,982	477,570	472,665



*Photo Courtesy
Chandler Chen*

TAX INCREMENT FINANCING DISTRICT FUND



*The Great Race 2024
Photo Courtesy Jeffrey Scott Smith
Photography*

Fund Overview

The Destination Freeport Tax Increment Financing Fund was created in 1999 to improve infrastructure in the downtown commercial area of Freeport. The Village was experiencing a large increase in lodging accommodations, and the Town felt it necessary to enhance the infrastructure and facilities in the downtown area. The idea was that Freeport was becoming a destination in Maine, as opposed to a daytime shopping location. People were now coming from all over the country to visit Freeport and stay overnight. The original TIF agreement with the State's Department of Economic and Community Development was a ten-year agreement. Since that time, however, the TIF has been extended twice, and the new expiration year is 2029. The TIF "cap", or the amount of property value to be "captured" and placed into the TIF account has increased to \$20 million annually. This is currently generating approximately \$260,000 in annual increment, or TIF property tax revenue.

Major Accomplishments for FY 2024 and FY 2025

Over the past three years, the TIF funds have mainly been used for sidewalk improvements in Main Street and surrounding eligible streets in the downtown area, including replacement of the sidewalk detectable panels; along with Town Hall site improvements and a snowblower replacement in FY 2024 and in FY 2025 including funding for both Town Economic Development initiatives as well as those of Freeport Economic Development Corporation (FEDC).

FY 2026 Goals and Objectives

The TIF fund is not a "department" as there are in other funds, so goals and objectives will be listed as the projects to be completed. The fund will be funding economic development during FY 2026 along with a sidewalk replacement and accessibility improvements.

Performance Measures

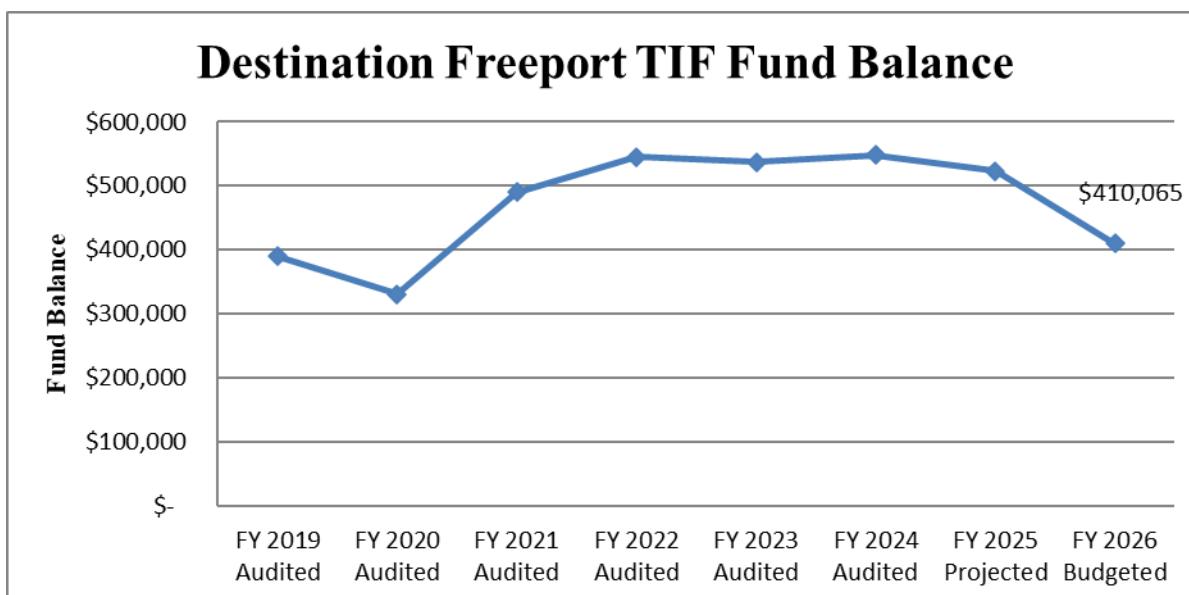
While the Destination Freeport TIF fund increment is used each year to improve the downtown area and promote economic development Town wide, it would not be appropriate to list performance measures for the TIF fund. The fund does not have any dedicated employees, and the economic development agencies supported by the fund are not Town entities. Both the Freeport Economic Development Corporation (FEDC) and Chamber of Commerce work closely with the Town staff but they are distinct entities. The FEDC is reported as a discrete component unit of the Town for financial statement presentation, but its governing board is distinctly separate from the Town Council.

Budget

The Destination Freeport five-year TIF program budget was adopted by the Town Council on April 15th, 2025, and the budget is scheduled to be adopted on June 17th, 2025. The budget includes sidewalk improvements and economic development contributions. The TIF fund's fund balance would not be benchmarked as other special revenue funds, as it routinely contains capital projects of different sizes. A fund balance comparison from FY 2019-FY 2026 budgeted is included here for reference, but the fluctuation is always due to the size of the capital projects in the fund. It is notable that the FY 2026 budget includes a budgeted decrease in fund balance of \$(113,000); this is due in part to the larger capital improvements in the fund relative to the tax increment for the upcoming year.

Destination Freeport TIF Fund										
	FY 2019 Audited	FY 2020 Audited	FY 2021 Audited	FY 2022 Audited	FY 2023 Audited	FY 2024 Audited	FY 2025 Projected	FY 2026 Budgeted		
Beginning Balance	\$ 377,519	\$ 389,528	\$ 330,948	\$ 490,514	\$ 544,893	\$ 537,490	\$ 548,390	\$ 523,065		
Revenue	\$ 301,000	\$ 286,000	\$ 280,000	\$ 267,000	\$ 323,000	\$ 275,000	\$ 267,000	\$ 267,000		
Expenditures	\$ 288,991	\$ 344,580	\$ 120,434	\$ 212,621	\$ 330,403	\$ 264,100	\$ 292,325	\$ 380,000		
Other Sources/(Uses)										
Ending Balance	\$ 389,528	\$ 330,948	\$ 490,514	\$ 544,893	\$ 537,490	\$ 548,390	\$ 523,065	\$ 410,065		
Change in Fund Balance	\$ 12,009	\$ (58,580)	\$ 159,566	\$ 54,379	\$ (7,403)	\$ 10,900	\$ (25,325)	\$ (113,000)		

The Destination Freeport TIF District's historic fund balance is shown below; the District generates approximately \$260,000 annually and those funds are spent on downtown infrastructure and economic development projects ranging from sidewalks, paving, snow and sand removal equipment, town economic initiatives and the Freeport Economic Development Corporation economic development nonprofit agency.



Town of Freeport Summary of Revenues and Expenditures-Destination Freeport TIF Fund										
	Actual FY 2021	Actual FY 2022	Actual FY 2023	Actual FY 2024	Projected FY 2025	Budget FY 2026	Increase (Decrease)	% Change		
Beginning Fund Balance	\$ 330,948	\$ 490,514	\$ 544,893	\$ 537,490	\$ 548,390	\$ 523,065	-\$25,325	-4.62%		
Revenues										
Taxes	\$ 280,000	\$ 267,000	\$ 323,000	\$ 275,000	\$ 267,000	\$ 267,000	\$ 0	0.00%		
Licenses, Permits, and Fees										
Intergovernmental Charges for Service										
Fees and Fines										
Unclassified										
Investment Earnings										
Total Revenues	\$ 280,000	\$ 267,000	\$ 323,000	\$ 275,000	\$ 267,000	\$ 267,000	\$ 0	0.00%		
Expenditures										
General Government										
Public Safety										
Public Works										
Community Services										
Education										
Insurance and Fringe Benefits										
Unclassified										
Debt Service	\$ 120,434	\$ 212,621	\$ 330,403	\$ 264,100	\$ 292,325	\$ 380,000	\$ 87,675	29.99%		
Total Expenditures	\$ 120,434	\$ 212,621	\$ 330,403	\$ 264,100	\$ 292,325	\$ 380,000	\$ 87,675	29.99%		
Other Financing Sources/(Uses)										
Change in Fund Balance	\$ 159,566	\$ 54,379	\$ (7,403)	\$ 10,900	\$ (25,325)	\$ (113,000)	-\$87,675			
Ending Fund Balance	\$ 490,514	\$ 544,893	\$ 537,490	\$ 548,390	\$ 523,065	\$ 410,065	-\$113,000	-21.60%		

The next table below shows the Destination Freeport's FY 2026-FY 2030 capital plan for a reference point. While the appropriation for the budget has not yet been done, the intention is that the first year of the five-year program document becomes the appropriation and budget for the fiscal year.

Town of Freeport Capital Improvement Plan: FY 2026 - FY 2030															
DESTINATION TIF VILLAGE IMPROVEMENTS															
Revenue Source (RS):															
A - ARPA	R - Reserves	D - Donations/Special Revenues	G - Grants												
T - TIF	O - PACTS/GPCOG Match	B - Bond													
Article	Total	Prior Year [FY 2025]	RS	FY2026	RS	FY 2027	RS	FY 2028	RS	FY 2029	RS	FY 2030	RS	Future Years	RS
CIP Expenditure Summary Destination Freeport TIF															
FEDEC-Economic Development	70,000	70,000	T	-	-	-	-	-	-	-	-				
Sidewalk Repairs	595,000	45,000	T	100,000	T	150,000	T	150,000	T	150,000	T	-	-		
Town Economic Development	857,325	177,325	T	130,000	T	135,000	T	135,000	T	140,000	T	140,000	T		
Sidewalk Equipment	180,000	-	-	100,000	T	-	-	-	-	80,000	T	-	-		
Accessibility Improvements	50,000	-	-	50,000	T	-	-	-	-	-	-	-	-		
Total Expenditures by Year	1,752,325	292,325		380,000		285,000		285,000		370,000		140,000			
Funding Source Summary Destination Freeport TIF															
ARPA	-	-	-	-	-	-	-	-	-	-	-				
Reserves	-	-	-	-	-	-	-	-	-	-	-				
Donations	-	-	-	-	-	-	-	-	-	-	-				
Grants	-	-	-	-	-	-	-	-	-	-	-				
TIF		292,325		380,000		285,000		285,000		370,000		140,000			
PACTS/GPCOG Match	-	-	-	-	-	-	-	-	-	-	-				
Bond	-	-	-	-	-	-	-	-	-	-	-				
Total Funding Sources by Year	-	292,325		380,000		285,000		285,000		370,000		140,000			

The Concord Gully Brook TIF Special Revenue Fund

Fund Overview

The Concord Gully Brook Tax Increment Financing Fund began in 2021 to improve stormwater infrastructure in the downtown commercial area of Freeport, along with trail design and transit service to enhance the infrastructure and facilities in the downtown area. The TIF “cap”, or the amount of property value to be “captured” and placed into the TIF account is projected to be \$31 million annually.

Major Accomplishments for FY 2024 and FY 2025

The TIF funds had just become available for appropriation in FY 2025. The major accomplishment for FY 2024 was establishing the TIF.

FY 2026 Goals and Objectives

The TIF fund is not a “department” as there are in other funds, so goals and objectives will be listed as the projects to be completed. The fund will be funding economic development during FY 2026.

Performance Measures

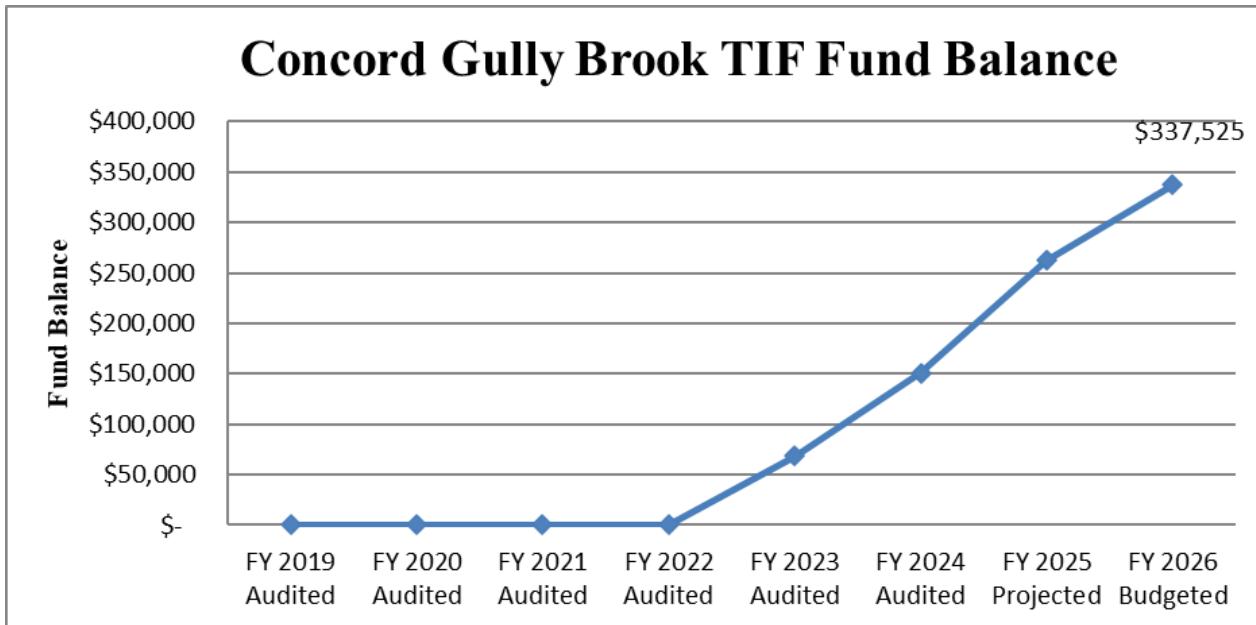
While the Concord Gully Brook TIF fund increment will be used each year to improve the downtown area infrastructure and promote development Town wide, it would not be appropriate to list performance measures for the TIF fund. The fund does not have any dedicated employees, and the agencies supported by the fund are not Town entities.

Budget

The Concord Gully Brook five-year TIF program budget was adopted by the Town Council on April 23rd, 2024, and the budget is scheduled to be adopted on June 18th, 2024. The budget includes a study of Lower Main Street. The TIF fund’s fund balance would not be benchmarked as other special revenue funds, as it routinely contains capital projects of different sizes. A fund balance comparison from FY 2018-FY 2025 budgeted is included here for reference, but the fluctuation is always due to the size of the capital projects in the fund.

Concord Gully Brook TIF Fund												
	FY 2019 Audited	FY 2020 Audited	FY 2021 Audited	FY 2022 Audited	FY 2023 Audited	FY 2024 Audited	FY 2025 Projected	FY 2026 Budgeted				
Beginning Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 68,547	\$ 150,428	\$ 262,549			
Revenue	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 226,169	\$ 427,866	\$ 415,621	\$ 415,621			
Expenditures	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 157,622	\$ 345,985	\$ 303,500	\$ 340,645			
Other Sources/(Uses)												
Ending Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 68,547	\$ 150,428	\$ 262,549	\$ 337,525			
Change in Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 68,547	\$ 81,881	\$ 112,121	\$ 74,976			

The Concord Gully Brook TIF District's historic fund balance is shown below; the District generates approximately \$400,000 annually and those funds are spent on downtown infrastructure and economic development projects.



Town of Freeport Summary of Revenues and Expenditures-Concord Gully Brook TIF Fund										
	Actual FY 2021	Actual FY 2022	Actual FY 2023	Actual FY 2024	Projected FY 2025	Budget FY 2026	Increase (Decrease)	% Change		
Beginning Fund Balance	\$ -	\$ -	\$ -	\$ 68,547	\$ 150,428	\$ 262,549	\$ 112,121	74.53%		
Revenues										
Taxes	\$ -	\$ -	\$ 226,169	\$ 427,866	\$ 415,621	\$ 415,621	\$ 0	0.00%		
Licenses, Permits, and Fees										
Intergovernmental										
Charges for Service										
Fees and Fines										
Unclassified										
Investment Earnings										
Total Revenues	\$ -	\$ -	\$ 226,169	\$ 427,866	\$ 415,621	\$ 415,621	\$ 0	0.00%		
Expenditures										
General Government										
Public Safety										
Public Works										
Community Services										
Education										
Insurance and Fringe Benefits										
Unclassified										
Debt Service										
Total Expenditures	\$ -	\$ -	\$ 157,622	\$ 345,985	\$ 303,500	\$ 340,645	\$ 37,145	12.24%		
Other Financing Sources/(Uses)										
Change in Fund Balance	\$ -	\$ -	\$ 68,547	\$ 81,881	\$ 112,121	\$ 74,976	-\$37,145			
Ending Fund Balance	\$ -	\$ -	\$ 68,547	\$ 150,428	\$ 262,549	\$ 337,525	\$ 74,976	28.56%		

The next table below shows the Concord Gully Brook FY 2026-FY 2030 capital plan for a reference point. While the appropriation for the budget has not yet been done, the intention is that the first year of the five-year program document becomes the appropriation and budget for the fiscal year.

Town of Freeport Capital Improvement Plan: FY 2026 - FY 2030															
CONCORD GULLY BROOK TIF															
Revenue Source (RS):															
A - ARPA	R - Reserves	D - Donations/Special Revenues	G - Grants												
T - TIF	O - PACTS/GPCOG Match	B - Bond													
Article	Total	Prior Year [FY 2025]	RS	FY2026	RS	FY 2027	RS	FY 2028	RS	FY 2029	RS	FY 2030	RS	Future Years	RS
CIP Expenditure Summary Concord Gully Brook TIF															
Trail Construction	795,000	45,000	T	-	-	750,000	T	-	-	-	-				
Main Street Reconstruction	2,500,000	-	-	-	-	2,500,000	T	-	-	-	-				
Total Expenditures by Year	3,295,000	45,000		-	2,500,000	750,000		-	-	-	-				
Funding Source Summary Concord Gully Brook TIF															
ARPA	-	-	-	-	-	-	-	-	-	-	-				
Reserves	-	-	-	-	-	-	-	-	-	-	-				
Donations	-	-	-	-	-	-	-	-	-	-	-				
Grants	-	-	-	-	-	-	-	-	-	-	-				
TIF	3,295,000	45,000	-	-	2,500,000	-	750,000	-	-	-	-				
PACTS/GPCOG Match	-	-	-	-	-	-	-	-	-	-	-				
Bond	-	-	-	-	-	-	-	-	-	-	-				
Total Funding Sources by Year	3,295,000	45,000		-	2,500,000	750,000		-	-	-	-				

THE CAPITAL PROJECTS FUND



This is a photo of the Town's Rescue Unit 3. It was replaced in the FY 2025 Capital Plan.

Photo Courtesy Town Staff



To: Sophia Wilson, Town Manager
From: Jessica Maloy, Finance Director
Re: Letter of Introduction for the Five-Year Capital Improvement Plan
Date: February 15, 2025

I am pleased to present the Five-Year Capital Improvement Plan (CIP) for the Town of Freeport for the fiscal years 2026-2030. The FY 2026 capital improvement plan proposes an appropriation of \$2,798,000 for capital improvement projects. The funding source information is intended to identify the revenue that is planned to pay for the capital projects. And while additional revenue is anticipated to be received each year, this information identifies only known sources of revenue at the time of development and what is necessary to fund the Capital Improvement Plan.

The CIP summarizes all major capital expenditures to be made over the next five years. This budget contains a summary of revenue sources and CIP costs by year in which the revenues and costs are anticipated. To be included in the CIP, the project must meet the following guidelines:

- Individual project costs are expected to be over \$5,000
- The resulting project has a useful life of more than one year
- The project results in the addition of a fixed asset, or extends the useful life of an existing asset or is a major software purchase

During the preparation process, staff identified what would be necessary to meet existing levels of service to the community and which projects could reasonably be accomplished within each year, within the financial and staff limitations of the Town. Contractual obligations and/or needs were considered in setting the priorities.

Capital improvements are funded through a variety of sources including the use of reserves, debt financing, grants, Tax Increment Financing and other operating revenues. All available current and future resources were considered when identifying funding sources for the identified capital improvements. For example, the estimated available reserve balance was calculated and shown as a funding source, as well as any estimated grants, and other revenue sources. The CIP costs projected meet, and in some cases exceed, the limitations of those funding sources.

The Capital Projects Fund

Introduction

The Capital Improvement Plan (CIP) describes the community developments, facility enhancements, and transportation capital improvements planned by the Town for a five-year period from Fiscal Year 2026 through Fiscal Year 2030. As a multi-year program which includes forecasts of anticipated capital improvement expenditures, the CIP links the project development process with the Town's fiscal planning process.

The expenditures shown for the first year of the CIP comprise the Capital Budget for the upcoming fiscal year (FY 2026), which is adopted by the Town Council as part of the Annual Appropriation. Subsequent years are also included in the CIP, although these future years are subject to change as more detailed engineering analyses becomes available, possible changes in priorities, updates or revisions to anticipated revenues, and/or changes in cost and funding projections are identified.

The information included in the CIP is based on the best information available at the time the program was developed. Next year an updated five-year CIP will be submitted for consideration to the Town Council with adjustments to project budgets, funding sources, descriptions, and/or schedules.

Fund Overview

The capital projects fund is reserved for items that are non-routine and will cost the Town more than \$5,000 in expenditure. The Town has historically adopted an annual capital budget as part of a five-year capital improvements plan and a 20-year replacement schedule. The capital fund is funded most often through transfers from the reserve funds. The historic and projected fund balance is shown on the following tables:

Town of Freeport Summary of Revenues and Expenditures-Capital Projects Fund									
	Actual FY 2021	Actual FY 2022	Actual FY 2023	Actual FY 2024	Projected FY 2025	Budget FY 2026			
Beginning Fund Balance	\$ 5,153,144	\$ 4,721,830	\$ 5,713,090	\$ 6,935,152	\$ 7,035,910	\$ 7,035,910			
Revenues									
Taxes									
Licenses, Permits, and Fees									
Intergovernmental									
Charges for Service									
Fees and Fines									
Unclassified	\$ 104,677	\$ 696,822	\$ 41,200	\$ 88,481	\$ -	\$ -			
Investment Earnings									
Total Revenues	\$ 104,677	\$ 696,822	\$ 41,200	\$ 88,481	\$ -	\$ -			
Expenditures									
General Government									
Public Safety									
Public Works									
Community Services									
Education									
Insurance and Fringe Benefits									
Unclassified	\$ 1,403,960	\$ 1,021,869	\$ 1,835,013	\$ 1,635,130	\$ 3,240,000	\$ 2,411,000			
Capital Outlay									
Debt Service									
Total Expenditures	\$ 1,403,960	\$ 1,021,869	\$ 1,835,013	\$ 1,635,130	\$ 3,240,000	\$ 2,411,000			
Other Financing Sources/(Uses)	\$ 867,969	\$ 1,316,307	\$ 3,015,875	\$ 1,647,407	\$ 3,240,000	\$ 2,411,000			
Change in Fund Balance	\$ (431,314)	\$ 991,260	\$ 1,222,062	\$ 100,758	\$ -	\$ -			
Ending Fund Balance	\$ 4,721,830	\$ 5,713,090	\$ 6,935,152	\$ 7,035,910	\$ 7,035,910	\$ 7,035,910			

Capital Projects Fund									
	FY 2019 Audited	FY 2020 Audited	FY 2021 Audited	FY 2022 Audited	FY 2023 Audited	FY 2024 Audited	FY 2025 Projected	FY 2026 Budgeted	
Beginning Balance	\$ 3,994,306	\$ 3,735,144	\$ 5,153,144	\$ 4,721,830	\$ 5,713,090	\$ 6,935,152	\$ 7,035,910	\$ 7,035,910	
Revenue	\$ 228,482	\$ 21,373	\$ 104,677	\$ 696,822	\$ 41,200	\$ 88,481	\$ -	\$ -	
Expenditures	\$ 1,455,369	\$ 682,396	\$ 1,403,960	\$ 1,021,869	\$ 1,835,013	\$ 1,635,130	\$ 3,240,000	\$ 2,411,000	
Other Sources/(Uses)	\$ 967,725	\$ 2,079,023	\$ 867,969	\$ 1,316,307	\$ 3,015,875	\$ 1,647,407	\$ 3,240,000	\$ 2,411,000	
Ending Balance	\$ 3,735,144	\$ 5,153,144	\$ 4,721,830	\$ 5,713,090	\$ 6,935,152	\$ 7,035,910	\$ 7,035,910	\$ 7,035,910	
Change in Fund Balance	\$ (259,162)	\$ 1,418,000	\$ (431,314)	\$ 991,260	\$ 1,222,062	\$ 100,758	\$ -	\$ -	

The Town has a sophisticated and well-planned set of reserve funds and methods of funding and benchmarking these funds. The reserve funds were established approximately 35 years ago and are currently funded through transfers from the cellular telephone tower leases throughout Town by \$175,000 annually. The old Town library building was leased to retailer Island Treasure Toys and transfers additional monies annually. In addition, any amount above the minimum fund balance that exists as of the end of the fiscal year may be transferred to the reserves after the Town Council is notified of the amount and has a chance to discuss all options for the funds. The Town Council established an energy reserve, and each year half of all energy savings are to be transferred to that reserve fund. In addition, the Town's investment policy dictates that the reserve funds are to be invested 75 percent in fixed income and 25 percent in equity funds. The income from these funds is directed back to the fund and allocated based upon the percentages of total of each reserve fund. The reserve funds are benchmarked to ensure that each fund is adequately funded in order to complete improvements and replacements as scheduled; the benchmark guidelines are the sum of the five-year plan or 20 percent of the 20-year replacement schedule. Reserve benchmarks are always trailing by one year, as staff uses the audited reserve balances for benchmarking purposes. For example, the 6/30/2024 reserve balances' benchmarks are the sum of the FY 2026-FY 2030 five-year and FY 2026-FY 2046 replacement schedule. The reason for this is that the financial statements for FY 2024 are released in December (or soon thereafter) of 2024; the FY 2026 capital budgeting season begins in January and February of 2025. Benchmarks are listed to the right and compared with the FY 2026 adopted capital budget:

**Town of Freeport Reserve Funds
Draft Reserve Balances 12/31/2024
For Funds Used in the Capital Planning Process**

Police	280,727
Fire	1,370,204
Rescue	1,098,778
Public Works	662,949
Solid Waste	100,705
Comprehensive Town Improvements	2,800,279
Municipal Facilities	163,828
Cable	126,129
Other	39,012

Anticipated Funding Challenges

Competitive Grant Funding

Grant funding is becoming more competitive, often favoring disadvantaged or underserved communities and requires projects to meet several goals that address existing needs. Staff are often limited as to where in the Town they can pursue grants and must tailor their grant requests to meet the grant program's goals to be more competitive. In addition, projects that are more fully developed with right-of-way completed and/or are shovel ready are also more competitive. Therefore, staff is not always able to pursue grant funding for projects with the greatest need and in some cases may consider lower need projects that may be more competitive or more fully developed when grant opportunities arise.

Reduced Available Local Funding

Local funding (Reserve Transfers, Cell Tower Revenue, Lease Revenue, and Investment Income) is traditionally used to fund capital projects. Over the past several years, there has been less funding from these sources to apply to capital projects. Staff discussions have revolved around the possibility of using General Fund contributions to supplement the capital program and the Town may see this come to fruition in future years depending on fund availability and recovery.

Major Projects from the Last Five Years

The FY 2025 capital budget was a conservative with small growth budget, as the preceding budgets were smaller than normal due to tough economic times with the exception of FY 2024. The five-year capital plan history is listed below with some highlighted projects from those years. The FY 2026 program reflects a growth-driven plan in comparison to prior year at just over \$2.4 million.

Capital Projects Fund - Historic Budgets for Comparison to FY 2026								
Department	FY 2020	FY 2021	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	
Police	\$ 110,000	\$ 100,000	\$ 62,000	\$ 120,000	\$ 350,000	\$ 396,000	\$ 127,000	
Fire	\$ -	\$ 908,000	\$ -	\$ 137,000	\$ 35,000	\$ -	\$ 184,500	
Rescue	\$ 285,000	\$ 63,000	\$ 60,000	\$ 19,000	\$ 466,000	\$ 30,000	\$ 410,000	
Public Works	\$ 150,000	\$ 80,000	\$ 140,000	\$ 190,000	\$ 336,000	\$ 340,000	\$ 165,000	
Solid Waste	\$ 17,000	\$ 155,000	\$ 67,500	\$ 70,000	\$ 55,000	\$ -	\$ 20,000	
Comprehensive Town Improvements	\$ 236,000	\$ 755,000	\$ 630,000	\$ 375,000	\$ 1,061,750	\$ 560,000	\$ 865,000	
Municipal Facilities	\$ 83,550	\$ 138,900	\$ 88,500	\$ 460,000	\$ 667,000	\$ 355,000	\$ 622,500	
Cable	\$ 58,600	\$ 24,000	\$ 24,000	\$ 24,000	\$ 29,000	\$ 39,000	\$ 24,000	
Other	\$ 27,575	\$ 150,000	\$ 175,000	\$ 50,000	\$ 40,000	\$ -	\$ -	
Total	\$ 967,725	\$ 2,373,900	\$ 1,247,000	\$ 1,445,000	\$ 3,039,750	\$ 1,720,000	\$ 2,418,000	

Among the large projects in recent years include the FY 2021 capital budget appropriation of \$800,000 for a new fire apparatus, along with \$440,000 for a reconstruction of Grant Road and \$290,000 for Cousin's River Bridge work to create a Bike/Pedestrian connector. For FY 2022, road projects continued with the rebuild of Spar Cove Road for \$450,000 along with the purchase of a new street sweeper for Public Works at \$140,000 that is shared with the TIF District. FY 2023 was primarily a maintenance capital budget, including \$190,000 for the purchase of a new plow truck for Public Works and \$100,000 for a new equipment lift, \$250,000 to rebuild Arnold Road, and \$100,000 to replace the steel pilings at the Town Wharf. FY 2024 saw the partnership with MaineDOT to begin bridge work at the two gateways to the village and incurred \$850,000 in road projects to support this project.

FY 2026 Goals and Objectives

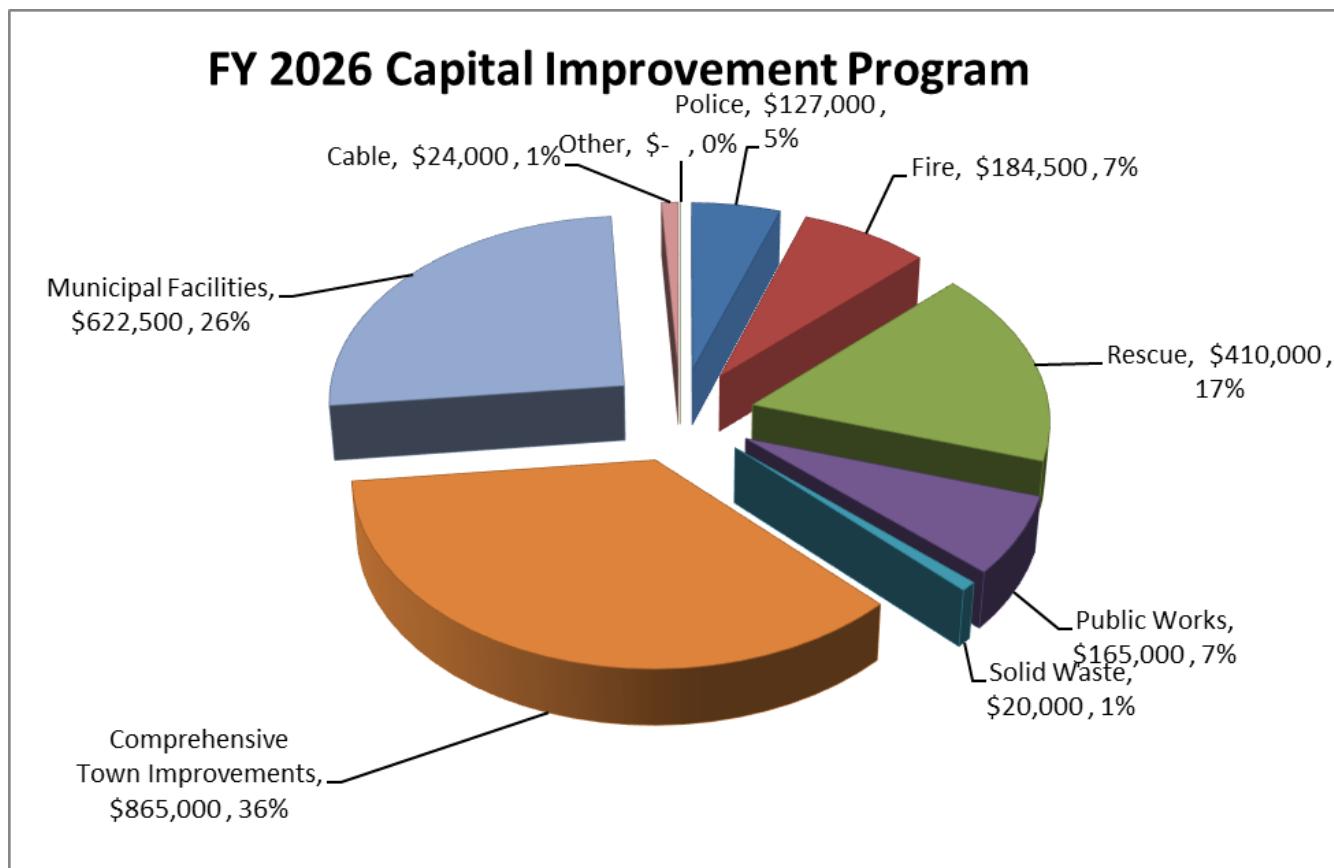
Each project scheduled for FY 2026 has individual goals and objectives, and these are listed with each item in addition to their impact on the operating budget, if applicable.

Performance Measures

The capital projects fund does not have formal performance measures as do the other funds. However, each budgeted item's impact on the operating budget is included in a table in the department. The items are listed by project.

Budget

The FY 2026 budget as proposed to the Town Council is listed in summary and in detail on the pages that follow; the article number is used as a reference for the Town Council during the deliberation and adoption process. The capital plan is discussed and finally adopted by article. The pie chart below shows each article and its percentage of the total FY 2026 capital budget. This gives the Town Council and public the ability to put each department's request into perspective relative to the other FY 2026 improvements and projects. The tables and charts below show each department's five-year capital plan (FY 2026-FY 2030) plus the amount of each FY 2026 budget in relation to the December 31st, 2024 as used as a "draft" reserve balance from which the funds will be transferred for expenditure.



The pie chart above represents the amount of each capital appropriation by department/program, and the percentage of the total appropriation given to each program.

Adoption 4/17/2025
Public Hearing 4/1/2025
Proposed 2/18/2025
Department Draft 1/13/2025

**DRAFT
CAPITAL IMPROVEMENTS
PLAN**

FY 2026-FY 2030

FREEPORT, MAINE

Town of Freeport Capital Improvement Plan Summary: FY 2026 - FY 2030								
Revenue Source (RS):								
A - ARPA T - TIF		R - Reserves O - PACTS/GPCOG Match		B - Bond D - Donations/Special Revenues		G - Grants		
Article	Total	Prior Year [FY 2025]		FY2026	FY 2027	FY 2028	FY 2029	FY 2030
CIP Expenditure Summary by Article								
Article I: Police	3,300,500	396,000	127,000	224,000	127,000	142,000	182,500	2,102,000
Article II: Fire	5,893,500	1,500,000	184,500	72,000	-	37,000	50,000	4,050,000
Article III: Rescue	2,779,500	30,000	410,000	59,500	-	45,000	-	2,235,000
Article IV: Public Works	4,352,000	340,000	165,000	280,000	70,000	150,000	290,000	3,057,000
Article V: Solid Waste	335,000	-	20,000	70,000	30,000	20,000	-	195,000
Article VI: Comprehensive Town Improvements	14,730,000	580,000	865,000	1,300,000	890,000	800,000	900,000	9,395,000
Article VII: Municipal Facilities	3,964,500	355,000	622,500	172,500	105,000	170,000	555,000	1,984,500
Article VIII: Cable	355,000	39,000	24,000	24,000	14,000	12,000	12,000	230,000
Article IX: Boards and Committees	-	-	-	-	-	-	-	-
Destination Freeport TIF	1,812,325	292,325	440,000	285,000	285,000	370,000	140,000	-
Concord Gully Brook TIF	3,295,000	45,000	-	2,500,000	750,000	-	-	-
Total by Year	40,817,325	3,577,325	2,858,000	4,987,000	2,271,000	1,746,000	2,129,500	23,248,500
Funding Source Summary								
ARPA	-	-	-	-	-	-	-	-
Reserves	30,415,000	1,715,000	2,418,000	2,032,000	1,236,000	1,376,000	1,964,500	19,673,500
Donations/Special Revenues	-	-	-	-	-	-	-	-
Grants	120,000	25,000	-	20,000	-	-	25,000	50,000
TIF	5,467,325	337,325	440,000	2,785,000	1,035,000	370,000	140,000	360,000
PACTS/GPCOG Match	150,000	-	-	150,000	-	-	-	-
Bond	4,665,000	1,500,000	-	-	-	-	-	3,165,000
Total by Year	40,817,325	3,577,325	2,858,000	4,987,000	2,271,000	1,746,000	2,129,500	23,248,500

Town Legal Debt Limit

2024 State Valuation	\$2,593,700,000
Limitation %	15%
Debt Limit	389,055,000

Town Debt Outstanding

	6/30/2025	6/30/2024	6/30/2023	6/30/2022	6/30/2021	6/30/2020	6/30/2019	6/30/2018
Town and School	443,800	507,200	570,600	849,000	480,000	950,000	1,425,000	1,930,000

Note 1: The Municipal Facilities CIP is taken from both the general administration and building maintenance reserves; these are summed above.

Note 2: The "Other" projects are Board and Committee requests, and will be taken from the appropriate reserves based upon the project.

Town of Freeport Capital Improvement Plan: FY 2026 - FY 2030															
POLICE DEPARTMENT															
ARTICLE I															
A - ARPA T - TIF		R - Reserves O - PACTS/GPCOG Match		D - Donations/Special Revenues B - Bond		G - Grants									
Article	Total	Prior Year [FY 2025]	RS	FY2026	RS	FY 2027	RS	FY 2028	RS	FY 2029	RS	FY 2030	RS	Future Years	RS
CIP Expenditure Summary Article I: Police															
Audio Recording Equipment	73,000	24,000	R	-	-	-	-	-	-	-	-	49,000	R		
Bullet Proof Vests	100,000	25,000	G	-	-	-	-	-	-	25,000	G	50,000	G		
Body Cameras	555,000	250,000	R	-	-	-	-	-	-	-	-	305,000	R		
Protective Gear/Night Vision	225,000	-	-	-	70,000	R	-	-	-	-	-	155,000	R		
Audio Video Car Cameras	95,000	-	-	-	-	-	-	-	65,000	R	-	30,000	R		
Communications Upgrade	157,000	32,000	R	-	-	-	-	-	-	75,000	R	50,000	R		
Firearms	230,000	-	-	50,000	R	-	-	-	-	-	-	180,000	R		
Radar Units/Speed Enforcement Systems	50,000	-	-	-	-	50,000	R	-	-	-	-	-	-		
Vehicle Replacement	1,757,500	65,000	R	77,000	R	154,000	R	77,000	R	77,000	R	82,500	R	1,225,000	R
Total Expenditures by Year	3,300,500	396,000		127,000		224,000		127,000		142,000		182,500		2,102,000	
Funding Source Summary Article I: Police															
ARPA	-	-	-	-	-	-	-	-	-	-	-				
Reserves	3,200,500	371,000	-	127,000	-	224,000	-	127,000	-	142,000	-	157,500	-	2,052,000	
Donations	-	-	-	-	-	-	-	-	-	-	-				
Grants	100,000	25,000	-	-	-	-	-	-	-	-	-	25,000	-	50,000	
TIF	-	-	-	-	-	-	-	-	-	-	-				
PACTS/GPCOG Match	-	-	-	-	-	-	-	-	-	-	-				
Bond	-	-	-	-	-	-	-	-	-	-	-				
Total Funding Sources by Year	3,300,500	396,000		127,000		224,000		127,000		142,000		182,500		2,102,000	

12/31/2024 Reserve Balances 280,727

FY 2026 - 2030 CAPITAL IMPROVEMENT PLAN: ARTICLE I: POLICE

Project: Firearms

Type: Upgrade

Useful Life: 15 years

Description: The police department requests to replace and upgrade existing firearms. We assess firearms, first with an annual inspection of their condition, then by any necessary technology upgrades. This is an opportunity to replace pistols, lights, holsters and optical sights with current technology, vastly improving the older stock and replacing the worn, broken and/or inoperable equipment. With this upgrade, staff feels that the equipment can safely last another 10 years with annual inspection for wear.

Expenditures:	2026	2027	2028	2029	2030	Total
Firearms	50,000	-	-	-	-	50,000
Total Expenditures	50,000	-	-	-	-	50,000

Funding Sources:	2026	2027	2028	2029	2030	Total
Reserves	50,000	-	-	-	-	50,000
Total Funding Sources	50,000	-	-	-	-	50,000

Operational Impact: Costs to maintain and outfit firearms is built into the annual budget and the replacement of these devices on a regular basis will save money and maintain productivity by preventing critical failures.

FY 2026 - 2030 CAPITAL IMPROVEMENT PLAN: ARTICLE I: POLICE

Project: Protective Gear/Night Vision

Type: New

Useful Life: 10 years

Description: The Police Department requests to purchase protective gear and night vision accessories for the remaining members of the force. The first request was funded from ARPA and the Department is looking to use reserve funding to outfit the remaining officers. These items are valuable tools that allow officers to intervene in life threatening scenarios where the ability to see in the dark greatly improves their life saving abilities.

Expenditures:	2026	2027	2028	2029	2030	Total
Protective Gear/Night Vision	-	70,000	-	-	-	70,000
Bullet Proof Vests	-	-	-	-	25,000	25,000
Total Expenditures	-	70,000	-	-	25,000	70,000

Funding Sources:	2026	2027	2028	2029	2030	Total
Reserves	-	70,000	-	-	-	70,000
Grant	-	-	-	-	25,000	25,000
Total Funding Sources	-	70,000	-	-	25,000	95,000

Operational Impact: Costs to maintain and outfit protective equipment is built into the annual budget and the replacement of these devices on a regular basis will save money and maintain productivity by preventing critical failures. In FY27 there will be a slight increase in the operating budget to include for the maintenance of the addition of this protective equipment

FY 2026 - 2030 CAPITAL IMPROVEMENT PLAN: ARTICLE I: POLICE**Project: Radar Units/Speed Enforcement Systems****Type:** New**Useful Life:** 10 years

Description: The Police Department currently has two solar powered, battery backup speed signs mounted on trailers that were purchased through a Bureau of Highway safety grant 9 and 13 years ago respectively. Currently, one sign is inoperable unless it is plugged in at all times and the other sign will be ending its useful life within the next few years. The Department also has 8 portable speed signs mounted on utility poles around town that are all between 5 and 10 years old. Staff would like to replace the small trailers and 4 of the current speed signs before all are inoperable. If Staff can replace half now and the other half in 5-7 years, staff can continue to monitor speed levels, slow traffic down, post informational bulletins and not have a gap in service due to inoperable equipment.

Expenditures:	2026	2027	2028	2029	2030	Total
Radar Units/Speed Enforcement	-	-	50,000	-	-	50,000
Total Expenditures	-	-	50,000	-	-	50,000

Funding Sources:	2026	2027	2028	2029	2030	Total
Reserves	-	-	50,000	-	-	50,000
Total Funding Sources	-	-	50,000	-	-	50,000

Operational Impact: Costs to maintain and operate the speed enforcement equipment is built into the annual budget and the replacement of these devices on a regular basis will save money and maintain productivity by preventing critical failures.

FY 2026 - 2030 CAPITAL IMPROVEMENT PLAN: ARTICLE I: POLICE**Project:** Audio Video Car Cameras**Type:** Upgrade**Useful Life:** 10 years

Description:	The Police Department requests to purchase and maintain the public safety video and audio camera and security system. The current system is over 18 years old and failing in pieces. The Town has a need for cameras in the Fire/Rescue vehicle bays, Police Department perimeter and access to building and interview rooms. The present system has 5 current cameras. This request will allow our communication officers to monitor the public safety building 24/7 and tape record what is happening in the hallways, interview rooms, holding cells and common areas of the building. This enhances security and communication between Fire, Rescue, Police and communication's which is monitored remotely 24/7					
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Expenditures:	2026	2027	2028	2029	2030	Total
Audio/Visual Equipment	-	-	-	65,000	-	65,000
Total Expenditures	-	-	-	65,000	-	65,000

Funding Sources:	2026	2027	2028	2029	2030	Total
Reserves	-	-	-	65,000	-	65,000
Total Funding Sources	-	-	-	65,000	-	65,000

Operational Impact:	There is an increase in software maintenance expected, about \$5,000 a year that will be funded from the General Fund, beginning in FY 2029.
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FY 2026 - 2030 CAPITAL IMPROVEMENT PLAN: ARTICLE I: POLICE

Project: Communications Upgrade

Type: Upgrade

Useful Life: 8 years

Description:	The Police Department requests to maintain and upgrade our ongoing need for dispatch and employee computers, monitors, remote licensing and upkeep of these items. There are many facets and mixed uses of technology that provide a valuable link between communications and the police/fire/EMS personnel. Staff is presently funding a lot of the present communication and computer upgrades through grants but it is not enough to fulfill our present technology needs, leaving the department with a budgetary shortfall in keeping the employees up to speed with computers, peripherals and equipment necessary to maintain a healthy and productive work environment. Staff also has a need to make sure that the in-car computers are updated every 5-8 years. Presently the department has updated computers in all front line cruisers from the FY 2024 capital appropriation.					
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Expenditures:	2026	2027	2028	2029	2030	Total
Communication Equipment	-	-	-	-	75,000	75,000
Total Expenditures	-	-	-	-	75,000	75,000

Funding Sources:	2026	2027	2028	2029	2030	Total
Reserves	-	-	-	-	75,000	75,000
Total Funding Sources	-	-	-	-	75,000	75,000

Operational Impact:	Costs to maintain and operate the communication equipment is built into the annual budget and the replacement of these devices on a regular basis will save money and maintain productivity by preventing critical failures.
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FY 2026 - 2030 CAPITAL IMPROVEMENT PLAN: ARTICLE I: POLICE**Project: Vehicle Replacement****Type:** Replacement**Useful Life:** 8 years

Description:	The Police Department currently has a need to maintain high level and functioning police response vehicles for officers to respond to emergency calls 24/7. Staff presently keep new vehicles in a 'front line' capacity for 2-3 years, before moving them to a support role as Detective, LT, Chief, SRO and Alternative Response roles for the next 5-6 years of their service life. Staff, historically, has been able to trade in vehicles at the end of their lives for a reduction to the new price of a replacement vehicle, but over the last few years, Staff have been diverting these vehicles into other Town capacities with the Fire Department, Public Works and Alternative Response.					
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Expenditures:	2026	2027	2028	2029	2030	Total
Vehicle and Changeover	77,000	154,000	77,000	77,000	82,500	467,500
Total Expenditures	77,000	154,000	77,000	77,000	82,500	467,500

Funding Sources:	2026	2027	2028	2029	2030	Total
Reserves	77,000	154,000	77,000	77,000	82,500	467,500
Total Funding Sources	77,000	154,000	77,000	77,000	82,500	467,500

Operational Impact:	Costs to maintain and operate police vehicles is built into the annual budget and the replacement of these units on a regular basis will save money and maintain productivity by preventing critical failures. Operating costs associated with a vehicle addition on average are \$1,200 for repair and maintenance and \$1,600 for fuel annually.
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Town of Freeport Capital Improvement Plan: FY 2026 - FY 2030															
FIRE DEPARTMENT															
ARTICLE II															
Revenue Source (RS):															
A - ARPA		R - Reserves		D - Donations/Special Revenues		G - Grants									
T - TIF		O - PACTS/GPCOG Match		B - Bond											
Article	Total	Prior Year [FY 2025]	RS	FY2026	RS	FY 2027	RS	FY 2028	RS	FY 2029	RS	FY 2030	RS	Future Years	RS
CIP Expenditure Summary Article II: Fire															
Air Packs/SCBA Bottles	820,000	-		120,000	R	-		-		-		700,000	R		
Protective Equipment	90,000	-		-		20,000	G	-		-		70,000	R		
Communications Upgrade	110,000	-		-		-		-		-		60,000	R		
Hose Replacement	141,000	-		12,000	R	37,000	R	-		37,000	R	-	55,000	R	
Hazardous Remediation	10,000	-		10,000	R	-		-		-		-	-		
Vehicle Equipment and Replacement	4,722,500	1,500,000	B	42,500	R	15,000	R	-		-		3,165,000	B		
Total Expenditures by Year	5,893,500	1,500,000		184,500		72,000		-		37,000		50,000		4,050,000	
Funding Source Summary Article II: Fire															
ARPA	-			-		-		-		-		-	-		
Reserves	1,208,500	-		184,500		52,000		-		37,000		50,000		885,000	
Donations	-	-		-		-		-		-		-	-		
Grants	20,000	-		-		20,000		-		-		-	-		
TIF	-	-		-		-		-		-		-	-		
PACTS/GPCOG Match	-	-		-		-		-		-		-	-		
Bond	4,665,000	1,500,000		-		-		-		-		3,165,000			
Total Funding Sources by Year	5,893,500	1,500,000		184,500		72,000		-		37,000		50,000		4,050,000	

12/31/2024 Reserve Balances 1,370,204

FY 2026 - 2030 CAPITAL IMPROVEMENT PLAN: ARTICLE II: FIRE

Project: Air Packs/SCBA Bottles

Type: Upgrade

Useful Life: 15 years

Description: The Fire/Rescue department requests to replace and upgrade existing SCBA's. The current equipment is over 16 years old and staff would be looking to replace approximately 14 units. With this upgrade, staff feels that the equipment can safely last another 15 years with annual inspection for wear.

Expenditures:	2026	2027	2028	2029	2030	Total
Air Packs/SCBA Bottles	120,000	-	-	-	-	120,000
Total Expenditures	120,000	-	-	-	-	120,000

Funding Sources:	2026	2027	2028	2029	2030	Total
Reserves	120,000	-	-	-	-	120,000
Total Funding Sources	120,000	-	-	-	-	120,000

Operational Impact: Costs to maintain and outfit SCBA's is built into the annual budget and the replacement of these devices on a regular basis will save money and maintain productivity by preventing critical failures.

FY 2026 - 2030 CAPITAL IMPROVEMENT PLAN: ARTICLE II: FIRE

Project: Protective Equipment

Type: New

Useful Life: 10 years

Description: The Fire/Rescue department requests to replace and upgrade the existing Gear Washer and Dryer units. The current equipment is faulty and staff is budgeting to replace these units before it becomes an emergency replacement. With this upgrade, staff feels that the equipment can safely last another 10 years with annual inspection.

Expenditures:	2026	2027	2028	2029	2030	Total
Protective Equipment	-	20,000	-	-	-	20,000
Total Expenditures	-	20,000	-	-	-	20,000

Funding Sources:	2026	2027	2028	2029	2030	Total
Grant	-	20,000	-	-	-	20,000
Total Funding Sources	-	20,000	-	-	-	20,000

Operational Impact: Costs to maintain the gear washer and dryer units are built into the annual budget and the replacement of these devices on a regular basis will save money and maintain productivity by preventing critical failures.

FY 2026 - 2030 CAPITAL IMPROVEMENT PLAN: ARTICLE II: FIRE

Project: Communications Upgrade

Type: New

Useful Life: 10 years

Description: The Fire/Rescue Department requests to maintain and upgrade the ongoing need for communications equipment, its licensing, and general upkeep. There are many facets and mixed uses of technology that provide a valuable link between communications and the police/fire/EMS personnel. As technology continues to advance, the life span of the communications equipments has decreased from 15 years to 10 years. In order to ensure operational stability and continuity of systems, these items should be replaced all at one time as opposed to a phased process. Staff is presently requesting funding to keep employees up to speed with computers and equipment necessary to maintain a healthy and productive work environment.

Expenditures:	2026	2027	2028	2029	2030	Total
Communications Upgrade	-	-	-	-	50,000	50,000
Total Expenditures	-	-	-	-	50,000	50,000

Funding Sources:	2026	2027	2028	2029	2030	Total
Reserves	-	-	-	-	50,000	50,000
Total Funding Sources	-	-	-	-	50,000	50,000

Operational Impact: Costs to maintain and operate the communication equipment is built into the annual budget and the replacement of these devices on a regular basis will save money and maintain productivity by preventing critical failures.

FY 2026 - 2030 CAPITAL IMPROVEMENT PLAN: ARTICLE II: FIRE

Project: Hose Replacement

Type: Upgrade

Useful Life: 15 years

Description: The Fire/Rescue department requests to replace and upgrade existing firefighting hose. The current hoses are over 20 years old and Staff would be looking to replace these units over a three year period. In order to ensure operational stability and continuity of systems, these hoses are being replaced by apparatus and phased over a three year process. This plan ensures that the hoses are compatible and consistent on the entire unit as opposed to having variations in length or color if done over a longer period of time. With this upgrade, staff feels that the equipment can safely last another 15 years with annual inspection for wear.

Expenditures:	2026	2027	2028	2029	2030	Total
Hose Replacement	12,000	37,000	-	37,000	-	86,000
Total Expenditures	12,000	37,000	-	37,000	-	86,000

Funding Sources:	2026	2027	2028	2029	2030	Total
Reserves	12,000	37,000	-	37,000	-	86,000
Total Funding Sources	12,000	37,000	-	37,000	-	86,000

Operational Impact: There is currently no additional operational impact anticipated with this request.

FY 2026 - 2030 CAPITAL IMPROVEMENT PLAN: ARTICLE II: FIRE**Project:** Hazardous Remediation**Type:** Upgrade**Useful Life:** -

Description: The Fire/Rescue department requests funding to clean up 125 gallons of PFAS foam that needs to be disposed of. This is a known cancer causing chemical and requires professional remediation.

Expenditures:	2026	2027	2028	2029	2030	Total
Hazardous Remediation	10,000	-	-	-	-	10,000
Total Expenditures	10,000	-	-	-	-	10,000

Funding Sources:	2026	2027	2028	2029	2030	Total
Reserves	10,000	-	-	-	-	10,000
Total Funding Sources	10,000	-	-	-	-	10,000

Operational Impact: There is no additional operational impact anticipated with this request.

FY 2026 - 2030 CAPITAL IMPROVEMENT PLAN: ARTICLE II: FIRE

Project: Vehicle Equipment and Replacement

Type: Replacement

Useful Life: 10 years

Description:	<p>The FY 2026 request by the Fire/Rescue Department is for key secure knox boxes. Currently all knox box keys are loose on key rings with no additional security measures. With these knox boxes, staff will install them in all department apparatus and ensure security of the keys in emergency responses. The boxes will also restrict entry by individually assigned codes, ensuring access by authorized personnel only.</p> <p>The FY 2027 request is for gas meter chargers. Staff would like to install chargers to the emergency apparatus that carry the gas meters. Gas meters are very sensitive and can become faulty without proper care. These units allow staff to enter a facility and determine if there is CO2 concerns within and evacuation should occur. The requested chargers would ensure the units integrity and operational success.</p>					
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Expenditures:	2026	2027	2028	2029	2030	Total
Vehicle Equipment and Repl:	42,500	15,000	-	-	-	57,500
Total Expenditures	42,500	15,000	-	-	-	57,500

Funding Sources:	2026	2027	2028	2029	2030	Total
Reserves	42,500	15,000	-	-	-	57,500
Total Funding Sources	42,500	15,000	-	-	-	57,500

Operational Impact:	No future expenditures are anticipated as a result of the FY 2026 and FY 2027 requests.. By keeping these items in good working condition and maintenance on a regular basis will save money and maintain productivity by preventing critical failures.
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Town of Freeport Capital Improvement Plan: FY 2026 - FY 2030
RESCUE DEPARTMENT
ARTICLE III
Revenue Source (RS):

A - ARPA	R - Reserves	D - Donations/Special Revenues	G - Grants												
T - TIF	O - PACTS/GPCOG Match	B - Bond													
Article	Total	Prior Year [FY 2025]	RS	FY2026	RS	FY 2027	RS	FY 2028	RS	FY 2029	RS	FY 2030	RS	Future Years	RS
CIP Expenditure Summary_Article III: Rescue															
Rescue Equipment_Mannequins	65,000	30,000	R	-	-	-	-	-	-	-	-	35,000	R		
Ambulance Replacement	2,360,000	-		410,000	R	-	-	-	-	-	-	1,950,000	R		
Rescue Equipment_Cardiac Monitors	259,500	-		-		59,500	R	-	-	-	-	200,000	R		
Communications Upgrade	95,000	-		-		-		-	45,000	R	-	50,000	R		
Total Expenditures by Year	2,779,500	30,000		410,000		59,500		-	45,000		-	2,235,000			
Funding Source Summary_Article III: Rescue															
ARPA	-	-		-	-	-	-	-	-	-	-	-			
Reserves	2,779,500	30,000		410,000		59,500		-	45,000		-	2,235,000			
Donations	-	-		-	-	-	-	-	-	-	-	-			
Grants	-	-		-	-	-	-	-	-	-	-	-			
TIF	-	-		-	-	-	-	-	-	-	-	-			
PACTS/GPCOG Match	-	-		-	-	-	-	-	-	-	-	-			
Bond	-	-		-	-	-	-	-	-	-	-	-			
Total Funding Sources by Year	2,779,500	30,000		410,000		59,500		-	45,000		-	2,235,000			

12/31/2024 Reserve Balances	1,098,778
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FY 2026 - 2030 CAPITAL IMPROVEMENT PLAN: ARTICLE III: Rescue**Project: Ambulance Replacement****Type:** Upgrade**Useful Life:** 10 years

Description: Staff is recommending replacement of Rescue 1 (2016). This unit is a PL Custom ambulance with 153,976 miles. This unit requires increased and constant service due to its age. (Currently nine years old)

Expenditures:	2026	2027	2028	2029	2030	Total
Ambulance Replacement	410,000	-	-	-	-	410,000
Total Expenditures	410,000	-	-	-	-	410,000

Funding Sources:	2026	2027	2028	2029	2030	Total
Reserves	410,000	-	-	-	-	410,000
Total Funding Sources	410,000	-	-	-	-	410,000

Operational Impact: Costs to maintain and operate Rescue Apparatus is built into the annual budget and the replacement of these devices on a regular basis will save money and maintain productivity by preventing critical failures.

FY 2026 - 2030 CAPITAL IMPROVEMENT PLAN: ARTICLE III: Rescue

Project: Rescue Equipment_Cardiac Monitors

Type: New

Useful Life: 10 years

Description: Staff is requesting the replacement / purchase of one cardiac monitor due to age and lack of replacement parts with no service plan. Staff was able to outfit Rescue 3 with a cardiac monitor as part of the purchase of the apparatus with changover equipment. Rescue 1 also includes for the purchase of a cardiac monitor as part of the purchase of the apparatus. This is funding to outfit the third rescue apparatus in the fleet (Rescue 5).

Expenditures:	2026	2027	2028	2029	2030	Total
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Rescue Equipment_Cardiac Monitors	-	59,500	-	-	-	59,500
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Total Expenditures	-	59,500	-	-	-	59,500
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Funding Sources:	2026	2027	2028	2029	2030	Total
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Reserves	-	59,500	-	-	-	59,500
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Total Funding Sources	-	59,500	-	-	-	59,500
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Operational Impact: Costs to maintain and operate Rescue equipment is built into the annual budget and the replacement of these devices on a regular basis will save money and maintain productivity by preventing critical failures.

FY 2026 - 2030 CAPITAL IMPROVEMENT PLAN: ARTICLE III: Rescue

Project: Communications Upgrade

Type: Upgrade

Useful Life: 10 years

Description: The Fire/Rescue Department requests to maintain and upgrade the ongoing need for communications equipment, its licensing, and general upkeep. There are many facets and mixed uses of technology that provide a valuable link between communications and the police/fire/EMS personnel. Staff is presently requesting funding to keep our employees up to speed with computers and equipment necessary to maintain a healthy and productive work environment.

Expenditures:	2026	2027	2028	2029	2030	Total
Communications Upgrade	-	-	-	45,000	-	45,000
Total Expenditures	-	-	-	45,000	-	45,000

Funding Sources:	2026	2027	2028	2029	2030	Total
Reserves	-	-	-	45,000	-	45,000
Total Funding Sources	-	-	-	45,000	-	45,000

Operational Impact: Costs to maintain and operate the communication equipment is built into the annual budget and the replacement of these devices on a regular basis will save money and maintain productivity by preventing critical failures.

Town of Freeport Capital Improvement Plan: FY 2026 - FY 2030
PUBLIC WORKS DEPARTMENT
ARTICLE IV
Revenue Source (RS):

A - ARPA T - TIF		R - Reserves O - PACTS/GPCOG Match		D - Donations/Special Revenues B - Bond		G - Grants									
Article	Total	Prior Year [FY 2025]	RS	FY 2026	RS	FY 2027	RS	FY 2028	RS	FY 2029	RS	FY 2030	RS	Future Years	RS
CIP Expenditure Summary Article IV: Public Works															
Truck Replacement - Pickup Truck	660,000	65,000	R	65,000	R	-		70,000	R	-		-		460,000	R
Equipment Replacement - B&G	287,000	-		-		-		-		70,000	R	-		217,000	R
Truck Replacement - Dump/Plow Truck	2,805,000	250,000	R	-		280,000	R	-		-		290,000	R	1,985,000	R
Sidewalk Plow Replacement/Repair	540,000	-		100,000	R	-		-		80,000	R	-		360,000	T
Forklift Replacement/Repair	60,000	25,000	R	-		-		-		-		-		35,000	R
Total Expenditures by Year	4,352,000	340,000		165,000		280,000		70,000		150,000		290,000		3,057,000	
Funding Source Summary Article IV: Public Works															
ARPA	-	-		-		-		-		-		-		-	-
Reserves	3,992,000	340,000		165,000		280,000		70,000		150,000		290,000		2,697,000	
Donations	-	-		-		-		-		-		-		-	-
Grants	-	-		-		-		-		-		-		-	-
TIF	360,000	-		-		-		-		-		-		360,000	
PACTS/GPCOG Match	-	-		-		-		-		-		-		-	-
Bond	-	-		-		-		-		-		-		-	-
Total Funding Sources by Year	4,352,000	340,000		165,000		280,000		70,000		150,000		290,000		3,057,000	

12/31/2024 Reserve Balances	662,949
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FY 2026 - 2030 CAPITAL IMPROVEMENT PLAN: ARTICLE IV: Public Works

Project: Truck Replacement - Pickup Truck

Type: Upgrade

Useful Life: 10 years

Description: Staff recommends the replacement of Truck 8 (2013) in FY 2026. Truck 8 is a 12-year-old GMC pickup plow truck with 92,000 miles on it. Truck 8 is used to plow parking lots in the winter months and for construction work in the summer. Staff also recommends replacing Truck 12 (2014) in FY 2028. Truck 12 is currently an 11-year-old GMC 1 ton pickup plow truck with 80,000 miles on it. Truck 12 is used to plow parking lots and salt them in the winter as well as being used for construction work in the summer.

Expenditures:	2026	2027	2028	2029	2030	Total
Truck Replacement - Pickup Truck	65,000	-	70,000	-	-	135,000
Total Expenditures	65,000	-	70,000	-	-	135,000

Funding Sources:	2026	2027	2028	2029	2030	Total
Reserves	65,000	-	70,000	-	-	135,000
Total Funding Sources	65,000	-	70,000	-	-	135,000

Operational Impact: Costs to maintain and operate vehicles is built into the annual budget and the replacement of these units on a regular basis will save money and maintain productivity by preventing critical failures.

FY 2026 - 2030 CAPITAL IMPROVEMENT PLAN: ARTICLE IV: Public Works

Project: Equipment Replacement - B&G

Type: New

Useful Life: 10 years

Description: Staff recommends the replacement of the Buildings and Grounds GMC 1 ton Pickup truck (2014) in FY 2029. This truck is an 11-year-old GMC 1 ton pickup plow truck with 55,000 miles on it. It is used to plow parking lots in the winter months and for construction work in the summer.

Expenditures:	2026	2027	2028	2029	2030	Total
Equipment Replacement - B&G	-	-	-	70,000	-	70,000
Total Expenditures	-	-	-	70,000	-	70,000

Funding Sources:	2026	2027	2028	2029	2030	Total
Reserves	-	-	-	70,000	-	70,000
Total Funding Sources	-	-	-	70,000	-	70,000

Operational Impact: Costs to maintain and operate vehicles is built into the annual budget and the replacement of these units on a regular basis will save money and maintain productivity by preventing critical failures.

FY 2026 - 2030 CAPITAL IMPROVEMENT PLAN: ARTICLE IV: Public Works

Project: Truck Replacement - Dump/Plow Truck

Type: New

Useful Life: 10 years

Description: Staff recommends the replacement of Truck 14 (2013) in FY 2027. Truck 14 is a 12-year-old plow truck with 107,000 miles on it. Truck 14 is used to plow and treat gravel roads in the winter as well as being used for construction work in the summer. Staff also recommends replacing Truck 3 (2016) in FY 2030. Truck 3 is currently a 9-year-old plow truck with 96,000 miles on it. Truck 3 is used to plow and treat gravel roads in the winter as well as being used for construction work in the summer.

Expenditures:	2026	2027	2028	2029	2030	Total
Truck Replacement - Dump/Plow Truck	-	280,000	-	-	290,000	570,000
Total Expenditures	-	280,000	-	-	290,000	570,000

Funding Sources:	2026	2027	2028	2029	2030	Total
Reserves	-	280,000	-	-	290,000	570,000
Total Funding Sources	-	280,000	-	-	290,000	570,000

Operational Impact: Costs to maintain and operate vehicles is built into the annual budget and the replacement of these units on a regular basis will save money and maintain productivity by preventing critical failures.

FY 2026 - 2030 CAPITAL IMPROVEMENT PLAN: ARTICLE IV: Public Works

Project: Sidewalk Plow Replacement/Repair

Type: Upgrade

Useful Life: 10 years

Description: Staff is recommending replacement of the 2012 Trackless Sidewalk Plow. This is a shared unit with the TIF Budget as the machine is utilized in sweeping the roads of sand, roadside mowing and wintertime plowing the downtown area sidewalks. This unit is thirteen years old, is used year round and is showing signs of wear and is experiencing increased maintenance costs. The total request is \$200,000. (Note: This is split 50/50 with the Destination Freeport TIF).

Expenditures:	2026	2027	2028	2029	2030	Total
Sidewalk Plow Replacement/Repair	100,000	-	-	80,000	-	180,000
Total Expenditures	100,000	-	-	80,000	-	180,000

Funding Sources:	2026	2027	2028	2029	2030	Total
Reserves	100,000	-	-	80,000	-	180,000
Total Funding Sources	100,000	-	-	80,000	-	180,000

Operational Impact: Costs to maintain and operate equipment is built into the annual budget and the replacement of these units on a regular basis will save money and maintain productivity by preventing critical failures.

Town of Freeport Capital Improvement Plan: FY 2026 - FY 2030															
SOLID WASTE/RECYCLING DEPARTMENT															
ARTICLE V															
Revenue Source (RS):															
A - ARPA		R - Reserves		D - Donations/Special Revenues		G - Grants									
T - TIF		O - PACTS/GPCOG Match		B - Bond											
Article	Total	Prior Year [FY 2025]	RS	FY2026	RS	FY 2027	RS	FY 2028	RS	FY 2029	RS	FY 2030	RS	Future Years	RS
CIP Expenditure Summary Article V: Solid Waste/Recycling															
Energy Efficiency Conversion	70,000	-		20,000	R	-		-		-		50,000	R		
Forklift Replacement/Repair	65,000	-		-		-		30,000	R	-		35,000	R		
Container Replacement	50,000	-		-		-		-		20,000	R	-	30,000 R		
Truck Replacement - Pickup Truck	150,000	-		-		70,000	R	-		-		80,000	R		
Total Expenditures by Year	335,000	-		20,000		70,000		30,000		20,000		-	195,000		
Funding Source Summary Article V: Solid Waste/Recycling															
ARPA	-		-	-		-		-		-		-	-		
Reserves	335,000	-		20,000		70,000		30,000		20,000		-	195,000		
Donations	-		-	-		-		-		-		-	-		
Grants	-		-	-		-		-		-		-	-		
TIF	-		-	-		-		-		-		-	-		
PACTS/GPCOG Match	-		-	-		-		-		-		-	-		
Bond	-		-	-		-		-		-		-	-		
Total Funding Sources by Year	335,000	-		20,000		70,000		30,000		20,000		-	195,000		
12/31/2024 Reserve Balances				100,705											

FY 2026 - 2030 CAPITAL IMPROVEMENT PLAN: ARTICLE V: Solid Waste/Recycling

Project: Energy Efficiency Conversion

Type: Upgrade

Useful Life: 10 years

Description: Staff is requesting to change from heating oil system to a propane system at the recycling facility. This past year Staff was able to install a backup generator for the recycling facility that operates off propane. This installation gives staff the opportunity to change the building over to propane and get away from the expensive cost of heating oil. To make this change, staff would need to replace the oil heating system with a propane heating system.

Expenditures:	2026	2027	2028	2029	2030	Total
Energy Efficiency Conversion	20,000	-	-	-	-	20,000
Total Expenditures	20,000	-	-	-	-	20,000

Funding Sources:	2026	2027	2028	2029	2030	Total
Reserves	20,000	-	-	-	-	20,000
Total Funding Sources	20,000	-	-	-	-	20,000

Operational Impact: Costs to maintain and operate the heating system is built into the annual budget and the maintenance of these systems on a regular basis will save money and maintain productivity by preventing critical failures. There may be a slight decrease in heating expense for the recycling facility for FY 2027, once the facility is fully converted, but there will be no budgetary changes reflected in FY 2026.

FY 2026 - 2030 CAPITAL IMPROVEMENT PLAN: ARTICLE V: Solid Waste/Recycling

Project: Forklift Replacement/Repair

Type: New

Useful Life: 15 years

Description: Staff is requesting to replace the current 2008 forklift in FY 2028. The unit will be 20 years old at that time. The forklift is used around the facility on a regular basis for loading and unloading trucks.

Expenditures:	2026	2027	2028	2029	2030	Total
Forklift Replacement/Repair	-	-	30,000	-	-	30,000
Total Expenditures	-	-	30,000	-	-	30,000

Funding Sources:	2026	2027	2028	2029	2030	Total
Reserves	-	-	30,000	-	-	30,000
Total Funding Sources	-	-	30,000	-	-	30,000

Operational Impact: Costs to maintain and operate equipment is built into the annual budget and the replacement of these devices on a regular basis will save money and maintain productivity by preventing critical failures.

FY 2026 - 2030 CAPITAL IMPROVEMENT PLAN: ARTICLE V: Solid Waste/Recycling

Project: Container Replacement

Type: New

Useful Life: 10 years

Description: Staff will be looking to replace the Bulk Waste Containers in FY 2029. After many years of use, they become damaged and need to be replaced.

Expenditures:	2026	2027	2028	2029	2030	Total
Container Replacement	-	-	-	20,000	-	20,000
Total Expenditures	-	-	-	20,000	-	20,000

Funding Sources:	2026	2027	2028	2029	2030	Total
Reserves	-	-	-	20,000	-	20,000
Total Funding Sources	-	-	-	20,000	-	20,000

Operational Impact: Costs to maintain equipment is built into the annual budget and the replacement of these devices on a regular basis will save money and maintain productivity by preventing critical failures.

FY 2026 - 2030 CAPITAL IMPROVEMENT PLAN: ARTICLE V: Solid Waste/Recycling

Project: Truck Replacement - Pickup Truck

Type: Upgrade

Useful Life: 8 years

Description: Staff recommends the replacement of the Recycling 2012 GMC 1 ton pickup truck in FY 2027. The unit will be a 15 year old 1 ton pickup with a plow that currently has 29,650 miles on it. Despite the low mileage, there is wear and tear on the vehicle given the age and Staff is recommending to replace this vehicle in anticipation of a good sale/trade-in value.

Expenditures:	2026	2027	2028	2029	2030	Total
Truck Replacement - Pickup Truck	-	70,000	-	-	-	70,000
Total Expenditures	-	70,000	-	-	-	70,000

Funding Sources:	2026	2027	2028	2029	2030	Total
Reserves	-	70,000	-	-	-	70,000
Total Funding Sources	-	70,000	-	-	-	70,000

Operational Impact: Costs to maintain and operate vehicles is built into the annual budget and the replacement of these units on a regular basis will save money and maintain productivity by preventing critical failures.

Town of Freeport Capital Improvement Plan: FY 2026 - FY 2030

COMPREHENSIVE TOWN IMPROVEMENTS

ARTICLE VI

Revenue Source (RS):

A - ARPA T - TIF		R - Reserves O - PACTS/GPCOG Match		D - Donations/Special Revenues B - Bond		G - Grants									
Article	Total	Prior Year [FY 2025]	RS	FY 2026	RS	FY 2027	RS	FY 2028	RS	FY 2029	RS	FY 2030	RS	Future Years	RS
CIP Expenditure Summary Article VI: Comprehensive Town Improvements															
Flying Point Road	180,000	80,000	R	-	-	-	-	-	-	-	-	-	-	100,000	R
Mallett Dr Reconstruction	800,000	300,000	R	-	-	-	-	-	-	-	-	-	-	500,000	R
Mallett Dr Bike/Ped Trail	150,000	-	-	-	150,000	O	-	-	-	-	-	-	-	-	-
Streetlight & Intersection Upgrades	915,000	-	305,000	R	305,000	R	305,000	R	-	-	-	-	-	100,000	R
Wayfinding Signs	195,000	25,000	R	35,000	R	35,000	R	-	-	-	-	-	-	100,000	R
Gateway & Corridor Planning	150,000	150,000	R	-	-	-	-	-	-	-	-	-	-	-	-
Stormwater Improvements	725,000	25,000	R	75,000	R	50,000	R	25,000	R	25,000	R	25,000	R	500,000	R
Lambert Road Reconstruction	350,000	-	-	-	-	-	350,000	R	-	-	-	-	-	-	-
Resurface/Paving - Town Lots	245,000	-	-	-	15,000	R	10,000	R	25,000	R	-	-	-	195,000	R
Lower Main St Railroad Overpass Widening	325,000	-	-	-	325,000	R	-	-	-	-	-	-	-	-	-
Cove Road Rebuild	325,000	-	325,000	R	-	-	-	-	-	-	-	-	-	-	-
Desert Road Sidewalk Extension	125,000	-	125,000	R	-	-	-	-	-	-	-	-	-	-	-
Quiet Zone Safety Measures	200,000	-	-	-	-	200,000	R	-	-	-	-	-	-	-	-
Pine Street Reconstruction	420,000	-	-	-	420,000	R	-	-	750,000	R	-	-	-	-	-
Pleasant Hill Rd Reconstruction	750,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Route One South Trail	400,000	-	-	-	-	-	-	-	-	400,000	R	-	-	-	-
Street & Sidewalk Reserve	8,475,000	-	-	-	-	-	-	-	-	475,000	R	-	8,000,000	R	-
Total Expenditures by Year	14,730,000	580,000		865,000		1,300,000		890,000		800,000		900,000		9,395,000	
Funding Source Summary Article VI: Comprehensive Town Improvements															
ARPA	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Reserves	14,580,000	580,000		865,000		1,150,000		890,000		800,000		900,000		9,395,000	
Donations	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Grants	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TIF	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
PACTS/GPCOG Match	-	-	-	-	150,000	-	-	-	-	-	-	-	-	-	-
Bond	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Funding Sources by Year	14,580,000	580,000		865,000		1,300,000		890,000		800,000		900,000		9,395,000	

12/31/2024 Reserve Balances 2,800,279

FY 2026 - 2030 CAPITAL IMPROVEMENT PLAN: ARTICLE VI: Comprehensive Town Improvements**Project:** Mallett Dr Bike/Ped Trail**Type:** New**Useful Life:** 25 years

Description: Staff would be looking to secure funding for a grant match for a bike/ped trail in FY 2027. Staff is working on a PACTS/GPCOG grant application to support the development of engineering, design and final construction of the trail connecting Mallett Drive to Pine Tree Academy .

Expenditures:	2026	2027	2028	2029	2030	Total
Mallett Dr Bike/Ped Trail	-	150,000	-	-	-	150,000
Total Expenditures	-	150,000	-	-	-	150,000

Funding Sources:	2026	2027	2028	2029	2030	Total
PACTS/GPCOG Match	-	150,000	-	-	-	150,000
Total Funding Sources	-	150,000	-	-	-	150,000

Operational Impact: There will be minimal costs associated with maintaining additional trails. This will be reflected in the FY 2027 operating budget.

FY 2026 - 2030 CAPITAL IMPROVEMENT PLAN: ARTICLE VI: Comprehensive Town Improvements**Project:** Streetlight & Intersection Upgrades**Type:** New**Useful Life:** 25 years

Description: Staff recommends evaluating major intersections and streetlight requirements. This is scheduled to be a three year project where staff will then make necessary changes to bring Town intersections into safer conditions.

Expenditures:	2026	2027	2028	2029	2030	Total
Streetlight & Intersection Upgrades	305,000	305,000	305,000	-	-	915,000
Total Expenditures	305,000	305,000	305,000	-	-	915,000

Funding Sources:	2026	2027	2028	2029	2030	Total
Reserves	305,000	305,000	305,000	-	-	915,000
Total Funding Sources	305,000	305,000	305,000	-	-	915,000

Operational Impact: Costs to maintain additional streetlights will be minimal and can be accommodated with current budgeted resources.

FY 2026 - 2030 CAPITAL IMPROVEMENT PLAN: ARTICLE VI: Comprehensive Town Improvements**Project: Wayfinding Signs****Type:** Upgrade**Useful Life:** 15 years

Description: A charter of the Downtown Visioning Projects is the addition of new wayfinding signs in Town. This is for Phase Three and Four which includes the master planning, conceptual design, development, and bid specifications for three sign-type concepts. The study/design, phase one and two, has been encumbered for \$35,000 and will include signage cost estimates to build and install them. Written specifications would be included to aid in soliciting competitive sign contractor bids for the Town. The remaining \$85,000 is for the physical development and build-out along with installation.

Expenditures:	2026	2027	2028	2029	2030	Total
Wayfinding Signs	35,000	35,000	-	-	-	70,000
Total Expenditures	35,000	35,000	-	-	-	70,000

Funding Sources:	2026	2027	2028	2029	2030	Total
Reserves	35,000	35,000	-	-	-	70,000
Total Funding Sources	35,000	35,000	-	-	-	70,000

Operational Impact: There is no additional operational impact anticipated with this request.

FY 2026 - 2030 CAPITAL IMPROVEMENT PLAN: ARTICLE VI: Comprehensive Town Improvements**Project:** Stormwater Improvements**Type:** Replacement**Useful Life:** 25 years

Description:	Concord Gully Brook and Frost Gully Brooks are the two streams in the town designated as urban impaired by the Maine DEP because they do not meet the state's water quality standards. They are impaired by bacteria and chloride. While Concord Gully Brook has received some attention, more is required to mitigate runoff from the Downtown impervious areas. Frost Gully Brook requires a watershed management plan before grant applications and mitigation measures. This budget request is for continued inventorying, surveying, and designing the Frost Gully Brook watershed and to continue the mitigation efforts in Concord Gully Brook Watershed as well as repair work around 45 Depot St.
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Expenditures:	2026	2027	2028	2029	2030	Total
Stormwater Improvements	75,000	50,000	25,000	25,000	25,000	200,000
Total Expenditures	75,000	50,000	25,000	25,000	25,000	200,000

Funding Sources:	2026	2027	2028	2029	2030	Total
Reserves	75,000	50,000	25,000	25,000	25,000	200,000
Total Funding Sources	75,000	50,000	25,000	25,000	25,000	200,000

Operational Impact: There is currently no additional operational impact anticipated with this request.

FY 2026 - 2030 CAPITAL IMPROVEMENT PLAN: ARTICLE VI: Comprehensive Town Improvements**Project:** Lambert Road Reconstruction**Type:** Replacement**Useful Life:** 20 years

Description: Staff recommends funding for the reconstruction of Lambert Road due to deteriorating pavement conditions. This includes drainage improvements, existing pavement grinding/reclamation, shim gravel, and asphalt. Lambert Road is structurally failing beyond the maintenance repair stage and we are looking to reconstruct.

Expenditures:	2026	2027	2028	2029	2030	Total
Lambert Road Reconstruction	-	-	350,000	-	-	350,000
Total Expenditures	-	-	350,000	-	-	350,000

Funding Sources:	2026	2027	2028	2029	2030	Total
Reserves	-	-	350,000	-	-	350,000
Total Funding Sources	-	-	350,000	-	-	350,000

Operational Impact: There is currently no additional operational impact anticipated with this request.

FY 2026 - 2030 CAPITAL IMPROVEMENT PLAN: ARTICLE VI: Comprehensive Town Improvements**Project:** Resurace/Paving - Town Lots**Type:** Replacement**Useful Life:** 5 years

Description: Staff is recommending to crack seal the Recycling Center, Leon Gorman Park, and Library parking lots in FY 2027, FY 2028 & FY 2029. This work will assist in maintaining and extending the life of the parking lot by an additional 4 to 6 years.

Expenditures:	2026	2027	2028	2029	2030	Total
Resurace/Paving - Town Lots	-	15,000	10,000	25,000	-	50,000
Total Expenditures	-	15,000	10,000	25,000	-	50,000

Funding Sources:	2026	2027	2028	2029	2030	Total
Reserves	-	15,000	10,000	25,000	-	50,000
Total Funding Sources	-	15,000	10,000	25,000	-	50,000

Operational Impact: There is currently no additional operational impact anticipated with this request.

FY 2026 - 2030 CAPITAL IMPROVEMENT PLAN: ARTICLE VI: Comprehensive Town Improvements**Project:** Lower Main St Railroad Overpass Widening**Type:** Replacement**Useful Life:** 25 years

Description: Staff recommends funding for the widening of the Lower Main St. Railroad overpass. This includes surveying, engineering, right-of-way plans, overall improvements and asphalt.

Expenditures:	2026	2027	2028	2029	2030	Total
Lower Main St Railroad Overpass '	-	325,000	-	-	-	325,000
Total Expenditures	-	325,000	-	-	-	325,000

Funding Sources:	2026	2027	2028	2029	2030	Total
Reserves	-	325,000	-	-	-	325,000
Total Funding Sources	-	325,000	-	-	-	325,000

Operational Impact: There is currently no additional operational impact anticipated with this request.

FY 2026 - 2030 CAPITAL IMPROVEMENT PLAN: ARTICLE VI: Comprehensive Town Improvements**Project:** Cove Road Rebuild**Type:** Replacement**Useful Life:** 20 years

Description: Staff recommends funding for the rebuild of Cove Road due to deteriorating pavement conditions. This includes drainage improvements, existing pavement grinding/reclamation, shim gravel, and asphalt. Cove Road is structurally failing beyond the maintenance repair stage and we are looking to rebuild.

Expenditures:	2026	2027	2028	2029	2030	Total
Cove Road Rebuild	325,000	-	-	-	-	325,000
Total Expenditures	325,000	-	-	-	-	325,000

Funding Sources:	2026	2027	2028	2029	2030	Total
Reserves	325,000	-	-	-	-	325,000
Total Funding Sources	325,000	-	-	-	-	325,000

Operational Impact: There is currently no additional operational impact anticipated with this request.

FY 2026 - 2030 CAPITAL IMPROVEMENT PLAN: ARTICLE VI: Comprehensive Town Improvements**Project: Desert Road Sidewalk Extension****Type:** New**Useful Life:** 20 years

Description: Staff recommends funding for the extension of the sidewalk on Desert Road. Based on new development and walkability desires, staff recommends extending the sidewalk to Desert Road to allow for safer pedestrian travel between Route 1 and Desert Road beyond the highway overpass.

Expenditures:	2026	2027	2028	2029	2030	Total
Desert Road Sidewalk Extension	125,000	-	-	-	-	125,000
Total Expenditures	125,000	-	-	-	-	125,000

Funding Sources:	2026	2027	2028	2029	2030	Total
Reserves	125,000	-	-	-	-	125,000
Total Funding Sources	125,000	-	-	-	-	125,000

Operational Impact: Costs to maintain additional sidewalks will be minimal and can be accommodated with a small increase to current budgeted resources.

FY 2026 - 2030 CAPITAL IMPROVEMENT PLAN: ARTICLE VI: Comprehensive Town Improvements**Project:** Quiet Zone Safety Measures**Type:** Replacement**Useful Life:** 10 years

Description: Staff is recommending to fund improvements to the "Quiet Zones" to increase the safety around the Town's railroad crossings. Improvements include: additional signage and pavement markings, if required by Northeast Passenger Rail Association.

Expenditures:	2026	2027	2028	2029	2030	Total
Quiet Zone Safety Measures	-	-	200,000	-	-	200,000
Total Expenditures	-	-	200,000	-	-	200,000

Funding Sources:	2026	2027	2028	2029	2030	Total
Reserves	-	-	200,000	-	-	200,000
Total Funding Sources	-	-	200,000	-	-	200,000

Operational Impact: There is currently no additional operational impact anticipated with this request.

FY 2026 - 2030 CAPITAL IMPROVEMENT PLAN: ARTICLE VI: Comprehensive Town Improvements**Project:** Pine Street Reconstruction**Type:** Replacement**Useful Life:** 10 years

Description: Staff recommends funding for the reconstruction of Pine Street due to deteriorating pavement conditions. This includes drainage improvements, existing pavement grinding/reclamation, shim gravel, and asphalt. Pine Street is structurally failing beyond the maintenance repair stage and we are looking to reconstruct.

Expenditures:	2026	2027	2028	2029	2030	Total
Pine Street Reconstruction	-	420,000	-	-	-	420,000
Total Expenditures	-	420,000	-	-	-	420,000

Funding Sources:	2026	2027	2028	2029	2030	Total
Reserves	-	420,000	-	-	-	420,000
Total Funding Sources	-	420,000	-	-	-	420,000

Operational Impact: There is currently no additional operational impact anticipated with this request.

FY 2026 - 2030 CAPITAL IMPROVEMENT PLAN: ARTICLE VI: Comprehensive Town Improvements**Project: Pleasant Hill Rd Reconstruction****Type:** Replacement**Useful Life:** 20 years

Description: Staff recommends funding for the reconstruction of Pleasant Hill Road due to deteriorating pavement conditions. This includes drainage improvements, existing pavement grinding/reclamation, shim gravel, and asphalt. Pleasant Hill Road is structurally failing beyond the maintenance repair stage and we are looking to reconstruct.

Expenditures:	2026	2027	2028	2029	2030	Total
Pleasant Hill Rd Reconstruction	-	-	-	750,000	-	750,000
Total Expenditures	-	-	-	750,000	-	750,000

Funding Sources:	2026	2027	2028	2029	2030	Total
Reserves	-	-	-	750,000	-	750,000
Total Funding Sources	-	-	-	750,000	-	750,000

Operational Impact: There is currently no additional operational impact anticipated with this request.

FY 2026 - 2030 CAPITAL IMPROVEMENT PLAN: ARTICLE VI: Comprehensive Town Improvements**Project:** Route One South Trail**Type:** Replacement**Useful Life:** 10 years

Description: Staff recommends funding for the extension of a trail on Route 1 South. Based on new development and walkability desires, staff recommends a pedestrian trail to allow for safer pedestrian travel down Route 1 South. This trail will provide an additional travel way from the Yarmouth Town Line to the intersection of Route One and Desert Road. The project will construct approximately 2 miles of off road trail.

Expenditures:	2026	2027	2028	2029	2030	Total
Route One South Trail	-	-	-	-	400,000	400,000
Total Expenditures	-	-	-	-	400,000	400,000

Funding Sources:	2026	2027	2028	2029	2030	Total
Reserves	-	-	-	-	400,000	400,000
Total Funding Sources	-	-	-	-	400,000	400,000

Operational Impact: There will be minimal costs associated with maintaining additional trails. This will be reflected in the FY 2030 operating budget.

Town of Freeport Capital Improvement Plan: FY 2026 - FY 2030

MUNICIPAL FACILITIES

ARTICLE VII

Revenue Source (RS):

A - ARPA T - TIF		R - Reserves O - PACTS/GPCOG Match		D - Donations/Special Revenues B - Bond		G - Grants									
Article	Total	Prior Year [FY 2025]	RS	FY2026	RS	FY 2027	RS	FY 2028	RS	FY 2029	RS	FY 2030	RS	Future Years	RS
CIP Expenditure Summary Article VII: Municipal Facilities															
Computers & Software	597,000	42,000	R	35,000	R	30,000	R	30,000	R	30,000	R	35,000	R	395,000	R
Copiers	110,000	-		15,000	R	-		-		20,000	R	-		75,000	R
File Digitization	10,000	10,000	R	-		-		-		-		-		-	
Revaluation	125,000	7,500	R	7,500	R	7,500	R	5,000	R	5,000	R	5,000	R	87,500	R
Furniture	215,000	15,000	R	-		15,000	R	-		15,000	R	-		170,000	R
Town Wharf - Floats	52,500	7,500	R	-		-		-		-		-		45,000	R
Town Wide Flooring	215,000	30,000	R	-		20,000	R	-		20,000	R	-		145,000	R
Town Wide Exterior Improvements	525,000	120,000	R	150,000	R	-		60,000	R	-		-		195,000	R
Red Light upgrade	80,000	30,000	R	-		-		-		-		-		50,000	R
PW External Storage	15,000	-		15,000	R	-		-		-		-		-	
PW Vehicle Lift	158,000	33,000	R	-		-		-		-		-		125,000	R
Harbor/Wharf Renovations	400,000	-		400,000	R	-		-		-		-		-	
Public Safety Building	270,000	60,000	R	-		-		-		-		-		210,000	R
Energy Efficiency_Townwide	590,000	-		-		80,000	R	-		80,000	R	15,000	R	415,000	R
Dunning Boat Yard	30,000	-		-		10,000	R	-		-		-		20,000	R
Interior/Exterior Painting_Townwide	60,000	-		-		10,000	R	10,000	R	-		-		40,000	R
Library Building Renovations	512,000	-		-		-		-		-		500,000	R	12,000	R
Total Expenditures by Year	3,964,500	355,000		622,500		172,500		105,000		170,000		555,000		1,984,500	
Funding Source Summary Article VII: Municipal Facilities															
ARPA	-	-		-		-		-		-		-		-	
Reserves	3,964,500	355,000		622,500		172,500		105,000		170,000		555,000		1,984,500	
Donations	-	-		-		-		-		-		-		-	
Grants	-	-		-		-		-		-		-		-	
TIF	-	-		-		-		-		-		-		-	
PACTS/GPCOG Match	-	-		-		-		-		-		-		-	
Bond	-	-		-		-		-		-		-		-	
Total Funding Sources by Year	3,964,500	355,000		622,500		172,500		105,000		170,000		555,000		1,984,500	

12/31/2024 Reserve Balances 163,828

FY 2026 - 2030 CAPITAL IMPROVEMENT PLAN: ARTICLE VII: Municipal Facilities

Project: Computers & Software

Type: Upgrade

Useful Life: 8 years

Description: Staff is looking to maintain its annual maintenance/upgrade plan on Town computers, servers, and infrastructure. This project replaces a portion of networking devices, including any that are five years or older. These are an essential requirement to deliver data between computers and servers. If these devices fail, data cannot be delivered and employee productivity is greatly reduced. Maintaining these devices is very important for daily work of almost every Town employee. Proactive replacement of the devices will avoid excessive downtime from an unscheduled failure while allowing staff to find and buy the best replacement option. For FY 2026 staff is also looking to begin to transition our software to the cloud and hosting services with our provider versus onsite.

Expenditures:	2026	2027	2028	2029	2030	Total
Computers & Software	35,000	30,000	30,000	30,000	35,000	160,000
Total Expenditures	35,000	30,000	30,000	30,000	35,000	160,000

Funding Sources:	2026	2027	2028	2029	2030	Total
Reserves	35,000	30,000	30,000	30,000	35,000	160,000
Total Funding Sources	35,000	30,000	30,000	30,000	35,000	160,000

Operational Impact: Costs to maintain and operate computer equipment is built into and throughout the annual budget and the replacement of these devices on a regular basis will save money and maintain productivity by preventing critical failures. There would be an expected \$50,000 increase to the FY 2026 budget to move our software to a cloud hosted service.

FY 2026 - 2030 CAPITAL IMPROVEMENT PLAN: ARTICLE VII: Municipal Facilities

Project: Copiers

Type: New

Useful Life: 8 years

Description: Staff is recommending replacement of copiers townwide. They currently operate under "good health" but are starting to show signs of distress. Staff would be evaluating the update of the machines at Town Hall and repurposing them in other Town locations based on need/critical replacement.

Expenditures:	2026	2027	2028	2029	2030	Total
Copiers	15,000	-	-	20,000	-	35,000
Total Expenditures	15,000	-	-	20,000	-	35,000

Funding Sources:	2026	2027	2028	2029	2030	Total
Reserves	15,000	-	-	20,000	-	35,000
Total Funding Sources	15,000	-	-	20,000	-	35,000

Operational Impact: Costs to maintain and operate the copiers is built into the annual budget and the replacement of these devices on a regular basis will save money and maintain productivity by preventing critical failures.

FY 2026 - 2030 CAPITAL IMPROVEMENT PLAN: ARTICLE VII: Municipal Facilities

Project: Revaluation

Type: Upgrade

Useful Life: 8 years

Description: Each year, the Town Council places money into a capital reserve for the Assessing Department to conduct revaluations. Instead of conducting a full-scale revaluation once every ten years for approximately \$300,000, the assessor does smaller-scale revaluations each year. This allows values to stay more current and any valuation changes to be more incremental; having less of an impact on the residents. This account would also supply a second opinion to the conclusions staff has been applying over the years.

Expenditures:	2026	2027	2028	2029	2030	Total
Revaluation	7,500	7,500	5,000	5,000	5,000	30,000
Total Expenditures	7,500	7,500	5,000	5,000	5,000	30,000

Funding Sources:	2026	2027	2028	2029	2030	Total
Reserves	7,500	7,500	5,000	5,000	5,000	30,000
Total Funding Sources	7,500	7,500	5,000	5,000	5,000	30,000

Operational Impact: There is no additional operational impact anticipated with this request.

FY 2026 - 2030 CAPITAL IMPROVEMENT PLAN: ARTICLE VII: Municipal Facilities

Project: Furniture

Type: Upgrade

Useful Life: 5 years

Description: Staff is recommending replacement of office furniture, Town wide. There are still departments that are using "hand-me-downs" from other departments, and some furniture has been repaired so many times, it can no longer be fixed. This request is for replacement of numerous chairs, shelving, filing cabinets, tables, and computer desks.

Expenditures:	2026	2027	2028	2029	2030	Total
Furniture	-	15,000	-	15,000	-	30,000
Total Expenditures	-	15,000	-	15,000	-	30,000

Funding Sources:	2026	2027	2028	2029	2030	Total
Reserves	-	15,000	-	15,000	-	30,000
Total Funding Sources	-	15,000	-	15,000	-	30,000

Operational Impact: There is no additional operational impact anticipated with this request.

FY 2026 - 2030 CAPITAL IMPROVEMENT PLAN: ARTICLE VII: Municipal Facilities

Project: Town Wide Flooring

Type: Replacement

Useful Life: 10 years

Description: Staff recommends replacement of the interior flooring at town facilities. For FY 2027, Staff is looking to replace the original 1997 carpeting at the Library with updated carpet tiling. Areas replaced would include the Reading Room, Kids Section, Sun Porch, Staff Break Room, and the Small Office. For the FY 2029 request, Staff will review and prioritize the condition of the flooring at facilities and replace as appropriate.

Expenditures:	2026	2027	2028	2029	2030	Total
Town Wide Flooring	-	20,000	-	20,000	-	40,000
Total Expenditures	-	20,000	-	20,000	-	40,000

Funding Sources:	2026	2027	2028	2029	2030	Total
Reserves	-	20,000	-	20,000	-	40,000
Total Funding Sources	-	20,000	-	20,000	-	40,000

Operational Impact: There is no additional operational impact anticipated with this request.

FY 2026 - 2030 CAPITAL IMPROVEMENT PLAN: ARTICLE VII: Municipal Facilities

Project: Town Wide Exterior Improvements

Type: Replacement

Useful Life: 20 years

Description: Staff is recommending the replacement of the siding at the Library Facility, on the back side only, for FY 2026. The siding has deteriorated over the years and woodpeckers have picked holes in the siding, allowing for moisture and rodents to get in behind the siding. Staff is also looking to schedule the replacement of the roof at Town Hall in FY 2028 given the increased level of repairs that have been needed in inclement weather.

Expenditures:	2026	2027	2028	2029	2030	Total
Town Wide Exterior Improvements	150,000	-	60,000	-	-	210,000

Total Expenditures	150,000	-	60,000	-	-	210,000
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Funding Sources:	2026	2027	2028	2029	2030	Total
Reserves	150,000	-	60,000	-	-	210,000

Total Funding Sources	150,000	-	60,000	-	-	210,000
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Operational Impact: There is no additional operational impact anticipated with this request.

FY 2026 - 2030 CAPITAL IMPROVEMENT PLAN: ARTICLE VII: Municipal Facilities**Project:** PW External Storage**Type:** Replacement**Useful Life:** 10 years

Description:	Currently, election equipment is stored in three different buildings. When staff sets up for elections, they have to send crews to Town Hall, the Community Center and Public Works. The election equipment is then taken to the high school. Staff is recommending to an enclosed trailer to put all the election equipment in one place to save staff time as well as better account for the equipment on hand.				
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Expenditures:	2026	2027	2028	2029	2030	Total
PW External Storage	15,000	-	-	-	-	15,000
Total Expenditures	15,000	-	-	-	-	15,000

Funding Sources:	2026	2027	2028	2029	2030	Total
Reserves	15,000	-	-	-	-	15,000
Total Funding Sources	15,000	-	-	-	-	15,000

Operational Impact: There is currently no additional operational impact anticipated with this request.

FY 2026 - 2030 CAPITAL IMPROVEMENT PLAN: ARTICLE VII: Municipal Facilities

Project: Harbor/Wharf Renovations

Type: Replacement

Useful Life: 20 years

Description: Staff is recommending renovations to the Town Wharf and Harbor Master building. This includes work on the Harbor Master shed, the hoist lift, and replacing wooden planks along the wharf. This supplements the FY 2024 appropriation of \$30,000 for the Harbor Master Building renovations.

Expenditures:	2026	2027	2028	2029	2030	Total
Harbor/Wharf Renovations	400,000	-	-	-	-	400,000
Total Expenditures	400,000	-	-	-	-	400,000

Funding Sources:	2026	2027	2028	2029	2030	Total
Reserves	400,000	-	-	-	-	400,000
Total Funding Sources	400,000	-	-	-	-	400,000

Operational Impact: There is currently no additional operational impact anticipated with this request.

FY 2026 - 2030 CAPITAL IMPROVEMENT PLAN: ARTICLE VII: Municipal Facilities

Project: Energy Efficiency_Townwide

Type: Replacement

Useful Life: 10 years

Description: Staff is recommending the purchase of heat pumps for the Public Safety building in FY 2027. It is very difficult to keep the rooms warm in the winter and cool in the summer. Purchasing heat pumps would assist in creating a comfortable environment for staff to maintain operations on a 24/7 schedule. The FY 2029 and FY 2030 requests are for additional energy efficiency measures to be implemented, pending staff review and prioritization of projects.

Expenditures:	2026	2027	2028	2029	2030	Total
Energy Efficiency_Townwide	-	80,000	-	80,000	15,000	175,000
Total Expenditures	-	80,000	-	80,000	15,000	175,000

Funding Sources:	2026	2027	2028	2029	2030	Total
Reserves	-	80,000	-	80,000	15,000	175,000
Total Funding Sources	-	80,000	-	80,000	15,000	175,000

Operational Impact: Utility and energy costs are built into the annual budget and the replacement/upgrade of these devices on a regular basis will save money and maintain productivity by preventing critical failures.

FY 2026 - 2030 CAPITAL IMPROVEMENT PLAN: ARTICLE VII: Municipal Facilities**Project:** Dunning Boat Yard**Type:** Replacement**Useful Life:** 10 years

Description: Dunning Boat Yard is in need of new timber pilings and bulkhead from the building to the boat ramp. The most recent site improvements at this facility occurred in 2018 which consisted of similar work described above for the east side. Staff recommends that this phase be constructed in FY27 to maintain the pilings and bulkhead from total disrepair.

Expenditures:	2026	2027	2028	2029	2030	Total
Dunning Boat Yard	-	10,000	-	-	-	10,000
Total Expenditures	-	10,000	-	-	-	10,000

Funding Sources:	2026	2027	2028	2029	2030	Total
Reserves	-	10,000	-	-	-	10,000
Total Funding Sources	-	10,000	-	-	-	10,000

Operational Impact: There is currently no additional operational impact anticipated with this request.

FY 2026 - 2030 CAPITAL IMPROVEMENT PLAN: ARTICLE VII: Municipal Facilities**Project:** Interior/Exterior Painting_Townwide**Type:** Replacement**Useful Life:** 10 years

Description: Staff is recommending to appropriate funding for interior painting across all Town facilities, with a priority focus on the Library.

Expenditures:	2026	2027	2028	2029	2030	Total
Interior/Exterior Painting_Townwide	-	10,000	10,000	-	-	20,000
Total Expenditures	-	10,000	10,000	-	-	20,000

Funding Sources:	2026	2027	2028	2029	2030	Total
Reserves	-	10,000	10,000	-	-	20,000
Total Funding Sources	-	10,000	10,000	-	-	20,000

Operational Impact: There is currently no additional operational impact anticipated with this request.

FY 2026 - 2030 CAPITAL IMPROVEMENT PLAN: ARTICLE VII: Municipal Facilities

Project: Library Building Renovations

Type: Replacement

Useful Life: 20 years

Description: Staff is recommending an interior remodel/re-organization of the Library Facility. Staff does not currently feel the library needs additional square footage, but the space does need re-organization and new furnishings, as well as additional meeting spaces, possibly in the Bartol Room footprint. The library was built in 1997 and the usage of the library has changed dramatically within that time. Additionally, the library staff areas were created for a smaller staff and are no longer adequate. Staff would be looking to review and prioritize the needs and usage of the library footprint more efficiently.

Expenditures:	2026	2027	2028	2029	2030	Total
Library Building Renovations	-	-	-	-	500,000	500,000
Total Expenditures	-	-	-	-	500,000	500,000

Funding Sources:	2026	2027	2028	2029	2030	Total
Reserves	-	-	-	-	500,000	500,000
Total Funding Sources	-	-	-	-	500,000	500,000

Operational Impact: There is currently no additional operational impact anticipated with this request.

Town of Freeport Capital Improvement Plan: FY 2026 - FY 2030
CABLE DEPARTMENT
ARTICLE VIII
Revenue Source (RS):

A - ARPA	R - Reserves	D - Donations/Special Revenues	G - Grants
T - TIF	O - PACTS/GPCOG Match	B - Bond	

Article	Total	Prior Year [FY 2025]	RS	FY2026	RS	FY 2027	RS	FY 2028	RS	FY 2029	RS	FY 2030	RS	Future Years	RS
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CIP Expenditure Summary Article VIII: Cable

Cable Equipment	355,000	39,000	R	24,000	R	24,000	R	14,000	R	12,000	R	12,000	R	230,000	R
Total Expenditures by Year	355,000	39,000		24,000		24,000		14,000		12,000		12,000		230,000	

Funding Source Summary Article VIII: Cable

ARPA	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Reserves	355,000	39,000		24,000		24,000		14,000		12,000		12,000		230,000	
Donations	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Grants	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TIF	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
PACTS/GPCOG Match	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Bond	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Funding Sources by Year	355,000	39,000		24,000		24,000		14,000		12,000		12,000		230,000	

12/31/2024 Reserve Balances	200,454
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FY 2026 - 2030 CAPITAL IMPROVEMENT PLAN: ARTICLE VIII: Cable**Project: Cable Equipment****Type:** Upgrade**Useful Life:** 10 years

Description: Staff recommends funding for maintenance and repair of equipment. Prioritized equipment is that which is no longer supported by the manufacturer, where parts and/or service cannot be secured. This includes cameras, audio, lighting, and servers, some as old as 2008. This increase also includes additional audio equipment purchases for Council Chambers.

Expenditures:	2026	2027	2028	2029	2030	Total
Cable Equipment	24,000	24,000	14,000	12,000	12,000	86,000
Total Expenditures	24,000	24,000	14,000	12,000	12,000	86,000

Funding Sources:	2026	2027	2028	2029	2030	Total
Reserves	24,000	24,000	14,000	12,000	12,000	86,000
Total Funding Sources	24,000	24,000	14,000	12,000	12,000	86,000

Operational Impact: Costs to maintain and operate the communication equipment is built into the annual budget and the replacement of these devices on a regular basis will save money and maintain productivity by preventing critical failures.

Town of Freeport Capital Improvement Plan: FY 2026 - FY 2030**BOARDS, COMMITTEES, AND OTHER REQUESTS****ARTICLE IX**

Revenue Source (RS):

A - ARPA	R - Reserves	D - Donations/Special Revenues	G - Grants
T - TIF	O - PACTS/GPCOG Match	B - Bond	

Article	Total	Prior Year [FY 2025]	RS	FY2026	RS	FY 2027	RS	FY 2028	RS	FY 2029	RS	FY 2030	RS	Future Years	RS
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CIP Expenditure Summary Article IX: Boards and Committees

No projects at this time	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
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Total Expenditures by Year	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
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Funding Source Summary Article IX: Boards and Committees

ARPA	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Reserves	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Donations	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Grants	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
TIF	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
PACTS/GPCOG Match	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Bond	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Funding Sources by Year	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

12/31/2024 Reserve Balances	126,129
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FY 2026 - 2030 CAPITAL IMPROVEMENT PLAN: ARTICLE IX: Boards and Committees

Project: No projects at this time

Town of Freeport Capital Improvement Plan: FY 2026 - FY 2030
DESTINATION TIF VILLAGE IMPROVEMENTS

Revenue Source (RS):															
A - ARPA T - TIF		R - Reserves O - PACTS/GPCOG Match		D - Donations/Special Revenues B - Bond			G - Grants								
Article	Total	Prior Year [FY 2025]	RS	FY 2026	RS	FY 2027	RS	FY 2028	RS	FY 2029	RS	FY 2030	RS	Future Years	RS
CIP Expenditure Summary Destination Freeport TIF															
FEDC-Economic Development	130,000	70,000	T	60,000	-	-	-	-	-	-	-	-	-	-	
Sidewalk Repairs	595,000	45,000	T	100,000	T	150,000	T	150,000	T	150,000	T	-	-	-	
Town Economic Development	857,325	177,325	T	130,000	T	135,000	T	135,000	T	140,000	T	140,000	T	-	
Sidewalk Equipment	180,000	-	-	100,000	T	-	-	-	-	80,000	T	-	-	-	
Accessibility Improvements	50,000	-	-	50,000	T	-	-	-	-	-	-	-	-	-	
Total Expenditures by Year	1,812,325	292,325		440,000		285,000		285,000		370,000		140,000		-	
Funding Source Summary Destination Freeport TIF															
ARPA	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Reserves	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Donations	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Grants	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
TIF		292,325		440,000		285,000		285,000		370,000		140,000		-	
PACTS/GPCOG Match		-	-	-	-	-	-	-	-	-	-	-	-	-	
Bond	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total Funding Sources by Year	-	292,325		440,000		285,000		285,000		370,000		140,000		-	

6/30/2024 Fund Balance: 548,390

FY 2026 - 2030 CAPITAL IMPROVEMENT PLAN: Destination Freeport TIF**Project:** Sidewalk Repairs**Type:** Upgrade**Useful Life:** 10 years

Description: Sidewalk improvement projects are annually scheduled throughout the downtown district. Staff looks to maintain/update approximately 4500 square feet of sidewalk each year.

Expenditures:	2026	2027	2028	2029	2030	Total
Sidewalk Repairs	100,000	150,000	150,000	150,000	-	550,000
Total Expenditures	100,000	150,000	150,000	150,000	-	550,000

Funding Sources:	2026	2027	2028	2029	2030	Total
TIF	100,000	150,000	150,000	150,000	-	550,000
Total Funding Sources	100,000	150,000	150,000	150,000	-	550,000

Operational Impact: There is currently no additional operational impact anticipated with this request. Upon the TIF expiration in FY 2029, there will be additional operational funds necessary to continue to maintain the downtown sidewalks.

FY 2026 - 2030 CAPITAL IMPROVEMENT PLAN: Destination Freeport TIF

Project: Sidewalk Equipment

Type: Upgrade

Useful Life: 10 years

Description: Staff is recommending replacement of the 2012 Trackless Sidewalk Plow. This is a shared unit with the TIF Budget as the machine is utilized in sweeping the roads of sand, roadside mowing and wintertime plowing the downtown area sidewalks. This unit is thirteen years old, is used year round and is showing signs of wear and is experiencing increased maintenance costs. The total request is \$200,000. (Note: This is split 50/50 with the Destination Freeport TIF).

Expenditures:	2026	2027	2028	2029	2030	Total
Sidewalk Equipment	100,000	-	-	80,000	-	180,000
Total Expenditures	100,000	-	-	80,000	-	180,000

Funding Sources:	2026	2027	2028	2029	2030	Total
TIF	100,000	-	-	80,000	-	180,000
Total Funding Sources	100,000	-	-	80,000	-	180,000

Operational Impact: Costs to maintain and operate equipment is built into the annual budget and the replacement of these units on a regular basis will save money and maintain productivity by preventing critical failures.

FY 2026 - 2030 CAPITAL IMPROVEMENT PLAN: Destination Freeport TIF

Project: Accessibility Improvements

Type: Upgrade

Useful Life: 5 years

Description: Staff recommends performing accessibility improvements throughout the downtown. Including sidewalks with the right width, texture, and materials, as well as sidewalks with curb ramps and level landings.

Expenditures:	2026	2027	2028	2029	2030	Total
Accessibility Improvements	50,000	-	-	-	-	50,000
Total Expenditures	50,000	-	-	-	-	50,000

Funding Sources:	2026	2027	2028	2029	2030	Total
TIF	50,000	-	-	-	-	50,000
Total Funding Sources	50,000	-	-	-	-	50,000

Operational Impact: Costs to maintain additional improvements will be minimal and can be accommodated with current budgeted resources.

Town of Freeport Capital Improvement Plan: FY 2026 - FY 2030
CONCORD GULLY BROOK TIF

Revenue Source (RS):

A - ARPA T - TIF	R - Reserves O - PACTS/GPCOG Match	D - Donations/Special Revenues B - Bond	G - Grants
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Article	Total	Prior Year [FY 2025]	RS	FY2026	RS	FY 2027	RS	FY 2028	RS	FY 2029	RS	FY 2030	RS	Future Years	RS
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CIP Expenditure Summary_Concord Gully Brook TIF

Trail Construction	795,000	45,000	T	-	-	750,000	T	-	-	-	-	-	-
Main Street Reconstruction	2,500,000	-	-	-	2,500,000	T	-	-	-	-	-	-	-
Total Expenditures by Year	3,295,000	45,000		-	2,500,000		750,000		-	-	-	-	-

Funding Source Summary_Concord Gully Brook TIF

ARPA	-	-	-	-	-	-	-	-	-	-	-	-
Reserves	-	-	-	-	-	-	-	-	-	-	-	-
Donations	-	-	-	-	-	-	-	-	-	-	-	-
Grants	-	-	-	-	-	-	-	-	-	-	-	-
TIF	3,295,000	45,000	-	2,500,000	-	750,000	-	-	-	-	-	-
PACTS/GPCOG Match	-	-	-	-	-	-	-	-	-	-	-	-
Bond	-	-	-	-	-	-	-	-	-	-	-	-
Total Funding Sources by Year	3,295,000	45,000		2,500,000		750,000		-	-	-	-	-

6/30/2024 Fund Balance:	150,428
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FY 2026 - 2030 CAPITAL IMPROVEMENT PLAN: Concord Gully Brook TIF

Project: Trail Construction

Type: Upgrade

Useful Life: 25 years

Description: Request is for the planning and engineering to design Lower Main Street as a Complete Street Design and the southern entrance to the Village. This would include crosswalks, ADA compliance, pedestrian, and bicycle connections along with multi-modal accommodations, street-scaping, and beautification.

Expenditures:	2026	2027	2028	2029	2030	Total
Trail Construction	-	-	750,000	-	-	750,000
Total Expenditures	-	-	750,000	-	-	750,000

Funding Sources:	2026	2027	2028	2029	2030	Total
TIF	-	-	750,000	-	-	750,000
Total Funding Sources	-	-	750,000	-	-	750,000

Operational Impact: Costs to maintain trails is built into the annual budget and the upkeep of these trails on a regular basis will save money and maintain productivity by preventing critical failures. It is anticipated that these trails will be able to be maintained within existing budgetary constraints.

FY 2026 - 2030 CAPITAL IMPROVEMENT PLAN: Concord Gully Brook TIF

Project: Main Street Reconstruction

Type: New

Useful Life: 25 years

Description: Request is for the planning and engineering to Reconstruct Main Street. This is an early placeholder for this project with additional information forthcoming.

Expenditures:	2026	2027	2028	2029	2030	Total
Main Street Reconstruction	-	2,500,000	-	-	-	2,500,000
Total Expenditures	-	2,500,000	-	-	-	2,500,000

Funding Sources:	2026	2027	2028	2029	2030	Total
TIF	-	2,500,000	-	-	-	2,500,000
Total Funding Sources	-	2,500,000	-	-	-	2,500,000

Operational Impact: There is no additional operational impact anticipated with this request.

The Town's Reserve Funds and Their Relation to the Capital Plan

The Town has had reserve funds since the mid-1980's, and these are a major source of funding for the Town's capital improvements. The reserve policy and practice of transferring general fund money into the reserve began approximately 40 years ago when the Town did not have any reserves and had to issue bonds to complete all capital projects. This is a cumbersome and expensive process, and the Town Council wanted to ensure the long-term stability of the Town's infrastructure and equipment. The Town Manager wanted to change the municipal government's culture from a standard "use it or lose it" budgeting strategy when unspent funds may be lost in future budget cycles to a more frugal culture. The Town Manager challenged the department heads that if they only purchased the items they needed and saved operating funds each year, the funds would be transferred into a reserve fund for future capital needs. That "corporate culture" is still in place today, and department heads under-spend whenever possible in order to "save up" for future capital needs in their or other departments.

The reserves are authorized by the Town Council for a specific type of non-routine project or investment. They are invested under a special section of the Town's investment policy, and 25 percent of the investment is authorized to be invested in equity and fixed income funds as allowed by Maine Statute Title 30-A section 5706. The remaining 75 percent must be invested in investments that are very unlikely to lose principal as long as they are held to duration, such as government or agency bonds, certificates of deposits, or other like investments. While the reserve funds have not been audited as of 06/30/2025, the capital plan is completed based upon the prior year audited balances, and the Town uses the 12/31/2024 balances to ensure that all funds are within the benchmarks and guide the FY 2026 spending plan. The guide to benchmarking the reserve funds is a range of the sum of the five-year capital plan and 20 percent of the 20-year replacement plan. As of December 31st, 2024, the balances and benchmarks were as follows, and this guided the 2026 capital plan.

The balances in the reserve funds as of December 31st, 2024 and the appropriate guideline benchmarks are listed in the table to the right. The Finance Director works with the Town Manager and department heads on the 2026 plan based upon the Town's capital needs and the reserve amounts above. It is notable that while the sum of the five-year plan and 20 percent of the 20-year plan are simply guidelines, and from time-to-time, staff analyzes the upcoming department need when there is a particularly costly single item to be replaced, the benchmark provides less guidance as the actual needs of the department or program.

**Town of Freeport
Summary of Funding Sources
FY 2026 Capital Program**

	Unaudited	Benchmarks	
	12/31/2024	Low Benchmark	High Benchmark
Reserve Balances			
Article I: Police	280,727	642,800	848,000
Article II: Fire	1,370,204	343,500	815,300
Article III: Rescue	1,098,778	514,500	565,500
Article IV: Public Works	662,949	955,000	1,070,400
Article V: Solid Waste	100,705	90,000	140,000
Article VI: Comprehensive Town Improvements	2,800,279	3,192,000	4,755,000
Article VII: Municipal Facilities	163,828	876,900	1,625,000
Article VIII: Cable	200,454	63,200	86,000
Article IX: Boards and Committees	126,129	0	60,600

Debt Service-Maine's Legal Debt Limit and Freeport's Debt Service

Maine State Statute Title 30-A Section 5702 defines municipal legal debt limits; the Towns are allowed to issue debt up to a maximum of 15 percent of their State valuation. The State defines the acceptable purposes for debt, and how much of each type the Towns are allowed to issue, but the maximum is always 15 percent. The Town's 2024 State valuation is \$2,693,700,000; as of 06/30/2025 the Town's outstanding debt service will be \$443,800, or point zero two (0.02%) percent of the allowable limit of more than \$404 million. As of June 30th, 2025, the Town's debt-per-capita will be approximately \$51 per person (based on a population count of 8,700). On the local level, Section 8.03 of the Town's Charter states that any appropriation of \$100,000 or more for a single capital improvement which requires the issuance of general obligation bonds must go to a referendum vote.

The Town's debt service issues are listed below. All of the Town's current debt is general obligation, and the Town does not currently have any alternate revenue bonds outstanding.

TOWN OF FREEPORT, MAINE CURRENT DEBT SERVICE OUTSTANDING									
<u>Governmental Activities</u>	<u>Date of issue</u>	<u>Original amount issued</u>	<u>Date of maturity</u>	<u>Interest rate</u>	<u>June 30, 2024</u>	<u>Payments FY 2025</u>	<u>June 30, 2025</u>	<u>Payments FY 2026</u>	<u>June 30, 2026</u>
2025 Ladder Truck	5/22/2025	1,500,000	2036	3.60%	-	-	-	-	1,500,000
2022 Bike/Ped Bridge Work	11/4/2021	634,000	2031	1.39%	507,200	63,400	443,800	63,400	380,400
Total bonds and notes payable									
					507,200	63,400	443,800	63,400	1,880,400

The table above shows the Town's outstanding debt service issues in total, and the table below shows debt service issues by responsible entity. The Town's debt includes principal payments and lists the issues in total, and the bottom table lists both principal and interest payments.

Town of Freeport Debt Service Schedule Year Ended June 30, 2026									
					Balance	Current Year Debt Service			
					June 30, 2025	Principal	Interest	Total	
General Obligation Bonds									
Town issues:									
2025 Ladder Truck					-	-	49,293	49,293	
2022 Bike/Ped Bridge Work					443,800	63,400	5,893	69,293	
					Total Town Debt	443,800	63,400	55,186	118,586
					Total	443,800	63,400	55,186	118,586

The Town issues debt as infrequently as possible and makes a practice of maintaining healthy reserves and a five-year capital plan and 20-year replacement schedule for all capital items. The reserves and capital plan are discussed in the prior section of this document.

Glossary of Frequently Used Terms

Account	A term used to identify an individual asset, liability, expenditure control, revenue control or fund balance.
Accounting System	The total structure of records and procedures which discover, record, classify, summarize, and report information on the financial position and results of operations of a government or any of its funds, fund types, balanced account groups, or organizational components.
Appropriation	A sum of money or total of assets devoted to a special purpose.
Assets	Property owned by a government which has a monetary value.
Assessed Valuation	A valuation set upon real estate or other property by the Town Assessor as a basis for levying taxes.
Audit	An official inspection of an individual's or organization's accounts, typically by an independent body.
Balanced Budget	A budget in which estimated revenues are equal to expenditures.
Bond	A written promise, generally under seal, to pay a specified sum of money, called the face value, at a fixed time in the future, called the date of maturity, and carrying interest at a fixed rate, usually payable periodically.
Bonded Debt	The portion of indebtedness represented by outstanding bonds.
Budget	A one-year financial document embodying an estimate of proposed revenue and expenditures for the year. The Town is required by State Statute to approve a budget, and the approved budget sets the legal spending limits of the Town. It is the primary means by which most of the expenditures and service levels of the Town are controlled.
Budget Amendment	The legal procedure utilized by the Town staff and Town Council to revise the budget.
Budget Document	The instrument used by the budget-making authority to present a comprehensive financial plan of operations to the Town Council.
Budget Message	A general discussion of the proposed budget as presented in writing by the budget-making authority to the legislative body.
Budget Resolution	The official enactment, by the Town Council to legally authorize Town staff to obligate and expend resources.
Budgetary Control	The control of management of a government or enterprise in accordance with an approved budget for the purpose of keeping expenditures within the limitations of available appropriations and available revenues.
Capital Assets	Assets of significant value, over \$5,000, and having a useful life of several years. Capital assets are also called fixed assets.
Capital Budget	A plan of proposed capital outlays and the means of financing them for the current fiscal period.
Capital Outlays	Expenditures which result in the acquisition of, or addition to, fixed assets.
CIP	Capital Improvement Plan. A summarized document of major capital expenditures to be made over the next five years.

Capital Projects Fund	A fund created to account for financial resources to be used for the acquisition or the construction of major capital facilities of equipment.
CDBG	Community Development Block Grant
CEA	Credit enhancement agreement between a developer and the Town in order to rebate a portion of property taxes in return for a private investment in public infrastructure or for another public purpose
Chart of Accounts	The classification system used by the Town to organize the accounting for various funds.
Contingency	A budgetary reserve set aside for emergencies or unforeseen expenditures not otherwise budgeted.
Contractual Services	Services rendered to Town departments and agencies by private firms, individuals, or other governmental agencies. Examples include utilities, insurance, and professional services.
Debt Service Fund	A fund established to finance and account for the accumulations of resources for, and the payment of, general long-term debt principal and interest.
Debt Service Requirements	The amount of revenue which must be provided for a debt service fund so that all principal and interest payments can be made in full and on schedule.
DECD	State of Maine Department of Economic and Community Development
Deficit	(1) The excess of an entity's liabilities over its assets (See Fund Balance). (2) The excess of expenditures or expenses over revenues during a single accounting period.
Department	A major administrative organizational unit of the Town which indicates overall management responsibility for one or more activities.
Depreciation	(1) Expiration in service life of fixed assets, other than wasting assets, attributable to wear and tear through use and lapse of time, obsolescence, inadequacy, or the physical or functional cause. (2) The portion of the cost of a fixed asset charged as an expense during a particular period. NOTE: The cost of such asset and each period is charged with part of such cost so that ultimately the entire cost of the asset is charged off as an expense.
Disbursement	Payments for goods and services in cash or by check.
EAV	Equalized Assessed Valuation
ecomaine	ecomaine (intentionally lowercase) is a regional waste disposal and recycling facility owned by several "owner communities" located in Portland, Maine
ESDA	Emergency Services Disaster Agency. A disaster preparedness organization whose disaster plan has been state certified and can be utilized by Town departments to mitigate natural or technological disasters.
Estimated Revenue	The amount of projected revenue to be collected during the fiscal year. The amount of revenue budgeted is the amount approved by the Town Board.
Expenditures	If the accounts are kept on the accrual basis, this term designates total charges incurred, whether paid or unpaid, including expenses, provision for retirement of debt not reported as a liability of the fund from which retired, and capital outlays. If they are kept on the cash basis, the term covers only actual disbursement for these purposes.

Expenses	Charges incurred, whether paid or unpaid, for operation, maintenance and interest, and other charges which are presumed to benefit the current fiscal period.
Fiscal Year	A twelve-month period of time to which the annual budget applies and at the end of which a municipality determines its financial position and results of operations. The Town of Freeport has specified July 1 to June 30 as its fiscal year.
Fixed Assets	Assets of a long-term character in which the intent is to continue to be held or used, such as land, buildings, machinery, furniture, and other equipment.
FEDC	Freeport Economic Development Corporation-A nonprofit corporation that works with the Town of Freeport on economic and business development
Fund	An independent fiscal and accounting entity with a self-balancing set of account recording cash and/or other resources, reserves, and equities which are segregated for the purpose of carrying on specific activities or attaining certain objectives in accordance with special regulations, restrictions, or limitations.
Fund Accounts	All accounts necessary to set forth the financial operations and financial conditions of a fund.
Fund Balance	The excess of a fund's assets over its liabilities and reserves. The fund that is available for any legal authorized purposes and which is therefore used to account for all revenue and all activities except those required to be accounted for in another fund. NOTE: The General Fund is used to finance the ordinary operations of a government unit.
GAAP	Generally Accepted Accounting Principles
GASB	Governmental Accounting Standards Board
General Obligation	Bonds for whose payments the full faith and credit of the issuing body are pledged. More commonly, but not necessarily general obligation bonds are considered to be those from taxes and other general revenues.
GFOA	Government Finance Officers Association
Grant	A contribution by one governmental unit to another. The contribution is usually made to aid in the support of a specified function, but it is sometimes also for general purposes.
Governmental Fund	A grouping used in accounting for tax-supported activities
Income	This term is used in accounting for governmental enterprises and represents the excess of the revenues earned over the expenses incurred in carrying on particular phases of an enterprise's activities. As indicated elsewhere, the excess of the TOTAL revenues over the TOTAL expenses of the utility for a particular accounting period is called "net income."
Interfund Transfers	Amount transferred from one fund to another fund
MINERVA	Mapping the Internet Electronic Virtual Archive-the Maine Statewide Inter-library Loan Program including more than 60 different libraries
MPI Program	Municipal Partnership Initiative Program The Maine Department of Transportation has a program whereby they split the cost of large paving projects with municipalities. This saves the State the cost of the Town match and ensures that paving projects are completed.
Net Position	An equity account reflecting the accumulated earnings of the Town's enterprise funds.
OAV	Original Assessed Valuation-this term is used in TIF discussions to refer to the original valuation of the property in the TIF before any subsequent assessments or

	tax increases. All taxes received above the OAV are considered TIF increment, and remain in the TIF fund as opposed to the general fund.
Operating Budget	The portion of the budget that pertains to daily operations that provide basic government services.
Ordinance	A formal legislative enactment by the governing board of municipality.
PACTS	Portland Area Comprehensive Transportation System.
Personnel Services	Costs relating compensating Town employees, including salaries, wages, and benefits.
Property Taxes	Property taxes are levied on real property according to the property's valuation and the tax rate.
Proprietary Fund	Proprietary funds are used to report on activities financed primarily by revenues generated by the activities themselves, such as a municipal utility.
Reserve	An account used to indicate that a portion of a fund balance is restricted for a specific purpose.
Revenues	Funds that the government receives as income.
RSU	Regional School Unit (Consisting of Freeport and neighboring Pownal and Durham)
Special Revenue Funds	A fund used to account for the proceeds of specific revenue sources that are legally restricted to expenditure for specified purposes.
Taxes	Compulsory charges levied by a government for the purpose of financing services performed for the common benefit. This term does not include specific charges made against particular persons or property for current or permanent benefits such as special assessments.
Tax Commitment	The amount of property taxes to be raised by a municipality. The assessor commits the taxes to the tax collector, who then bills and collects the payments.
TIF	Tax Increment Financing A process by which the equalized assessed value of a property is frozen, improvements made and the additional taxes generated as a result of the increased assessment captured and utilized to repay eligible project costs.

Appendix A-Financial Policies

- 1. Fund Balance Policy**
- 2. Investment Policy**
- 3. Reserve Policy**
- 4. Tax Rate Stabilization Policy**

Town of Freeport

Fund Balance Policy-General Fund

Purpose

A Fund Balance Policy is hereby established to ensure the financial well being of the Town of Freeport to lessen the need for borrowing, to protect the Town's Bond Rating and to provide the funds necessary to meet the Town financial operating obligation.

Definitions

In Statement 54, the Government Accounting Standards Board (GASB) redefined the different levels of fund balance as follows:

Non-Spendable (inherently nonspendable): Non-spendable fund balance includes a portion of net resources that cannot be spent because of their form, and/or because a portion of the net resources cannot be spent because they must be maintained intact.

Restricted (externally enforceable limitations on use): Restricted fund balance includes limitations imposed by credits, grantors, contributors, or laws and regulations of other governments, and/or limitations imposed by law through constitutional provisions or enabling legislation.

Committed (self-imposed limitations set in place prior to the end of the period): Committed fund balance includes a limitation imposed at the highest level of decision-making that requires formal action at the same time to remove.

Assigned (limitation resulting from intended use): Assigned fund balance includes intended use established by the highest level of decision-making, intended use established by the body designated for that purpose, and/or intended use established by official designated for that purpose.

Unassigned (residual net resources): Unassigned fund balance is the total fund balance in the general fund in excess of nonspendable, restricted, committed, and assigned fund balance (i.e., surplus) and/or excess of nonspendable, restricted, and committed fund balance over the total fund balance (i.e., deficit).

For purposes of fund balance classification, expenditures are to be spent from restricted fund balance first, followed in order by committed fund balance, assigned fund balance, and lastly, unassigned fund balance.

Policy

The amount of the Town's Unassigned Fund Balance shall be not less than one and-a-half months of the total of all operating budgets. A report on the fund balance will be directed to the Town council annually after the financial statements are available. If the unassigned fund balance exceeds five percent over the minimum as defined above, the manager and finance director will make a recommendation to the council on the use of the fund balance based upon the Town's policies.

Town of Freeport Investment Policy

The Town of Freeport (“the Town”) is situated along the coast of southern Maine approximately 15 miles north of the City of Portland. Freeport serves as a retail and employment hub for southern Maine. The Town’s governmental system dates back to 1789 when it was Incorporated under the State of Massachusetts (later becoming part of the State of Maine). The Town operates under a Council-Manager form of government, with a seven-member Council. The Town Manager is the Town’s Chief Operating Officer and is appointed by the Council.

The Finance Director is the Town’s Treasurer. Title 30-A, Sections 5706 and 5711 of the Maine Revised Statutes provide that the Treasurer shall invest municipal funds upon direction of the municipal officers. Title 30-A, Section 5719 provides that a municipality has no authority to make any investments other than those permitted by statute.

The following Investment Policy addresses the methods, procedures and practices, which must be exercised to ensure effective and judicious fiscal and investment management of the Town's funds. The purpose of this Investment Policy is to establish the investment scope, objectives, delegation of authority, standards of prudence, reporting requirements, internal controls, eligible investments and transactions, diversification requirements, risk tolerance, and safekeeping and custodial procedures for the investment of the funds of the Town of Freeport.

This Investment Policy has been adopted by the Town Council of the Town of Freeport by resolution on January 17th, 2012 and it replaces any previously dated investment policies, guidelines or lists of authorized investments.

SCOPE

This Policy shall apply to the investment management of the following financial assets under control of the Town: Operating Funds, Reserve Funds, Bond Proceeds and Trust Portfolios. The investment objectives associated with the Reserve and Trust Portfolios are unique. The separate and distinct nature of these funds mandates deviation from some portions of this Policy. At all times, however, investments in the Reserve and Trust Portfolio will be managed in compliance with the Maine Revised Statutes.

Operating funds shall be pooled for investment purposes. The investment income derived from the pooled investment account shall be allocated to the General Fund.

OBJECTIVES

The Town's principal investment objectives are:

- Preservation of capital and protection of investment principal.
- Maintenance of sufficient liquidity to meet anticipated cash flows.
- Attainment of a market value rate of return.
- Diversification to avoid incurring unreasonable market risks.
- Maximization of funds available for investment, while ensuring the most competitive fee structure
- Conformance with all federal, state and local statutes, rules or regulations.

PRUDENCE

The standard of prudence to be used for managing the Town's assets shall be Title 30-A, Section 5718 of the Maine Revised Statutes which in general states that investments shall be made with the judgment and care that persons of prudence, discretion and intelligence, under circumstances then prevailing, exercise in the management of their own affairs, not for speculation but for investment, considering safety, income and maintenance of liquidity.

The Town's investment program shall be designed and managed with a degree of professionalism that is worthy of the public trust. The Town recognizes that no investment is totally riskless and that the investment activities of the Town are a matter of public record. Accordingly, the Town recognizes that occasional measured losses are inevitable in a diversified portfolio and shall be considered within the context of the overall portfolio's return, provided that adequate diversification has been implemented and that the sale of a security is in the best long-term interest of the Town.

The Finance Director and authorized investment personnel acting in accordance with written procedures and exercising due diligence shall be relieved of personal responsibility for an individual security's credit risk or market price changes, provided that the deviations from expectations are reported in a timely fashion to the Town Manager and appropriate action is taken to control adverse developments.

ETHICS AND CONFLICTS OF INTEREST

Elected officials and employees involved in the investment process shall refrain from personal business activity that could conflict with proper execution of the investment program or which could impair or create the appearance of an impairment of their ability to make impartial investment decisions. Employees and investment officials shall disclose to the Town Manager any material financial interests they have in financial institutions that conduct business with the Town and they shall subordinate their personal investment transactions to those of the Town.

DELEGATION OF AUTHORITY

Under the Maine Revised Statutes and the Freeport Town Code, responsibility for the investment of the Town's funds covered by this Investment Policy resides with the Finance Director who is the Town's Treasurer. The Finance Director is responsible for developing Town policy regarding the investment and custody of the Town's investable funds, as well as the Town's internal procedures affecting those funds. The Finance Director shall implement this Policy after it is approved by the Town Council.

The Finance Director has the authority to conduct investment transactions and manage the operation of the investment portfolio. The Finance Director may delegate authority to the Town Manager/Deputy Treasurer and other specifically authorized staff members. A list of persons authorized to conduct investment transactions for the Town is provided as Annex I to this Policy. No person may engage in an investment transaction except as expressly provided under the terms of this Investment Policy.

The Town may engage the support services of outside professionals in regard to its investment program, so long as it can be clearly demonstrated that these services produce a net financial advantage or necessary financial protection of the Town's financial resources.

INTERNAL CONTROLS

The Finance Director shall develop written administrative procedures and internal controls, consistent with this Policy, for the operation of the Town's investment program. Such procedures shall be designed to prevent losses of public funds arising from fraud, employee error, misrepresentation by third parties, or imprudent actions by employees of the Town. Proper documentation for all investment transactions shall be prepared and maintained for an appropriate amount of time.

**AUTHORIZED SECURITIES AND TRANSACTIONS FOR ALL INVESTMENTS OTHER
THAN RESERVES AND TRUSTS (RESERVES AND TRUSTS ARE CONSIDERED
SEPARATELY IN A LATER SECTION OF THIS DOCUMENT)**

All investments of the Town shall be made in accordance with Title 30-A, Sections 5706 through 5719 of the Maine Revised Statutes. Any revisions or extensions of these sections of the Maine Revised Statutes will be assumed to be part of this Investment Policy immediately upon being enacted. The following investments relate only to the operating funds of the Town>

The Town has further restricted the investment of funds to the following types of securities and transactions:

1. U.S. Treasury Obligations: Treasury Bills, Treasury Notes and Treasury Bonds with maturities not exceeding three years from date of trade settlement.
2. Federal Instrumentality Securities: Debentures, discount notes and callable securities, with maturities not exceeding three years from the date of trade settlement, issued by the following only: Federal Home Loan Banks (FHLB), Federal National Mortgage Association (FNMA), Federal Farm Credit Banks (FFCB), Federal Home Loan Mortgage Corporation (FHLMC) and Student Loan Marketing Association (SLMA).
3. Repurchase Agreements: With maturities not to exceed one year collateralized by U.S. Treasury Obligations or Federal Instrumentality Securities listed in items 1 and 2 above with the maturity of the collateral not exceeding 10 years. For the purpose of this section, the term collateral shall mean purchased securities under the terms of the Town's approved Master Repurchase Agreement. The purchased securities shall have an original minimum market value including accrued interest of 102 percent of the dollar value of the transaction and the collateral maintenance level shall be 101 percent. Collateral shall be held in the Town's custodian bank as safekeeping agent, and the market value of the collateral securities shall be marked-to-market daily.

Repurchase Agreements shall be entered into only with dealers who have executed a Town approved Master Repurchase Agreement with the Town and who are recognized as Primary Dealers with the Market Reports Division of the Federal Reserve Bank of New York. Primary Dealers approved as Repurchase Agreement counterparties shall have a short-term credit rating of at least A-1 or the equivalent and a long-term credit rating of at least A or the equivalent. The Finance Director shall maintain a copy of the Town's approved Master Repurchase Agreement along with a list of the broker/dealers who have an executed Master Repurchase Agreement with the Town.

4. Commercial Paper: With maturities not exceeding 270 days from the date of purchase which is rated at least A-1 by Standard and Poor's, P-1 by Moody's or F1 by Fitch at the time of purchase by each service which rates the commercial paper. If the commercial paper issuer has senior debt outstanding, the senior debt must be rated by each service that publishes a rating on the issuer of at least A by Standard and Poor's, A2 by Moody's or A by Fitch.

5. Money Market Mutual Funds: registered under the Investment Company Act of 1940 which (1) are "no-load" (meaning no commission or fee shall be charged on purchases or sales of shares); (2) have a constant daily net asset value per share of \$1.00; (3) limit assets of the fund to U.S. Treasury Obligations, Federal Instrumentality or Agency Securities or repurchase agreements collateralized by such securities; (4) have a maximum stated maturity and weighted average maturity in accordance with Federal Securities Regulation 2a-7; and 5) have a rating of AAA by Standard and Poor's, Aaa by Moody's or AAA/V1+ by Fitch.

6. Time Certificates of Deposit: with maturities not exceeding four years, in state or nationally chartered banks or savings and loans, which are insured by the Federal Deposit Insurance Corporation (FDIC). Certificates of Deposit which exceed the FDIC insured amount may be purchased only from financial institutions which meet the criteria set forth under the following section, "Selection of Banks and Savings and Loans."

7. Funds organized through Maine Interlocal Cooperation that maintain a net asset value of \$1.00, specifically the Maine Cooperative Liquid Assets Security System Trust (Maine CLASS).

It is the intent of the Town that the foregoing list of authorized securities be strictly interpreted. Any deviation from this list must be preapproved by the Town Council in writing.

The Town recognizes that bond proceeds may, from time to time, be subject to the provisions of the Tax Reform Act of 1986, Federal Arbitrage Regulations, as amended. Due to the legal complexities of arbitrage law and the necessary immunization of yield levels to correspond to anticipated cash flow schedules, the reinvestment of such debt issuance may, upon the advice of Bond Counsel or financial advisors, deviate from the maturity limitation provisions of this Policy with written approval of the Town Council.

INVESTMENT DIVERSIFICATION AND LIQUIDITY

It is the intent of the Town to diversify the investments within the portfolio to avoid incurring unreasonable risks inherent in over investing in specific instruments, individual financial institutions or maturities. Nevertheless, the asset allocation in the portfolio should be flexible depending upon the outlook for the economy, the securities markets, and the Town's anticipated cash flow needs. No more than 50% of the Town's total portfolio shall be invested in commercial paper.

To the extent possible, investments shall be matched with anticipated cash flow requirements and known future liabilities. The Town shall maintain at least 10% of its total investment portfolio in instruments maturing in 30 days or less. Unless matched to a specific cash flow requirement, the Town will not invest in securities maturing more than three years from the date of trade settlement.

Bond proceeds are not pooled for investment purposes and shall be excluded from calculations of the diversification and liquidity requirements in this section. Other deviations from the diversification and liquidity requirements in this section can be made only with the advance written authorization of the Town Council.

SELECTION OF FINANCIAL INSTITUTIONS ACTING AS BROKER/DEALERS AND BROKER/DEALERS

The Finance Director shall maintain a list of authorized broker/dealers and financial institutions, which are approved for investment purposes, and it shall be the policy of the Town to purchase securities only from those authorized institutions and firms.

All financial institutions and broker/dealers who desire to become qualified for investment transactions must supply the following as appropriate:

Audited financial statements demonstrating compliance with state and federal capital adequacy guidelines

Proof of FINRA (Financial Industry Regulatory Authority) certification (not applicable to certificate of deposit counterparties)

Proof of registration to sell securities in the State of Maine

Certification of having read and understood and agreeing to comply with the Town of Freeport's Investment Policy

Evidence of adequate insurance coverage (FDIC, SIPC, or other appropriate collateral)

Once qualified, financial institutions and broker/dealers shall be required to submit and update all of the above on an annual basis. The investment officer shall review the financial condition and registration of all qualified financial institutions and broker/dealers annually. When selecting broker/dealers, the finance director will give consideration to local or regional financial institutions, as long as they meet the standards set forth in this policy.

Broker/dealers and other financial institutions will be selected by the Finance Director on the basis of their expertise in public cash management and their ability to provide services for the Town's account. Approved broker/dealers and the firms they represent shall be licensed to do business in the State of Maine. When selecting broker/dealers, the Finance Director will give consideration to local or regional financial institutions, as long as they meet the standards set forth in this Policy.

The Town may purchase commercial paper from direct issuers even though they are not on the approved broker/dealer list as long as they meet the criteria outlined in Item 4 of the Authorized Securities and Transactions section of this Policy.

COMPETITIVE TRANSACTIONS

Each investment transaction shall be competitively transacted with broker/dealers who have been authorized by the Town. At least three broker/dealers shall be contacted for each transaction and their bid and offering prices shall be recorded. The purchase of primary market securities is exempt from this requirement.

If the Town is offered a security for which there is no other readily available competitive offering, then the Finance Director will document quotations for comparable or alternative securities.

When purchasing original issue instrumentality securities, no competitive offerings will be required as all dealers in the selling group offer those securities at the same original issue price.

SELECTION OF BANKS AND SAVINGS AND LOANS

The Finance Director shall maintain a list of authorized banks and savings and loans that are approved to provide investment clearing and other banking services for the Town. To be eligible for authorization, a bank or savings must be a member of the FDIC and must qualify as a depository of public funds in the State of Maine as defined in Title 30-A, Section 5706 of the Maine Revised Statutes. Additionally, Banks shall provide their most recent Consolidated Report of Condition ("Call" report) at the request of the

Town. At minimum, The Town shall conduct an annual evaluation of each bank's creditworthiness to determine whether it should be on the "Qualified Institution" listing.

When selecting banks and savings and loans, the Finance Director will give consideration to local financial institutions, as long as they meet the standards set forth in this Policy.

PORTFOLIO PERFORMANCE

The operating investment and cash management portfolio shall be designed to attain a market value rate of return throughout budgetary and economic cycles, taking into account prevailing market conditions, risk constraints for eligible securities, and cash flow requirements.

REPORTING

Accounting and reporting on the Town's investment portfolio shall conform to Generally Accepted Accounting Principles (GAAP) and the Governmental Accounting Standards Board (GASB) recommended practices. The Finance Director shall prepare at least at least annually a report of the investments held by the Town, the current market valuation of the investments and performance results. The report shall include a summary of investment earnings during the period. A record shall be maintained by the Town of all bids and offerings for security transactions in order to ensure that the Town receives competitive pricing.

Reports prepared by outside advisors shall be sent to the Town's Finance Director.

POLICY REVISIONS

This Investment Policy shall be reviewed periodically by the Director of Finance and may be amended by the Town Council as conditions warrant.

RESERVE FUND AND TRUST FUND INVESTMENTS

The Town maintains a number of capital reserve accounts for Town future capital needs as outlined in the Town Account Policies. Additionally, the Town maintains various Trust funds in a trustee capacity for Cemetery Perpetual Care, Library Funds, School Scholarship Funds, and Benevolent funds. These funds, due to their nature, are separately invested under a conservative longer-term investment prospective as well as the need to provide income for the intentions of the various trusts.

The primary objective is to ensure that the Town's reserve and trust funds are properly invested in a conservative and balanced portfolio of fixed income and equity investments. (The conservative investment shall be one with a low historical risk of loss of principal which seeks to maintain principal and seeks to generate income.) For reserve funds, interest and dividends received under this policy are to be re-invested in the reserve funds or used for capital expenditures. For trust funds, interest and dividends received under this policy are made available for distribution to the associated trust intentions.

Safekeeping and Investment Management Agreement: The town may enter into an agreement with a financial institution with trust powers authorized to do business in the State of Maine for the safekeeping of the reserve funds, as defined in Section 5801, or trust funds, as defined by section 5653. Services must consist of the safekeeping of the funds, collection of interest and dividends, and any other fiscal service that is normally covered in a safekeeping agreement. Investment of reserve funds or trust funds deposited under a safekeeping agreement may be managed either by the financial institution with which the funds are deposited or by an investment advisor registered with the National Association of Securities Dealers, federal Securities and Exchange Commission or other governmental agency or instrumentality with jurisdiction over investment advisors, to act in such capacity pursuant to an investment advisory agreement providing for investment management and periodic review of portfolio investments. Investment of funds on behalf of the municipality under this section is governed by the rule of prudence, according to Title 18-B, sections 802 to 807 and chapter 9. The contracting parties shall give assurance of proper safeguards that are usual to these contracts and shall furnish insurance protection satisfactory to both parties.

Investment Diversification:

At the discretion of the investment advisor the approximate blend of equities to fixed income investments should be as follows:

	<u>Equities</u>	<u>Fixed Income</u>
Reserve funds	25%	75%
Cemetery Trust Funds	50%	50%
All Other Trust Funds	70%	30%

A change of more than 5% from the policy must be approved by the Town Council. Additionally, no single equity will comprise more than 5% of the total value of the fund. Equity mutual fund investments will not be considered single investments subject to the 5% requirements but should not exceed 20% of the total value of the fund. No single fixed income investment will comprise more than 20% of the total value of the fund, unless fully backed by the federal government or its agencies and instrumentalities. For fixed income investments, reserve funds only: the Town will not invest this portion of reserve funds in such a way as to risk loss of principal. However, the equities portion of the reserve funds may include fixed income mutual funds. The Town Council will review the fixed income/equities percentages annually for the reserve fund investments.

Investment Performance:

The reserve and trust fund investment performance will be reviewed periodically by the finance director. The equity investments will be measured against the S & P index and the fixed income investments will be compared to the appropriate bond index based upon bond maturity length. The goal of the fund will be to maintain over a normal market cycle (5 years) an annual rate of return on a comparable aforementioned index portfolio.

REPORTING

Accounting and reporting on the Town's investment portfolio shall conform to Generally Accepted Accounting Principles (GAAP) and the Governmental Accounting Standards Board (GASB) recommended practices. The Finance Director shall prepare (and post on the Town's website) at least at least quarterly a report of the investments held by the Town, the current market valuation of the investments and performance results. The report shall include a summary of investment earnings during the period.

BIDDING AND RFP PROCESS

After the financial statements are available at the end of the fiscal year, the finance director will report to the council on the advisor/Town working relationship, and may recommend to conduct the RFP process or propose to continue working with the same advisor for subsequent years. That recommendation will be based upon the advisor's working understanding of the Town's policy, municipal law, responsiveness to Town's investment needs throughout the year, and the Government Finance Officers' Association recommended best practice for bidding out investment services.

Reports prepared by outside advisors shall be sent to the Town's Finance Director.

Annex I

Authorized Personnel

The following persons are authorized to transact investment business and wire funds for investment purposes on behalf of the Town of Freeport:

1. Finance Director/Treasurer
2. Town Manager/Deputy Treasurer

Town of Freeport **Reserve Policy**

1. Purpose

The Municipality of Freeport is committed to a Reserve Account Policy to ensure the financial well being of the Town. This policy is intended to create a stable financial climate, stabilize the tax rate, lower the Town dependency of bonding, assure the timely replacement of equipment, provide for the upkeep of building and properties, and self fund a number of ongoing expenses.

2. Reserve Establishment and Retention

The following Municipal and School Reserve accounts are hereby established or retained:

- Public Works Department Equipment Replacement
- Rescue Department Equipment Replacement
- Fire Department Equipment Replacement
- Solid Waste / Recycling Department Equipment Replacement
- Cable T.V. Department Equipment Replacement
- Municipal Building Maintenance
- School Department Building Maintenance
- Public Infrastructure Improvements
- Unemployment Compensation
- Traffic and Parking Improvements
- General Administration, Equipment and Projects

3. Funding

The funding of accounts will be reviewed by the Town Council yearly, after completion of the annual audit. Several accounts shall have a defined funding source.

- *Rescue Reserve Department Equipment* - funded by \$35,000 of the Rescue Department Revenues on an annual basis.
- *Cable T.V. Department Equipment Replacement* - funded by \$10,000 of the revenues from the Franchise Agreement on an annual basis.
- *Unemployment Compensation* - funded by the earned interest on the account principal.
- *Traffic and Parking Improvements* - funded by administrative fees and parking leases less \$37,500 for fund balance and expenses.

Funding sources for the other reserve accounts shall include but not be limited to the following.

- Fund Balance in excess of Fund Balance Policy (one-twelfth of the total operating budgets).
- Sale of Equipment and property both real and personal.
- Rebates.
- Lease Proceeds.
- Balances left in capital accounts.
- Unanticipated Revenues.
- Amounts established for Reserves in the annual operating budgets.
- Interest earned on Capital Projects (Bond Issues).

Available funds shall be distributed among accounts on a prorated basis. Should the funds available exceed the total needed to adequately fund all accounts in any year, the excess shall revert to the General Fund Balance. The proceeds in reserve accounts will be invested in accordance with the Town's Investment Policy.

TOWN OF FREEPORT TAX RATE POLICY

Purpose

The Municipality of Freeport is committed to a Tax Rate Policy to ensure the financial well being of the Town. This policy is intended to create a stable financial climate, provide adequate funding for essential Town services, smooth the impact of annual variation in new taxable valuation, and prevent major annual increases in property taxes.

Establishment and Implementation

- Each year the municipal Tax Rate may be adjusted by an amount not to exceed the Consumer Price Index, Urban Consumer, Northeast Region, as measured by the United States Bureau of Labor Statistics for the previous calendar year as reported by the U.S. Department of Labor.
- Revenues generated by new valuation may be used to fund operating budgets, capital reserves or used for tax rate stabilization.
- Once operating budgets, fund balance and reserves are funded in accordance with Town policies, excess funds may be used to lower the current year tax rate, or may be placed in a Tax Rate Stabilization Account to lower future year tax rates.
- During periods of low, new valuation or extraordinary unpredicted increases in costs, up to fifty (50) percent of the Tax Rate Stabilization Account may be used annual to offset the Municipal Tax Rate.
- The need for tax rate stabilization is defined as: a predicted five percent increase in the combination of the Town, RSU, and County budgets, or a predicted five percent increase in the Town's total mil rate.
- Increases in County tax and Voter Approved Debt Service will be in addition to the CPI adjustment.
- Replacement of future loss in State aid for education operating expenses will be in addition to the CPI adjustment.

This policy can be amended by a majority vote of the Town Council.

Effective date of this policy is July 1, 1998.

Date of adoption – May 5, 1998

Amended – February 3, 2004

Date of adoption – February 3, 2004

Date of Amendment-June 21st, 2011

Date of Adoption-June 21st, 2011

NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 26010 FY2026 General Fund Original Budget								FOR PERIOD 99	
ACCOUNTS FOR:			2024 ACTUAL	2025 ORIG BUD	2025 REVISED BUD	2025 ACTUAL	2025 PROJECTION	2026 Council	PCT CHANGE
General Fund	Town Council								
0100	1001	Prof Salar	5,900.00	5,900.00	5,900.00	5,900.00	5,900.00	5,900.00	.0%
0100	2800	Assoc Dues	14,193.00	15,000.00	15,000.00	14,359.00	14,359.00	15,000.00	.0%
0100	3300	Emp Train	100.00	500.00	500.00	1,070.00	1,500.00	500.00	.0%
0100	3450	Legal Serv	117,670.98	125,000.00	125,000.00	110,164.17	145,200.00	125,000.00	.0%
0100	3460	Audit Fees	34,170.00	42,200.00	42,200.00	36,925.00	42,725.00	43,000.00	1.9%
0100	5400	Advertisin	7,647.12	6,000.00	6,000.00	3,695.90	7,000.00	7,000.00	16.7%
0100	5710	CommSupp	.00	.00	.00	.00	.00	57,250.00	.0%
0100	6000	Supplies	1,486.56	1,000.00	1,000.00	726.56	900.00	6,200.00	520.0%
0100	7800	Spec Projs	1,234.97	3,000.00	3,000.00	1,544.18	1,000.00	3,000.00	.0%
0100	8104	GPCOG	18,348.00	18,000.00	18,000.00	18,348.00	18,348.00	19,300.00	7.2%
0100	8113	PACTS	9,074.00	5,000.00	5,000.00	5,812.00	5,812.00	6,500.00	30.0%
TOTAL Town Council			209,824.63	221,600.00	221,600.00	198,544.81	242,744.00	288,650.00	30.3%

NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 26010 FY2026 General Fund Original Budget								FOR PERIOD 99	
ACCOUNTS FOR:		General Fund	2024 ACTUAL	2025 ORIG BUD	2025 REVISED BUD	2025 ACTUAL	2025 PROJECTION	2026 Council	PCT CHANGE
0101	Town Manager								
0101	1001	Prof Salar	105,926.69	292,400.00	292,400.00	224,138.04	291,000.00	310,200.00	6.1%
0101	2800	Assoc Dues	975.00	2,100.00	2,100.00	662.75	2,100.00	2,100.00	.0%
0101	3300	Emp Train	1,851.00	2,000.00	2,000.00	1,190.00	1,800.00	2,000.00	.0%
0101	3302	Empl Trav	.00	1,000.00	1,000.00	575.52	1,000.00	1,000.00	.0%
0101	4320	Tech Repai	.00	.00	.00	.00	.00	9,650.00	.0%
0101	5813	Busin Exp	143.20	200.00	200.00	135.63	200.00	200.00	.0%
0101	6000	Supplies	728.66	1,000.00	1,000.00	514.85	850.00	1,000.00	.0%
TOTAL Town Manager			109,624.55	298,700.00	298,700.00	227,216.79	296,950.00	326,150.00	9.2%

NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 26010 FY2026 General Fund Original Budget								FOR PERIOD 99	
ACCOUNTS FOR:		General Fund	2024 ACTUAL	2025 ORIG BUD	2025 REVISED BUD	2025 ACTUAL	2025 PROJECTION	2026 Council	PCT CHANGE
0102	Finance								
0102	1001	Prof Salar	367,615.34	393,400.00	393,400.00	304,724.23	371,700.00	393,900.00	.1%
0102	2800	Assoc Dues	105.00	320.00	320.00	275.00	305.00	350.00	9.4%
0102	3300	Emp Train	1,760.31	1,925.00	1,925.00	-403.18	2,000.00	2,500.00	29.9%
0102	3302	Empl Trav	2,450.84	3,000.00	3,000.00	1,181.44	4,500.00	4,500.00	50.0%
0102	3400	Con Servic	345.00	350.00	350.00	345.00	345.00	350.00	.0%
0102	3470	Registry	3,668.00	5,500.00	5,500.00	3,753.00	3,500.00	5,500.00	.0%
0102	3480	Comp Maint	41,824.62	50,000.00	50,000.00	49,610.03	51,000.00	55,000.00	10.0%
0102	4320	Tech Repai	951.00	1,100.00	1,100.00	951.00	951.00	1,400.00	27.3%
0102	6000	Supplies	2,289.73	2,200.00	2,200.00	1,904.90	2,200.00	2,200.00	.0%
0102	6002	Printing	3,308.91	1,500.00	1,500.00	1,863.03	1,800.00	2,000.00	33.3%
0102	6003	Tax Bills	.00	1,750.00	1,750.00	1,034.82	2,100.00	2,000.00	14.3%
0102	7800	Winxnet	138,376.30	150,000.00	150,000.00	108,243.86	148,600.00	154,500.00	3.0%
TOTAL Finance			562,695.05	611,045.00	611,045.00	473,483.13	589,001.00	624,200.00	2.2%

NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 26010 FY2026 General Fund Original Budget								FOR PERIOD 99	
ACCOUNTS FOR:		General Fund	2024 ACTUAL	2025 ORIG BUD	2025 REVISED BUD	2025 ACTUAL	2025 PROJECTION	2026 Council	PCT CHANGE
0103	Assessing								
0103	1001	Prof Salar	168,046.54	177,900.00	177,900.00	140,627.60	182,600.00	189,800.00	6.7%
0103	2800	Assoc Dues	630.00	660.00	660.00	550.00	630.00	700.00	6.1%
0103	3300	Emp Train	1,311.25	2,895.00	2,895.00	383.89	1,800.00	2,920.00	.9%
0103	3302	Empl Trav	1,120.41	2,500.00	2,500.00	1,191.45	1,400.00	2,500.00	.0%
0103	3400	Con Servic	8,578.39	11,900.00	11,900.00	7,198.20	8,400.00	40,200.00	237.8%
0103	3470	Registry	745.00	1,100.00	1,100.00	618.00	800.00	1,100.00	.0%
0103	3480	Comp Maint	26,133.12	24,400.00	24,400.00	22,684.66	25,000.00	2,500.00	-89.8%
0103	4320	Tech Repai	169.97	500.00	500.00	471.06	400.00	1,000.00	100.0%
0103	5400	Advertisin	.00	600.00	600.00	368.96	500.00	600.00	.0%
0103	6000	Supplies	1,475.31	1,500.00	1,500.00	560.80	1,500.00	1,500.00	.0%
0103	6002	Printing	.00	750.00	750.00	548.93	700.00	750.00	.0%
0103	6008	Mapping	3,200.00	3,500.00	3,500.00	.00	3,500.00	3,500.00	.0%
TOTAL Assessing			211,409.99	228,205.00	228,205.00	175,203.55	227,230.00	247,070.00	8.3%

NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 26010 FY2026 General Fund Original Budget								FOR PERIOD 99	
ACCOUNTS FOR:		General Fund	2024 ACTUAL	2025 ORIG BUD	2025 REVISED BUD	2025 ACTUAL	2025 PROJECTION	2026 Council	PCT CHANGE
0104	Codes Enforcement								
0104	1001	Prof Salar	136,756.44	232,700.00	232,700.00	173,962.90	225,900.00	262,100.00	12.6%
0104	2605	Clothing	.00	200.00	200.00	.00	200.00	200.00	.0%
0104	2800	Assoc Dues	375.00	635.00	635.00	415.00	635.00	800.00	26.0%
0104	3300	Emp Train	477.92	1,000.00	1,000.00	325.00	800.00	1,000.00	.0%
0104	3302	Empl Trav	4,086.55	6,000.00	6,000.00	2,994.42	5,500.00	6,000.00	.0%
0104	3480	Comp Maint	2,000.00	3,500.00	3,500.00	2,047.80	3,500.00	11,600.00	231.4%
0104	6000	Supplies	1,086.53	1,500.00	1,500.00	268.19	1,200.00	1,500.00	.0%
TOTAL Codes Enforcement			144,782.44	245,535.00	245,535.00	180,013.31	237,735.00	283,200.00	15.3%

NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 26010 FY2026 General Fund Original Budget								FOR PERIOD 99	
ACCOUNTS FOR:			2024 ACTUAL	2025 ORIG BUD	2025 REVISED BUD	2025 ACTUAL	2025 PROJECTION	2026 Council	PCT CHANGE
General Fund									
0105	1001	Town Clerk And Elections Prof Salar	139,410.75	147,100.00	147,100.00	117,494.97	152,100.00	171,700.00	16.7%
0105	1005	Ballot clk	7,660.02	6,000.00	6,000.00	4,929.92	7,900.00	7,000.00	16.7%
0105	2800	Assoc Dues	510.00	575.00	575.00	480.00	530.00	575.00	.0%
0105	3300	Emp Train	1,710.00	2,000.00	2,000.00	1,935.37	1,900.00	2,400.00	20.0%
0105	3302	Empl Trav	430.43	1,050.00	1,050.00	684.43	800.00	1,050.00	.0%
0105	3426	Elect Serv	8,949.97	9,000.00	9,000.00	8,492.96	12,500.00	10,000.00	11.1%
0105	4301	Equip Rpr	328.82	400.00	400.00	-30.06	.00	400.00	.0%
0105	5400	Advertisin	1,183.68	3,000.00	3,000.00	584.18	2,500.00	3,000.00	.0%
0105	6000	Supplies	1,247.67	1,000.00	1,000.00	651.43	1,000.00	1,400.00	40.0%
0105	6095	Doc Preser	310.00	5,000.00	5,000.00	370.00	4,800.00	10,375.00	107.5%
TOTAL Town Clerk And Electio			161,741.34	175,125.00	175,125.00	135,593.20	184,030.00	207,900.00	18.7%

NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 26010 FY2026 General Fund Original Budget								FOR PERIOD 99	
ACCOUNTS FOR:		General Fund	2024	2025	2025	2025	2025	2026	PCT
0106	General Administration		ACTUAL	ORIG BUD	REVISED BUD	ACTUAL	PROJECTION	Council	CHANGE
0106	1001	Prof Salar	57,931.64	187,400.00	187,400.00	115,428.89	156,500.00	208,800.00	11.4%
0106	2800	Assoc Dues	.00	.00	.00	.00	.00	700.00	.0%
0106	3300	Emp Train	.00	.00	.00	.00	.00	2,750.00	.0%
0106	3302	Empl Trav	403.38	500.00	500.00	604.00	500.00	750.00	50.0%
0106	3425	Purch/Bid	.00	500.00	500.00	.00	.00	500.00	.0%
0106	3427	Twn Report	7,451.05	8,500.00	8,500.00	4,826.20	8,500.00	8,500.00	.0%
0106	4301	Equip Rpr	6,723.90	4,350.00	4,350.00	5,640.30	5,200.00	4,350.00	.0%
0106	4350	Web Maint	3,445.05	15,500.00	15,500.00	18,138.47	19,000.00	18,500.00	19.4%
0106	4455	Equip Rntl	2,164.32	2,200.00	2,200.00	1,281.00	2,200.00	250.00	-88.6%
0106	5310	Postage	20,850.52	22,000.00	22,000.00	15,012.10	21,500.00	21,800.00	-.9%
0106	5320	Telephone	12,575.68	17,560.00	17,560.00	10,805.34	13,200.00	17,560.00	.0%
0106	6000	Supplies	6,982.53	6,000.00	6,000.00	2,336.67	5,500.00	6,400.00	6.7%
0106	6002	Printing	197.93	3,780.00	3,780.00	213.64	3,000.00	3,780.00	.0%
0106	7300	WAN	25,262.86	26,400.00	26,400.00	19,422.40	25,200.00	26,400.00	.0%
TOTAL General Administration			143,988.86	294,690.00	294,690.00	193,709.01	260,300.00	321,040.00	8.9%

NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 26010 FY2026 General Fund Original Budget								FOR PERIOD 99	
ACCOUNTS FOR:		General Fund	2024	2025	2025	2025	2025	2026	PCT
0107	Building & Grounds Maintenance		ACTUAL	ORIG BUD	REVISED BUD	ACTUAL	PROJECTION	Council	CHANGE
0107	1001	Prof Salar	148,354.39	148,600.00	148,600.00	88,131.38	113,100.00	150,400.00	1.2%
0107	1300	OT Wages	5,093.40	5,500.00	5,500.00	6,440.94	7,000.00	5,500.00	.0%
0107	2605	Clothing	1,265.39	2,100.00	2,100.00	758.09	1,200.00	2,500.00	19.0%
0107	3300	Emp Train	445.21	1,000.00	1,000.00	.00	.00	1,000.00	.0%
0107	3400	Con Servic	19,675.00	20,400.00	20,400.00	14,400.00	19,200.00	20,400.00	.0%
0107	3485	Cemetery	26,082.95	38,250.00	38,250.00	4,884.35	28,000.00	38,250.00	.0%
0107	3490	Grounds	24,003.99	25,200.00	25,200.00	22,047.75	25,500.00	26,400.00	4.8%
0107	4010	Bldg Maite	73,976.09	70,000.00	70,000.00	72,190.63	75,000.00	80,000.00	14.3%
0107	4021	Rubbish	17,341.93	18,300.00	18,300.00	16,581.18	20,300.00	28,200.00	54.1%
0107	4033	Fire Prev	3,100.00	3,100.00	3,100.00	12,023.15	4,000.00	6,000.00	93.5%
0107	4038	Veh Maint	6,896.93	8,000.00	8,000.00	611.56	5,000.00	8,000.00	.0%
0107	4040	Grnds Main	7,541.73	7,500.00	7,500.00	2,918.85	6,800.00	7,500.00	.0%
0107	6005	Clean Supp	11,612.69	11,000.00	11,000.00	2,394.65	9,600.00	11,000.00	.0%
0107	6202	Elect T	9,903.95	6,700.00	6,700.00	10,020.78	9,800.00	9,200.00	37.3%
0107	6203	Elect PW	8,005.25	7,200.00	7,200.00	8,702.57	9,800.00	9,600.00	33.3%
0107	6204	Elect PS	15,935.87	13,600.00	13,600.00	15,926.22	17,900.00	16,000.00	17.6%
0107	6212	Water TH	1,504.69	1,800.00	1,800.00	1,722.09	1,800.00	2,000.00	11.1%
0107	6213	Water PW	3,156.49	4,500.00	4,500.00	2,728.83	3,400.00	4,600.00	2.2%
0107	6214	Water-PS	1,993.53	2,750.00	2,750.00	1,907.64	2,300.00	2,800.00	1.8%
0107	6222	Sewer TH	1,068.94	1,400.00	1,400.00	1,022.81	1,200.00	1,400.00	.0%
0107	6223	Sewer PW	4,329.70	4,500.00	4,500.00	3,040.85	4,400.00	4,800.00	6.7%

NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 26010 FY2026 General Fund Original Budget								FOR PERIOD 99	
ACCOUNTS FOR:			2024 ACTUAL	2025 ORIG BUD	2025 REVISED BUD	2025 ACTUAL	2025 PROJECTION	2026 Council	PCT CHANGE
General Fund									
0107	6224	Sewer PS	2,845.62	4,500.00	4,500.00	2,167.68	2,800.00	4,500.00	.0%
0107	6242	Heat TH	3,675.57	4,500.00	4,500.00	3,771.67	3,800.00	4,500.00	.0%
0107	6243	Heat PW	7,910.05	10,000.00	10,000.00	6,700.22	6,000.00	8,500.00	-15.0%
0107	6244	Heat PS	34,781.94	30,000.00	30,000.00	35,110.17	29,500.00	32,000.00	6.7%
0107	6245	Heat-PS AX	2,334.98	4,500.00	4,500.00	2,827.47	2,000.00	3,500.00	-22.2%
0107	6260	Veh Fuel	4,658.98	5,500.00	5,500.00	3,001.92	4,100.00	5,500.00	.0%
0107	6360	Comm Ctr	58,527.28	59,700.00	59,700.00	44,937.98	59,700.00	61,200.00	2.5%
0107	7500	Flags	2,748.50	1,800.00	1,800.00	.00	2,000.00	2,000.00	11.1%
TOTAL Building & Grounds Mai			508,771.04	521,900.00	521,900.00	386,971.43	475,200.00	557,250.00	6.8%

NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 26010 FY2026 General Fund Original Budget								FOR PERIOD 99	
ACCOUNTS FOR:		General Fund	2024 ACTUAL	2025 ORIG BUD	2025 REVISED BUD	2025 ACTUAL	2025 PROJECTION	2026 Council	PCT CHANGE
0108	Employee Benefits								
0108	2303	Ret ICMA	87,029.25	106,400.00	106,400.00	100,581.84	131,900.00	128,600.00	20.9%
0108	2305	Retir MSRS	549,146.57	651,600.00	651,600.00	467,001.26	633,500.00	675,500.00	3.7%
0108	2407	FICA & Med	467,001.85	536,100.00	536,100.00	406,323.63	540,600.00	563,500.00	5.1%
0108	2409	Healt Ins	957,466.70	1,188,000.00	1,188,000.00	836,281.21	1,109,600.00	1,310,900.00	10.3%
0108	2410	Wkrs Comp	193,119.10	215,000.00	215,000.00	146,552.60	188,600.00	225,000.00	4.7%
0108	2412	Life Ins	2,311.20	3,000.00	3,000.00	1,938.60	2,500.00	3,000.00	.0%
0108	2413	Med Reim	1,839.82	2,000.00	2,000.00	1,713.85	2,200.00	2,000.00	.0%
0108	2415	wellness	5,288.05	18,000.00	18,000.00	4,050.00	12,000.00	18,000.00	.0%
0108	2416	Dental	34,868.43	41,200.00	41,200.00	28,828.74	38,500.00	41,750.00	1.3%
0108	2418	ME PFML	.00	3,500.00	3,500.00	18,542.15	38,800.00	34,500.00	885.7%
0108	2419	Med Exams	984.00	1,000.00	1,000.00	3,373.68	3,000.00	2,000.00	100.0%
0108	2420	Drug Test	646.00	1,000.00	1,000.00	473.00	700.00	1,000.00	.0%
0108	2421	Vac Sick P	103,252.39	25,000.00	25,000.00	766.38	14,000.00	25,000.00	.0%
TOTAL Employee Benefits			2,402,953.36	2,791,800.00	2,791,800.00	2,016,426.94	2,715,900.00	3,030,750.00	8.6%

NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 26010 FY2026 General Fund Original Budget							FOR PERIOD 99	
ACCOUNTS FOR:		2024 ACTUAL	2025 ORIG BUD	2025 REVISED BUD	2025 ACTUAL	2025 PROJECTION	2026 Council	PCT CHANGE
General Fund								
0110	Insurances							
0110	5200	Insurance	114,452.00	120,000.00	120,000.00	106,580.00	106,580.00	128,200.00
								6.8%
	TOTAL	Insurances	114,452.00	120,000.00	120,000.00	106,580.00	106,580.00	128,200.00
								6.8%

NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 26010 FY2026 General Fund Original Budget								FOR PERIOD 99	
ACCOUNTS FOR:		General Fund	2024	2025	2025	2025	2025	2026	PCT
0200	1001		ACTUAL	ORIG BUD	REVISED BUD	ACTUAL	PROJECTION	Council	CHANGE
0200	Police	Prof Salar	1,294,586.04	1,438,700.00	1,438,700.00	1,034,616.14	1,350,800.00	1,595,200.00	10.9%
0200	1200	Other Wag	10,987.32	20,000.00	20,000.00	-3,530.62	5,000.00	20,000.00	.0%
0200	1300	OT Wages	232,942.21	180,000.00	180,000.00	200,944.18	235,000.00	180,000.00	.0%
0200	2441	Recruitmt	1,643.69	2,200.00	2,200.00	.00	1,950.00	2,300.00	4.5%
0200	2605	Clothing	12,957.56	18,250.00	18,250.00	8,070.44	15,800.00	18,250.00	.0%
0200	2638	Unif Clean	10,440.00	12,240.00	12,240.00	8,360.00	11,750.00	13,000.00	6.2%
0200	2800	Assoc Dues	880.00	1,200.00	1,200.00	1,302.50	1,400.00	1,500.00	25.0%
0200	3300	Emp Train	12,259.74	12,000.00	12,000.00	7,623.56	10,500.00	12,000.00	.0%
0200	3302	Empl Trav	1,222.69	3,250.00	3,250.00	737.92	3,500.00	3,500.00	7.7%
0200	3430	Animal	40,106.78	41,250.00	41,250.00	15,464.67	40,000.00	44,200.00	7.2%
0200	4036	Radio Main	2,684.36	2,500.00	2,500.00	4,255.03	4,200.00	3,500.00	40.0%
0200	4038	Veh Maint	30,294.05	28,000.00	28,000.00	15,939.88	28,000.00	29,000.00	3.6%
0200	4048	Radar Main	1,626.31	2,200.00	2,200.00	2,160.92	2,400.00	2,500.00	13.6%
0200	4301	Equip Rpr	3,016.84	5,000.00	5,000.00	743.62	6,800.00	8,000.00	60.0%
0200	4320	Tech Repai	16,413.49	3,900.00	3,900.00	24,303.26	21,000.00	9,400.00	141.0%
0200	6000	Supplies	5,631.34	4,000.00	4,000.00	3,113.57	4,000.00	5,000.00	25.0%
0200	6002	Printing	522.61	2,000.00	2,000.00	1,911.00	2,100.00	2,000.00	.0%
0200	6007	Ammunition	10,940.00	16,000.00	16,000.00	4,233.27	16,000.00	18,000.00	12.5%
0200	6033	Drug Prog	-1,493.26	550.00	550.00	465.14	600.00	750.00	36.4%
0200	6260	Veh Fuel	41,523.29	40,000.00	40,000.00	29,630.35	42,000.00	44,000.00	10.0%
TOTAL Police			1,729,185.06	1,833,240.00	1,833,240.00	1,360,344.83	1,802,800.00	2,012,100.00	9.8%

NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 26010 FY2026 General Fund Original Budget							FOR PERIOD 99		
ACCOUNTS FOR:		General Fund	2024 ACTUAL	2025 ORIG BUD	2025 REVISED BUD	2025 ACTUAL	2025 PROJECTION	2026 Council	PCT CHANGE
0201	Marine Resource/Harbor Patrol								
0201	1001	Prof Salar	134,514.28	172,400.00	172,400.00	126,098.55	163,600.00	187,300.00	8.6%
0201	1200	Other Wag	3,187.50	4,000.00	4,000.00	2,125.00	5,000.00	4,000.00	.0%
0201	1300	OT Wages	10,912.27	10,000.00	10,000.00	8,158.96	11,000.00	10,000.00	.0%
0201	2605	Clothing	856.36	2,500.00	2,500.00	889.93	2,500.00	2,500.00	.0%
0201	2638	Unif Clean	1,440.00	1,440.00	1,440.00	1,080.00	1,500.00	1,440.00	.0%
0201	3300	Emp Train	2,250.00	2,250.00	2,250.00	1,990.25	2,300.00	2,500.00	11.1%
0201	3302	Empl Trav	994.97	1,000.00	1,000.00	.00	1,100.00	1,000.00	.0%
0201	4010	Bldg Maint	38.99	1,200.00	1,200.00	1,022.99	1,200.00	1,200.00	.0%
0201	4038	Veh Maint	1,077.95	500.00	500.00	.00	1,000.00	1,100.00	120.0%
0201	4045	Boat Maint	6,836.15	4,500.00	4,500.00	2,543.54	7,000.00	8,500.00	88.9%
0201	4060	Floats	9,851.94	10,000.00	10,000.00	.00	10,000.00	10,000.00	.0%
0201	4062	Hoist	530.00	7,000.00	7,000.00	416.12	7,000.00	7,000.00	.0%
0201	4065	Channel	2,295.00	1,800.00	1,800.00	.00	1,800.00	1,800.00	.0%
0201	5320	Telephone	1,187.40	800.00	800.00	970.09	1,200.00	900.00	12.5%
0201	6000	Supplies	1,493.75	1,400.00	1,400.00	388.00	1,500.00	1,500.00	7.1%
0201	6045	Protec Eq	602.50	1,000.00	1,000.00	.00	1,000.00	1,000.00	.0%
0201	6200	Elect	478.31	500.00	500.00	596.97	600.00	700.00	40.0%
0201	6210	Water	350.96	350.00	350.00	273.75	350.00	350.00	.0%
0201	6260	Veh Fuel	670.22	3,000.00	3,000.00	926.94	3,000.00	3,000.00	.0%
0201	7650	Ramp&Wharf	.00	1,500.00	1,500.00	.00	1,500.00	1,500.00	.0%
TOTAL Marine Resource/Harbor			179,568.55	227,140.00	227,140.00	147,481.09	224,150.00	247,290.00	8.9%

NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 26010 FY2026 General Fund Original Budget								FOR PERIOD 99	
ACCOUNTS FOR:			2024 ACTUAL	2025 ORIG BUD	2025 REVISED BUD	2025 ACTUAL	2025 PROJECTION	2026 Council	PCT CHANGE
General Fund									
0202	Fire	Prof Salar	327,189.91	509,600.00	509,600.00	508,804.89	502,700.00	615,500.00	20.8%
0202	1001	Call Pay	326,299.19	358,400.00	358,400.00	375,258.93	419,100.00	372,400.00	3.9%
0202	1300	OT Wages	139,590.64	75,000.00	75,000.00	122,920.28	150,900.00	75,000.00	.0%
0202	2419	Med Exams	340.00	900.00	900.00	.00	500.00	900.00	.0%
0202	2485	Vac & Immu	.00	500.00	500.00	.00	.00	500.00	.0%
0202	2605	Clothing	1,246.00	5,000.00	5,000.00	5,635.96	6,000.00	5,000.00	.0%
0202	2800	Assoc Dues	275.00	1,200.00	1,200.00	490.00	750.00	1,200.00	.0%
0202	3300	Emp Train	8,503.98	10,000.00	10,000.00	8,064.52	8,750.00	12,500.00	25.0%
0202	3400	Con Servic	37,710.42	35,000.00	35,000.00	42,212.42	49,500.00	52,500.00	50.0%
0202	4036	Radio Main	3,573.82	2,500.00	2,500.00	3,876.82	4,500.00	3,500.00	40.0%
0202	4038	Veh Maint	57,722.94	50,000.00	50,000.00	38,564.89	50,000.00	50,000.00	.0%
0202	4049	Alarm Main	48.06	1,500.00	1,500.00	1,366.00	1,500.00	1,500.00	.0%
0202	4301	Equip Rpr	9,633.72	10,000.00	10,000.00	7,422.40	9,800.00	12,500.00	25.0%
0202	4320	Tech Repai	389.32	7,500.00	7,500.00	3,717.00	7,250.00	8,000.00	6.7%
0202	5320	Telephone	10,867.12	11,500.00	11,500.00	8,537.15	12,300.00	12,500.00	8.7%
0202	5420	Pub Educ	1,078.47	1,000.00	1,000.00	1,812.80	2,000.00	1,000.00	.0%
0202	6000	Supplies	4,344.05	5,000.00	5,000.00	6,473.88	6,000.00	5,000.00	.0%
0202	6005	Clean Supp	902.26	200.00	200.00	186.30	150.00	500.00	150.0%
0202	6010	Fire Supl	1,610.42	10,200.00	10,200.00	3,659.02	7,800.00	15,200.00	49.0%
0202	6045	Protec Eq	16,198.55	15,000.00	15,000.00	20,126.59	16,000.00	20,000.00	33.3%
0202	6260	Veh Fuel	8,532.89	10,000.00	10,000.00	8,318.27	8,600.00	10,000.00	.0%

NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 26010 FY2026 General Fund Original Budget							FOR PERIOD 99
ACCOUNTS FOR:	2024 ACTUAL	2025 ORIG BUD	2025 REVISED BUD	2025 ACTUAL	2025 PROJECTION	2026 Council	PCT CHANGE
General Fund							
TOTAL Fire	956,056.76	1,120,000.00	1,120,000.00	1,167,448.12	1,264,100.00	1,275,200.00	13.9%

NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 26010 FY2026 General Fund Original Budget								FOR PERIOD 99	
ACCOUNTS FOR:		General Fund	2024 ACTUAL	2025 ORIG BUD	2025 REVISED BUD	2025 ACTUAL	2025 PROJECTION	2026 Council	PCT CHANGE
0203	Rescue								
0203	1001	Prof Salar	240,874.41	306,900.00	306,900.00	72,096.71	289,700.00	211,000.00	-31.2%
0203	1190	Call Pay	107,341.33	139,500.00	139,500.00	27,426.84	138,400.00	145,000.00	3.9%
0203	1300	OT Wages	96,799.38	30,000.00	30,000.00	94,134.59	105,400.00	30,000.00	.0%
0203	2419	Med Exams	80.00	720.00	720.00	480.00	150.00	720.00	.0%
0203	2485	Vac & Immu	.00	450.00	450.00	.00	.00	450.00	.0%
0203	2605	Clothing	3,429.09	5,000.00	5,000.00	2,556.84	4,000.00	5,000.00	.0%
0203	2800	Assoc Dues	2,310.00	4,100.00	4,100.00	1,000.00	2,500.00	4,500.00	9.8%
0203	3300	Emp Train	5,375.66	10,000.00	10,000.00	1,839.02	8,000.00	20,000.00	100.0%
0203	4036	Radio Main	2,809.98	2,500.00	2,500.00	1,315.74	1,000.00	3,500.00	40.0%
0203	4038	Veh Maint	14,648.30	10,000.00	10,000.00	3,497.07	6,000.00	10,000.00	.0%
0203	4301	Equip Rpr	7,726.14	7,000.00	7,000.00	2,677.30	4,500.00	8,000.00	14.3%
0203	4320	Tech Repai	289.01	500.00	500.00	225.99	400.00	500.00	.0%
0203	5320	Telephone	7,897.72	9,400.00	9,400.00	4,930.94	8,200.00	9,400.00	.0%
0203	6000	Supplies	3,113.73	3,000.00	3,000.00	688.94	2,800.00	3,000.00	.0%
0203	6005	Clean Supp	150.25	400.00	400.00	.00	400.00	500.00	25.0%
0203	6009	Med Suppl	31,726.29	30,000.00	30,000.00	20,307.48	32,000.00	40,500.00	35.0%
0203	6045	Protec Eq	1,057.33	6,000.00	6,000.00	28.15	6,000.00	7,600.00	26.7%
0203	6260	Veh Fuel	13,000.20	14,900.00	14,900.00	10,173.01	13,000.00	14,900.00	.0%
0203	6712	Tools	2,246.03	3,500.00	3,500.00	825.43	1,800.00	3,500.00	.0%
TOTAL Rescue			540,874.85	583,870.00	583,870.00	244,204.05	624,250.00	518,070.00	-11.3%

NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 26010 FY2026 General Fund Original Budget								FOR PERIOD 99	
ACCOUNTS FOR:			2024 ACTUAL	2025 ORIG BUD	2025 REVISED BUD	2025 ACTUAL	2025 PROJECTION	2026 Council	PCT CHANGE
General Fund									
0204	Public Safety Reception	Prof Salar	47,396.15	50,900.00	50,900.00	39,784.89	51,500.00	52,800.00	3.7%
0204	1001	OT Wages	.00	500.00	500.00	.00	.00	500.00	.0%
0204	1300	Equip Rpr	1,063.26	2,500.00	2,500.00	.00	2,500.00	2,500.00	.0%
0204	4301	Telephone	17,918.50	16,500.00	16,500.00	12,597.27	15,750.00	16,500.00	.0%
0204	5320	Supplies	594.94	500.00	500.00	190.50	500.00	650.00	30.0%
0204	6000	Dispatch	182,910.24	209,550.00	209,550.00	173,583.53	209,500.00	217,200.00	3.7%
TOTAL Public Safety Reception			249,883.09	280,450.00	280,450.00	226,156.19	279,750.00	290,150.00	3.5%

NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 26010 FY2026 General Fund Original Budget								FOR PERIOD 99	
ACCOUNTS FOR:		General Fund	2024	2025	2025	2025	2025	2026	PCT
0206	Public Utilities		ACTUAL	ORIG BUD	REVISED BUD	ACTUAL	PROJECTION	Council	CHANGE
0206	6208	Elect-St L	21,404.13	21,000.00	21,000.00	17,728.96	24,500.00	27,500.00	31.0%
0206	6218	Hydrants	193,755.18	209,000.00	209,000.00	179,318.18	204,000.00	215,000.00	2.9%
0206	6785	Light Mnt	240.00	5,000.00	5,000.00	4,469.00	3,500.00	5,000.00	.0%
TOTAL Public Utilities			215,399.31	235,000.00	235,000.00	201,516.14	232,000.00	247,500.00	5.3%

NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 26010 FY2026 General Fund Original Budget							FOR PERIOD 99	
ACCOUNTS FOR:		2024 ACTUAL	2025 ORIG BUD	2025 REVISED BUD	2025 ACTUAL	2025 PROJECTION	2026 Council	PCT CHANGE
General Fund								
0300	Human Services Agencies							
0300	8602 Aging	.00	1,000.00	1,000.00	.00	1,000.00	.00	-100.0%
0300	8603 Farmers	.00	1,500.00	1,500.00	1,500.00	1,500.00	.00	-100.0%
0300	8604 Oasis Free	.00	1,750.00	1,750.00	.00	1,750.00	.00	-100.0%
0300	8606 FCS	31,000.00	31,000.00	31,000.00	23,250.00	31,000.00	.00	-100.0%
0300	8607 ThruDoors	500.00	500.00	500.00	.00	500.00	.00	-100.0%
0300	8610 SenTaxRel	.00	100,000.00	100,000.00	.00	100,000.00	25,000.00	-75.0%
0300	8613 Elders	.00	6,500.00	6,500.00	6,500.00	6,500.00	.00	-100.0%
TOTAL Human Services Agencies		31,500.00	142,250.00	142,250.00	31,250.00	142,250.00	25,000.00	-82.4%

NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 26010 FY2026 General Fund Original Budget								FOR PERIOD 99
ACCOUNTS FOR:		2024 ACTUAL	2025 ORIG BUD	2025 REVISED BUD	2025 ACTUAL	2025 PROJECTION	2026 Council	PCT CHANGE
General Fund								
0301	General Assistance							
0301	1001	Prof Salar	.00	81,500.00	81,500.00	5,192.30	5,000.00	64,900.00 -20.4%
0301	3400	Con Servic	23,040.00	4,000.00	4,000.00	4,000.00	4,000.00	3,500.00 -12.5%
0301	6350	Assis-Free	72,864.95	30,000.00	30,000.00	47,293.47	68,000.00	30,000.00 .0%
TOTAL General Assistance		95,904.95	115,500.00	115,500.00	56,485.77	77,000.00	98,400.00	-14.8%

NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 26010 FY2026 General Fund Original Budget								FOR PERIOD 99		
ACCOUNTS FOR:			2024 ACTUAL	2025 ORIG BUD	2025 REVISED BUD	2025 ACTUAL	2025 PROJECTION	2026 Council	PCT CHANGE	
General Fund										
0400	0400	Public Works	General Prof Salar	709,563.39	933,000.00	933,000.00	586,191.58	760,900.00	990,100.00	6.1%
0400	1001									
0400	1300		OT Wages	64,590.92	75,000.00	75,000.00	81,785.18	89,400.00	75,000.00	.0%
0400	2605		Clothing	9,337.26	9,850.00	9,850.00	6,060.67	9,600.00	10,000.00	1.5%
0400	3300		Emp Train	1,892.88	6,000.00	6,000.00	2,122.85	3,200.00	6,000.00	.0%
0400	3435		Engineering	5,700.00	5,700.00	5,700.00	5,700.00	6,500.00	6,500.00	14.0%
0400	4036		Radio Main	1,750.00	1,200.00	1,200.00	3,226.41	3,250.00	2,000.00	66.7%
0400	4038		Veh Maint	106,617.50	100,000.00	100,000.00	84,928.24	98,500.00	110,000.00	10.0%
0400	4455		Equip Rntl	4,991.07	5,000.00	5,000.00	.00	5,000.00	5,000.00	.0%
0400	5320		Telephone	3,207.62	3,100.00	3,100.00	2,011.47	2,800.00	3,100.00	.0%
0400	6000		Supplies	2,472.86	2,000.00	2,000.00	663.79	2,000.00	2,000.00	.0%
0400	6260		Veh Fuel	74,343.36	87,500.00	87,500.00	64,272.14	87,500.00	87,500.00	.0%
0400	6708		Tires	12,044.75	14,000.00	14,000.00	10,895.43	13,500.00	14,000.00	.0%
0400	6712		Tools	1,504.98	3,000.00	3,000.00	1,312.95	2,000.00	3,000.00	.0%
0400	6713		Sm Equip	5,028.62	5,000.00	5,000.00	5,000.98	5,000.98	5,000.00	.0%
0400	6714		Signs	3,282.82	8,000.00	8,000.00	6,068.50	6,400.00	8,000.00	.0%
0400	6717		Str Mark	8,556.60	10,000.00	10,000.00	516.64	10,000.00	10,000.00	.0%
TOTAL Public Works General				1,014,884.63	1,268,350.00	1,268,350.00	860,756.83	1,105,550.98	1,337,200.00	5.4%

NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 26010 FY2026 General Fund Original Budget								FOR PERIOD 99	
ACCOUNTS FOR:			2024 ACTUAL	2025 ORIG BUD	2025 REVISED BUD	2025 ACTUAL	2025 PROJECTION	2026 Council	PCT CHANGE
General Fund									
0401	Public Works	Summer Roads							
0401	6713	Sm Equip	2,843.28	2,500.00	2,500.00	3,260.00	3,300.00	2,500.00	.0%
0401	6740	Rd Stripng	17,074.96	40,000.00	40,000.00	.00	42,000.00	47,000.00	17.5%
0401	6750	Pav Matrls	25,088.28	36,000.00	36,000.00	9,363.55	36,000.00	36,000.00	.0%
0401	6755	Culverts	5,525.35	5,000.00	5,000.00	5,855.66	5,900.00	6,000.00	20.0%
0401	6760	Gravel	28,779.85	40,000.00	40,000.00	15,608.25	38,000.00	40,000.00	.0%
0401	6780	Guard Rail	.00	5,000.00	5,000.00	5,115.00	5,000.00	5,000.00	.0%
0401	6785	Traf Light	7,506.44	8,000.00	8,000.00	795.50	7,800.00	8,000.00	.0%
0401	7200	Hot Top Rd	272,824.49	350,000.00	350,000.00	106,162.39	280,000.00	350,000.00	.0%
0401	7210	Drainage P	4,606.97	10,000.00	10,000.00	5,128.00	5,128.00	10,000.00	.0%
0401	7220	Ledge	.00	3,000.00	3,000.00	.00	1,500.00	3,000.00	.0%
0401	7230	Catch Basi	14,035.24	15,000.00	15,000.00	15,487.50	15,500.00	17,000.00	13.3%
0401	7240	Sidewalks	.00	4,000.00	4,000.00	271.65	3,800.00	4,000.00	.0%
0401	7250	Hot Top St	26,824.11	30,100.00	30,100.00	3,270.87	30,100.00	30,100.00	.0%
TOTAL Public Works Summer Ro			405,108.97	548,600.00	548,600.00	170,318.37	474,028.00	558,600.00	1.8%

NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 26010 FY2026 General Fund Original Budget								FOR PERIOD 99	
ACCOUNTS FOR:		General Fund	2024	2025	2025	2025	2025	2026	PCT
0402	Public Works		ACTUAL	ORIG BUD	REVISED BUD	ACTUAL	PROJECTION	Council	CHANGE
0402	6760	Winter Roads Gravel	11,000.00	15,000.00	15,000.00	.00	14,000.00	17,000.00	13.3%
0402	6765	Salt	112,324.16	150,000.00	150,000.00	151,599.81	150,600.00	155,000.00	3.3%
0402	6770	Surface Tr	18,089.18	20,000.00	20,000.00	20,000.00	20,000.00	23,000.00	15.0%
0402	6775	Chains Bla	20,000.00	30,000.00	30,000.00	24,425.40	26,000.00	35,000.00	16.7%
TOTAL Public Works Winter Ro			161,413.34	215,000.00	215,000.00	196,025.21	210,600.00	230,000.00	7.0%

NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 26010 FY2026 General Fund Original Budget								FOR PERIOD 99	
ACCOUNTS FOR:			2024 ACTUAL	2025 ORIG BUD	2025 REVISED BUD	2025 ACTUAL	2025 PROJECTION	2026 Council	PCT CHANGE
General Fund									
0403	Public Works	Tree & Park							
0403	4070	Tree Prun	8,000.00	8,000.00	8,000.00	7,189.33	7,800.00	8,000.00	.0%
0403	6370	Bow St Pk	.00	2,000.00	2,000.00	.00	2,200.00	2,000.00	.0%
0403	6910	Trees	10,000.00	10,000.00	10,000.00	4,100.00	10,000.00	10,000.00	.0%
TOTAL Public Works Tree & Pa			18,000.00	20,000.00	20,000.00	11,289.33	20,000.00	20,000.00	.0%

NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 26010 FY2026 General Fund Original Budget								FOR PERIOD 99	
ACCOUNTS FOR:			2024 ACTUAL	2025 ORIG BUD	2025 REVISED BUD	2025 ACTUAL	2025 PROJECTION	2026 Council	PCT CHANGE
General Fund									
0404	Solid Waste/Recycling	Prof Salar	154,066.61	163,100.00	163,100.00	126,872.24	152,600.00	161,000.00	-1.3%
0404	1001	Other Wag	5,591.99	6,000.00	6,000.00	9,499.24	11,100.00	8,000.00	33.3%
0404	1300	OT Wages	5,514.70	5,000.00	5,000.00	6,691.30	6,700.00	5,000.00	.0%
0404	2605	Clothing	557.70	900.00	900.00	458.20	700.00	900.00	.0%
0404	3300	Emp Train	201.49	500.00	500.00	.00	.00	500.00	.0%
0404	3302	Empl Trav	185.48	250.00	250.00	113.90	115.00	250.00	.0%
0404	3465	Water Test	6,447.65	7,100.00	7,100.00	6,270.40	6,271.00	15,000.00	111.3%
0404	3475	Leachate	80,748.94	60,000.00	60,000.00	50,018.78	72,000.00	75,000.00	25.0%
0404	3480	Comp Maint	4,148.00	4,000.00	4,000.00	4,438.00	4,500.00	5,000.00	25.0%
0404	3500	Tipping Fe	152,178.60	146,250.00	146,250.00	129,057.92	154,900.00	172,000.00	17.6%
0404	3505	Hauling	128,609.04	120,000.00	120,000.00	83,078.62	131,440.00	130,000.00	8.3%
0404	3530	Demo Tip	85,431.85	80,000.00	80,000.00	62,803.02	87,500.00	100,000.00	25.0%
0404	3532	Recy Tip	33,041.52	32,500.00	32,500.00	35,233.90	39,800.00	49,000.00	50.8%
0404	3535	Clean Week	15,409.43	17,000.00	17,000.00	.00	16,000.00	17,000.00	.0%
0404	3545	Rej. Recy	.00	2,750.00	2,750.00	2,750.00	.00	2,750.00	.0%
0404	4038	Veh Maint	5,041.95	5,000.00	5,000.00	1,961.70	3,200.00	5,000.00	.0%
0404	4050	Litter Con	7,945.97	8,000.00	8,000.00	.00	8,000.00	8,000.00	.0%
0404	5320	Telephone	1,003.46	1,200.00	1,200.00	680.24	985.00	1,200.00	.0%
0404	6000	Supplies	10,792.93	12,000.00	12,000.00	14,359.73	11,300.00	12,000.00	.0%
0404	6200	Elect	2,196.81	3,000.00	3,000.00	1,689.66	2,400.00	3,000.00	.0%
0404	6240	Heat Fuel	5,093.73	4,000.00	4,000.00	4,073.24	5,200.00	5,000.00	25.0%

NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 26010 FY2026 General Fund Original Budget								FOR PERIOD 99	
ACCOUNTS FOR:			2024 ACTUAL	2025 ORIG BUD	2025 REVISED BUD	2025 ACTUAL	2025 PROJECTION	2026 Council	PCT CHANGE
General Fund									
0404	6260	Veh Fuel	2,004.92	1,700.00	1,700.00	1,405.67	1,700.00	1,700.00	.0%
0404	6900	Other Supp	1,200.00	1,800.00	1,800.00	2,527.48	1,600.00	1,800.00	.0%
TOTAL Solid Waste/Recycling			707,412.77	682,050.00	682,050.00	543,983.24	718,011.00	779,100.00	14.2%

NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 26010 FY2026 General Fund Original Budget								FOR PERIOD 99	
ACCOUNTS FOR:			2024 ACTUAL	2025 ORIG BUD	2025 REVISED BUD	2025 ACTUAL	2025 PROJECTION	2026 Council	PCT CHANGE
General Fund									
0405	Town	Engineer							
0405	1001	Prof Salar	127,870.97	.00	.00	38,102.50	50,000.00	.00	.0%
0405	3300	Emp Train	1,389.15	.00	.00	.00	.00	.00	.0%
0405	3302	Empl Trav	698.86	.00	.00	142.36	175.00	.00	.0%
0405	3400	Con Servic	43.98	50,000.00	50,000.00	2,160.00	2,160.00	75,000.00	50.0%
0405	3480	Comp Maint	3,834.72	4,300.00	4,300.00	3,474.75	3,850.00	4,300.00	.0%
0405	6000	Supplies	522.66	150.00	150.00	186.71	200.00	150.00	.0%
0405	6720	Stormwater	17,890.33	35,000.00	35,000.00	25,257.87	33,000.00	35,000.00	.0%
TOTAL Town Engineer			152,250.67	89,450.00	89,450.00	69,324.19	89,385.00	114,450.00	27.9%

NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 26010 FY2026 General Fund Original Budget								FOR PERIOD 99	
ACCOUNTS FOR:			2024 ACTUAL	2025 ORIG BUD	2025 REVISED BUD	2025 ACTUAL	2025 PROJECTION	2026 Council	PCT CHANGE
General Fund									
0406	HRF	Fields Maintenance							
0406	3490	Grounds	102,827.22	105,000.00	105,000.00	104,883.76	104,883.78	107,000.00	1.9%
0406	6200	Elect	1,389.59	1,700.00	1,700.00	985.21	1,200.00	1,700.00	.0%
0406	6210	Water	12,450.79	16,000.00	16,000.00	13,107.31	15,400.00	16,000.00	.0%
0406	6240	Heat Fuel	2,308.94	600.00	600.00	.00	500.00	600.00	.0%
0406	7680	Pest Contl	.00	2,000.00	2,000.00	.00	.00	2,000.00	.0%
0406	9200	Contingncy	5,146.30	10,000.00	10,000.00	10,590.00	10,590.00	10,000.00	.0%
TOTAL HRF Fields Maintenance			124,122.84	135,300.00	135,300.00	129,566.28	132,573.78	137,300.00	1.5%

NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 26010 FY2026 General Fund Original Budget								FOR PERIOD 99	
ACCOUNTS FOR:			2024 ACTUAL	2025 ORIG BUD	2025 REVISED BUD	2025 ACTUAL	2025 PROJECTION	2026 Council	PCT CHANGE
General Fund									
0500	Freeport	Community Library							
0500	1001	Prof Salar	468,797.58	518,350.00	518,350.00	377,787.39	493,600.00	567,600.00	9.5%
0500	2800	Assoc Dues	494.00	620.00	620.00	635.00	635.00	620.00	.0%
0500	3300	Emp Train	850.00	1,000.00	1,000.00	933.00	1,000.00	1,000.00	.0%
0500	3302	Empl Trav	288.90	550.00	550.00	209.94	550.00	550.00	.0%
0500	3480	Comp Maint	6,866.44	9,000.00	9,000.00	6,580.04	9,000.00	9,000.00	.0%
0500	4301	Equip Rpr	2,827.79	3,000.00	3,000.00	932.07	2,300.00	3,000.00	.0%
0500	4320	Tech Repai	142.32	1,800.00	1,800.00	.00	200.00	1,800.00	.0%
0500	5320	Telephone	3,529.66	4,000.00	4,000.00	2,973.11	3,900.00	4,000.00	.0%
0500	6000	Supplies	7,158.00	9,000.00	9,000.00	7,879.60	9,000.00	9,000.00	.0%
0500	6200	Elect	6,390.10	8,000.00	8,000.00	5,591.24	6,600.00	8,000.00	.0%
0500	6210	Water	2,530.93	2,950.00	2,950.00	2,205.84	2,700.00	2,950.00	.0%
0500	6220	Sewer	949.57	1,700.00	1,700.00	721.59	800.00	1,700.00	.0%
0500	6240	Heat Fuel	11,183.17	17,000.00	17,000.00	11,717.57	12,300.00	17,000.00	.0%
0500	6400	Books	37,077.48	40,000.00	40,000.00	21,480.93	40,000.00	45,500.00	13.8%
0500	6450	Nonprint	23,682.60	25,500.00	25,500.00	18,515.76	25,500.00	30,500.00	19.6%
TOTAL Freeport Community Lib			572,768.54	642,470.00	642,470.00	458,163.08	608,085.00	702,220.00	9.3%

NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 26010 FY2026 General Fund Original Budget							FOR PERIOD 99	
ACCOUNTS FOR:		2024 ACTUAL	2025 ORIG BUD	2025 REVISED BUD	2025 ACTUAL	2025 PROJECTION	2026 Council	PCT CHANGE
General Fund								
0600	Bustins Island							
0600	8250	Bustins Is	290,736.96	307,800.00	307,800.00	308,369.20	308,369.20	350,000.00 13.7%
TOTAL Bustins Island		290,736.96	307,800.00	307,800.00	308,369.20	308,369.20	350,000.00	13.7%

NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 26010 FY2026 General Fund Original Budget								FOR PERIOD 99	
ACCOUNTS FOR:		General Fund	2024	2025	2025	2025	2025	2026	PCT
0601	Promotions		ACTUAL	ORIG BUD	REVISED BUD	ACTUAL	PROJECTION	Council	CHANGE
0601	8200	Memorial	517.80	500.00	500.00	.00	500.00	500.00	.0%
0601	8204	July 4th	8,250.00	2,000.00	2,000.00	1,834.58	2,000.00	6,000.00	200.0%
0601	8206	Recognitio	5,463.93	5,000.00	5,000.00	5,390.19	5,500.00	5,000.00	.0%
0601	8210	Mis/Oth	3,547.70	2,000.00	2,000.00	2,286.74	2,600.00	2,000.00	.0%
0601	8215	Chamber	2,500.00	.00	.00	.00	.00	2,500.00	.0%
0601	8216	Hist. Dues	.00	.00	.00	.00	.00	10,000.00	.0%
0601	8225	H Decor	62.17	200.00	200.00	156.48	200.00	200.00	.0%
TOTAL Promotions			20,341.60	9,700.00	9,700.00	9,667.99	10,800.00	26,200.00	170.1%

NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 26010 FY2026 General Fund Original Budget								FOR PERIOD 99	
ACCOUNTS FOR:			2024 ACTUAL	2025 ORIG BUD	2025 REVISED BUD	2025 ACTUAL	2025 PROJECTION	2026 Council	PCT CHANGE
General Fund									
0602	Planning								
0602	1001	Prof Salar	205,941.23	220,850.00	220,850.00	102,067.45	136,900.00	232,300.00	5.2%
0602	1200	Other Wag	2,100.00	3,800.00	3,800.00	1,500.00	2,400.00	3,800.00	.0%
0602	2800	Assoc Dues	790.00	1,200.00	1,200.00	103.49	900.00	1,200.00	.0%
0602	3000	Prof Servi	3,812.50	4,000.00	4,000.00	2,068.50	3,900.00	4,000.00	.0%
0602	3300	Emp Train	505.70	1,400.00	1,400.00	50.00	600.00	1,400.00	.0%
0602	3302	Empl Trav	184.92	800.00	800.00	.00	200.00	800.00	.0%
0602	4301	Equip Rpr	.00	200.00	200.00	.00	.00	200.00	.0%
0602	6000	Supplies	1,876.67	1,500.00	1,500.00	854.00	1,500.00	1,500.00	.0%
TOTAL Planning			215,211.02	233,750.00	233,750.00	106,643.44	146,400.00	245,200.00	4.9%

NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 26010 FY2026 General Fund Original Budget								FOR PERIOD 99
ACCOUNTS FOR:		2024 ACTUAL	2025 ORIG BUD	2025 REVISED BUD	2025 ACTUAL	2025 PROJECTION	2026 Council	PCT CHANGE
General Fund								
0604	Board Of Appeals							
0604	1200 Other Wag	1,077.63	850.00	850.00	.00	850.00	850.00	.0%
0604	6000 Supplies	29.45	.00	.00	.00	.00	.00	.0%
TOTAL Board Of Appeals		1,107.08	850.00	850.00	.00	850.00	850.00	.0%

NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 26010 FY2026 General Fund Original Budget							FOR PERIOD 99	
ACCOUNTS FOR:		2024 ACTUAL	2025 ORIG BUD	2025 REVISED BUD	2025 ACTUAL	2025 PROJECTION	2026 Council	PCT CHANGE
General Fund								
0606	Conservation Commission							
0606	3400	Con Servic	262.40	3,000.00	3,000.00	150.00	1,200.00	30,000.00 900.0%
0606	6000	Supplies	7,869.77	3,300.00	3,300.00	1,146.31	3,300.00	5,400.00 63.6%
TOTAL Conservation Commission		8,132.17	6,300.00	6,300.00	1,296.31	4,500.00	35,400.00	461.9%

NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 26010 FY2026 General Fund Original Budget							FOR PERIOD 99	
ACCOUNTS FOR:		2024 ACTUAL	2025 ORIG BUD	2025 REVISED BUD	2025 ACTUAL	2025 PROJECTION	2026 Council	PCT CHANGE
General Fund								
0607	Shellfish Commission							
0607	6000 Supplies	.00	1,000.00	1,000.00	350.00	1,000.00	1,000.00	.0%
0607	7670 Survy Flat	3,500.00	2,500.00	2,500.00	.00	3,500.00	9,000.00	260.0%
TOTAL Shellfish Commission		3,500.00	3,500.00	3,500.00	350.00	4,500.00	10,000.00	185.7%

NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 26010 FY2026 General Fund Original Budget								FOR PERIOD 99	
ACCOUNTS FOR:			2024 ACTUAL	2025 ORIG BUD	2025 REVISED BUD	2025 ACTUAL	2025 PROJECTION	2026 Council	PCT CHANGE
General Fund									
0608	Misc. & Contingency								
0608	7680	Pest Contl	5,000.00	5,000.00	5,000.00	.00	5,000.00	5,000.00	.0%
0608	8260	Snowmob cl	1,050.00	.00	.00	.00	.00	1,100.00	.0%
0608	9100	Transfer	675,000.00	.00	.00	.00	675,000.00	.00	.0%
0608	9200	Contingency	22,749.43	25,000.00	25,000.00	17,189.67	23,000.00	25,000.00	.0%
TOTAL Misc. & Contingency			703,799.43	30,000.00	30,000.00	17,189.67	703,000.00	31,100.00	3.7%

NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 26010 FY2026 General Fund Original Budget								FOR PERIOD 99	
ACCOUNTS FOR:		General Fund	2024 ACTUAL	2025 ORIG BUD	2025 REVISED BUD	2025 ACTUAL	2025 PROJECTION	2026 Council	PCT CHANGE
0609	1001	Prof Salar	157,302.85	150,400.00	150,400.00	128,207.01	176,900.00	179,500.00	19.3%
0609	1200	Other Wag	15,700.03	12,200.00	12,200.00	16,116.70	16,600.00	12,200.00	.0%
0609	3300	Emp Train	614.98	1,400.00	1,400.00	.00	.00	1,400.00	.0%
0609	3302	Empl Trav	.00	650.00	650.00	.00	.00	650.00	.0%
0609	4038	Veh Maint	150.50	1,000.00	1,000.00	.00	400.00	1,000.00	.0%
0609	4301	Equip Rpr	.00	1,000.00	1,000.00	675.51	1,000.00	1,000.00	.0%
0609	5320	Telephone	22.28	.00	.00	22.28	22.28	.00	.0%
0609	6000	Supplies	2,339.06	3,000.00	3,000.00	2,185.85	2,500.00	3,000.00	.0%
0609	6260	Veh Fuel	601.79	1,200.00	1,200.00	213.66	300.00	1,200.00	.0%
0609	7300	Equip	1,571.91	3,000.00	3,000.00	1,056.30	2,300.00	3,000.00	.0%
0609	7800	Stream	6,767.01	21,000.00	21,000.00	19,166.00	19,600.00	6,000.00	-71.4%
TOTAL Cable TV			185,070.41	194,850.00	194,850.00	167,643.31	219,622.28	208,950.00	7.2%

NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 26010 FY2026 General Fund Original Budget							FOR PERIOD 99	
ACCOUNTS FOR:		2024 ACTUAL	2025 ORIG BUD	2025 REVISED BUD	2025 ACTUAL	2025 PROJECTION	2026 Council	PCT CHANGE
General Fund								
0612	Traffic And Parking							
0612	3400	Con Servic	738.71	1,800.00	1,800.00	.00	.00	1,800.00
	TOTAL Traffic And Parking		738.71	1,800.00	1,800.00	.00	.00	1,800.00

NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 26010 FY2026 General Fund Original Budget							FOR PERIOD 99	
ACCOUNTS FOR:		2024 ACTUAL	2025 ORIG BUD	2025 REVISED BUD	2025 ACTUAL	2025 PROJECTION	2026 Council	PCT CHANGE
General Fund								
0614	Economic Development							
0614	2800	Assoc Dues	.00	.00	.00	.00	755.00	.0%
0614	3300	Emp Train	.00	.00	.00	.00	2,300.00	.0%
0614	3302	Empl Trav	.00	.00	.00	.00	3,100.00	.0%
0614	6000	Supplies	.00	.00	.00	.00	450.00	.0%
TOTAL Economic Development			.00	.00	.00	.00	6,605.00	.0%

NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 26010 FY2026 General Fund Original Budget							FOR PERIOD 99	
ACCOUNTS FOR:		2024 ACTUAL	2025 ORIG BUD	2025 REVISED BUD	2025 ACTUAL	2025 PROJECTION	2026 Council	PCT CHANGE
General Fund								
0615	Sustainability Committee							
0615	3400	Con Servic	4,460.96	5,500.00	5,500.00	2,324.16	4,800.00	5,500.00 .0%
0615	5420	Pub Educ	457.68	3,000.00	3,000.00	109.99	600.00	3,000.00 .0%
TOTAL Sustainability Committ		4,918.64	8,500.00	8,500.00	2,434.15	5,400.00	8,500.00	.0%

NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 26010 FY2026 General Fund Original Budget								FOR PERIOD 99	
ACCOUNTS FOR:		General Fund	2024	2025	2025	2025	2025	2026	PCT
0800	Debt Service		ACTUAL	ORIG BUD	REVISED BUD	ACTUAL	PROJECTION	Council	CHANGE
0800	8310	Principal	63,400.00	63,400.00	63,400.00	63,400.00	63,400.00	63,400.00	.0%
0800	8320	Interest	6,875.73	6,500.00	6,500.00	6,422.42	6,422.42	52,900.00	713.8%
TOTAL Debt Service			70,275.73	69,900.00	69,900.00	69,822.42	69,822.42	116,300.00	66.4%

NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 26010 FY2026 General Fund Original Budget								FOR PERIOD 99	
ACCOUNTS FOR:		General Fund	2024	2025	2025	2025	2025	2026	PCT
0900	County Tax		ACTUAL	ORIG BUD	REVISED BUD	ACTUAL	PROJECTION	Council	CHANGE
0900	3424	METRO Tax	89,055.00	95,766.00	95,766.00	95,766.00	95,766.00	118,101.00	23.3%
0900	8300	County Tax	1,436,042.00	1,442,472.00	1,442,472.00	1,442,472.00	1,442,472.00	1,405,907.00	-2.5%
TOTAL County Tax			1,525,097.00	1,538,238.00	1,538,238.00	1,538,238.00	1,538,238.00	1,524,008.00	-.9%

NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 26010 FY2026 General Fund Original Budget							FOR PERIOD 99	
ACCOUNTS FOR:		2024 ACTUAL	2025 ORIG BUD	2025 REVISED BUD	2025 ACTUAL	2025 PROJECTION	2026 Council	PCT CHANGE
General Fund								
0950	Abatements							
0950	9050	Abatements	33,446.28	25,000.00	25,000.00	.00	25,000.00	25,000.00 .0%
TOTAL Abatements		33,446.28	25,000.00	25,000.00	.00	25,000.00	25,000.00	.0%

NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 26010 FY2026 General Fund Original Budget								FOR PERIOD 99	
ACCOUNTS FOR:		General Fund	2024	2025	2025	2025	2025	2026	PCT
REV	Revenues		ACTUAL	ORIG BUD	REVISED BUD	ACTUAL	PROJECTION	Council	CHANGE
REV	1200	Prop Tax	-8,485,288.49	-9,184,333.00	-9,184,333.00	-9,714,234.50	-9,184,333.00	-9,855,628.00	7.3%
REV	2502	Excise Tax	-2,453,322.10	-2,150,000.00	-2,150,000.00	-1,857,025.92	-2,375,000.00	-2,200,000.00	2.3%
REV	2503	MV Agent	-40,949.00	-39,000.00	-39,000.00	-31,170.00	-41,250.00	-39,000.00	.0%
REV	2504	Boat Excis	-27,161.70	-24,000.00	-24,000.00	-8,521.60	-28,000.00	-25,000.00	4.2%
REV	2505	Boat Reg T	-1,770.00	-1,000.00	-1,000.00	-1,138.00	-1,200.00	-1,000.00	.0%
REV	2507	Penl & Int	-47,281.89	-28,000.00	-28,000.00	-41,300.88	-40,000.00	-30,000.00	7.1%
REV	3110	State Rev	-1,246,267.08	-1,210,000.00	-1,210,000.00	-934,480.59	-1,210,000.00	-1,555,100.00	28.5%
REV	3111	Homestead	-516,947.92	-475,000.00	-475,000.00	-369,439.00	-490,000.00	-475,000.00	.0%
REV	3112	BETE	-517,504.00	-500,000.00	-500,000.00	-467,511.00	-500,000.00	-500,000.00	.0%
REV	3113	EnergyExmp	-28,243.00	-20,000.00	-20,000.00	-31,482.00	-31,482.00	-25,000.00	25.0%
REV	3115	Veterans	-6,750.00	-3,000.00	-3,000.00	.00	-3,000.00	-3,000.00	.0%
REV	3116	Tree Growt	-75,831.52	-50,000.00	-50,000.00	-80,340.96	-80,340.96	-60,000.00	20.0%
REV	3117	GA Freept	-163,492.09	-30,000.00	-30,000.00	.00	-32,000.00	-30,000.00	.0%
REV	3120	State Park	-10,590.72	-9,000.00	-9,000.00	-10,451.97	-10,451.97	-9,000.00	.0%
REV	3150	St Snowmob	-1,198.22	-1,000.00	-1,000.00	-959.90	-959.90	-900.00	-10.0%
REV	3160	Road Assis	-156,200.00	-130,000.00	-130,000.00	-158,192.00	-158,192.00	-130,000.00	.0%
REV	3163	Rescue P&D	-32,745.00	-30,000.00	-30,000.00	-30,020.00	-30,020.00	-30,000.00	.0%
REV	3164	SR Officer	-35,412.50	-37,000.00	-37,000.00	-36,237.24	-36,000.00	-38,000.00	2.7%
REV	3165	Sch Lease	-13,000.00	-13,000.00	-13,000.00	-13,500.00	-13,500.00	-13,500.00	3.8%
REV	3210	Copies PD	-1,250.00	-1,000.00	-1,000.00	-720.00	-1,000.00	-1,000.00	.0%
REV	3211	Copies Twn	-26.25	-50.00	-50.00	-12.00	-20.00	.00	-100.0%

NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 26010 FY2026 General Fund Original Budget								FOR PERIOD 99	
ACCOUNTS FOR:			2024 ACTUAL	2025 ORIG BUD	2025 REVISED BUD	2025 ACTUAL	2025 PROJECTION	2026 Council	PCT CHANGE
General Fund									
REV	3213	Engineerin	-5,304.90	.00	.00	-517.00	-600.00	.00	.0%
REV	3215	Cert Copy	-5,575.02	-3,500.00	-3,500.00	-4,764.44	-5,000.00	-3,500.00	.0%
REV	3218	Notary Fee	-2,002.00	-1,200.00	-1,200.00	-1,866.00	-1,900.00	-1,200.00	.0%
REV	3244	PB Adm Fee	-3,230.00	-2,000.00	-2,000.00	-19,829.03	-16,000.00	-3,000.00	50.0%
REV	3245	PB General	-7,882.00	-5,000.00	-5,000.00	-13,938.50	-12,000.00	-5,000.00	.0%
REV	3250	Appeals Bd	-110.00	-200.00	-200.00	5.00	-50.00	-50.00	-75.0%
REV	3255	CATV Fees	-100,000.00	-150,000.00	-150,000.00	.00	-100,000.00	-100,000.00	-33.3%
REV	3256	TIF_ADMIN	-5,000.00	-5,000.00	-5,000.00	.00	-5,000.00	-5,000.00	.0%
REV	3260	Rescue Chg	-200,909.30	-200,000.00	-200,000.00	.00	-200,000.00	-200,000.00	.0%
REV	3261	HRF Fees	-3,300.00	-2,500.00	-2,500.00	-6,050.00	-3,000.00	-2,500.00	.0%
REV	3262	Lease Rev	-25,000.00	-25,000.00	-25,000.00	.29	-25,000.00	-25,000.00	.0%
REV	3269	Bartol Lse	-26,124.00	-30,000.00	-30,000.00	-30,000.00	-30,000.00	-30,000.00	.0%
REV	3301	Moorings	-77,541.75	-75,000.00	-75,000.00	-72,261.75	-76,000.00	-75,000.00	.0%
REV	3305	St Opening	-3,328.62	-5,000.00	-5,000.00	-5,490.00	-5,200.00	-5,000.00	.0%
REV	3306	Agent Fee	-418.75	-300.00	-300.00	-26.50	-300.00	-300.00	.0%
REV	3307	Dog Lic	-6,628.00	-6,000.00	-6,000.00	-6,466.60	-6,000.00	-6,000.00	.0%
REV	3308	Marriage L	-2,240.00	-1,600.00	-1,600.00	-1,775.00	-1,700.00	-1,600.00	.0%
REV	3309	Peddlr Lic	.00	-500.00	-500.00	.00	.00	-500.00	.0%
REV	3310	Food Truck	-4,550.00	-2,000.00	-2,000.00	-2,350.00	-3,000.00	-2,000.00	.0%
REV	3311	Burial	-20.00	.00	.00	.00	.00	.00	.0%
REV	3312	Clerk oth	-7,709.00	-8,000.00	-8,000.00	-4,234.20	-5,000.00	-8,000.00	.0%
REV	3316	Alarm Perm	-18,440.00	-25,000.00	-25,000.00	-6,966.00	-6,966.00	.00	-100.0%

NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 26010 FY2026 General Fund Original Budget								FOR PERIOD 99	
ACCOUNTS FOR:			2024 ACTUAL	2025 ORIG BUD	2025 REVISED BUD	2025 ACTUAL	2025 PROJECTION	2026 Council	PCT CHANGE
General Fund									
REV	3320	Bldg Fees	-107,806.08	-130,000.00	-130,000.00	-94,875.25	-105,000.00	-115,000.00	-11.5%
REV	3321	Plumb Fees	-31,430.00	-25,000.00	-25,000.00	-24,307.50	-27,000.00	-25,000.00	.0%
REV	3322	Sign Perm	-2,336.10	-2,000.00	-2,000.00	-3,055.00	-2,941.00	-2,000.00	.0%
REV	3323	Elect Perm	-30,106.74	-25,000.00	-25,000.00	-33,123.77	-32,000.00	-25,000.00	.0%
REV	3324	Contct Lic	-2,520.00	-1,500.00	-1,500.00	-2,520.00	-2,340.00	-1,500.00	.0%
REV	3325	Temp Activ	-850.00	.00	.00	-375.00	-300.00	.00	.0%
REV	3328	STR Fees	-8,500.00	-7,000.00	-7,000.00	-8,200.00	-8,200.00	-7,000.00	.0%
REV	3329	CANNABIS	-3,500.00	-2,500.00	-2,500.00	-3,000.00	-3,000.00	-2,500.00	.0%
REV	3330	Sfish Lic	-12,456.46	-10,000.00	-10,000.00	-4,072.00	-10,000.00	-10,000.00	.0%
REV	3340	Gun Perm	-165.00	.00	.00	-102.00	-97.00	.00	.0%
REV	3345	SWResident	-233,585.90	-180,000.00	-180,000.00	-157,340.10	-200,000.00	-180,000.00	.0%
REV	3346	Hauler Per	-825.00	-825.00	-825.00	-550.00	-550.00	-825.00	.0%
REV	3347	SW Recy Co	-29,684.70	-25,000.00	-25,000.00	-26,813.95	-28,000.00	-25,000.00	.0%
REV	3354	Garb Cards	-1,179.00	-1,000.00	-1,000.00	-1,545.00	-1,299.00	-1,000.00	.0%
REV	3405	Pkg Fines	-42.00	-5,000.00	-5,000.00	-12,866.00	-14,000.00	-10,000.00	100.0%
REV	3411	CO Fines	-360.00	.00	.00	-538.00	-200.00	.00	.0%
REV	3420	Lib Fines	-9,731.99	-6,000.00	-6,000.00	-9,764.78	-9,000.00	-6,000.00	.0%
REV	3434	Animal Fee	-176.15	-300.00	-300.00	-145.00	-150.00	-300.00	.0%
REV	3445	Fls Alarm	-1,375.00	-1,750.00	-1,750.00	-70.00	-70.00	.00	-100.0%
REV	3510	Unant Misc	-31,983.25	-10,000.00	-10,000.00	-133,418.31	-12,500.00	-10,000.00	.0%
REV	3515	Hbr Other	-1.00	.00	.00	.00	.00	.00	.0%
REV	3550	Int Invest	-656,122.50	-350,000.00	-350,000.00	-394,647.71	-650,000.00	-475,000.00	35.7%

NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 26010 FY2026 General Fund Original Budget								FOR PERIOD 99	
ACCOUNTS FOR:			2024 ACTUAL	2025 ORIG BUD	2025 REVISED BUD	2025 ACTUAL	2025 PROJECTION	2026 Council	PCT CHANGE
General Fund									
REV	9900	Use FB	.00	-675,000.00	-675,000.00	.00	.00	-675,000.00	.0%
REV	9995	Tranf oth	-175,000.00	-150,000.00	-150,000.00	.00	-150,000.00	-131,000.00	-12.7%
TOTAL Revenues	Town General		-15,706,281.69	-16,091,058.00	-16,091,058.00	-14,874,596.66	-16,026,112.83	-17,196,903.00	6.9%
TOTAL General Fund			-919,329.07	-13,600.00	-13,600.00	-2,684,887.28	350,592.83	.00	-100.0%
GRAND TOTAL			-919,329.07	-13,600.00	-13,600.00	-2,684,887.28	350,592.83	.00	-100.0%

** END OF REPORT - Generated by Jessica Maloy **

NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 26025 FY2026 Winslow Park Original Budget								FOR PERIOD 99	
ACCOUNTS FOR:			2024 ACTUAL	2025 ORIG BUD	2025 REVISED BUD	2025 ACTUAL	2025 PROJECTION	2026 Manager	PCT CHANGE
0550	Winslow Park								
0550	1001	Prof Salar	71,761.31	75,500.00	75,500.00	67,278.34	82,300.00	110,100.00	45.8%
0550	1200	Other Wag	103,626.27	80,000.00	80,000.00	69,262.98	106,800.00	80,000.00	.0%
0550	2303	Ret ICMA	6,085.52	7,700.00	7,700.00	.00	7,700.00	7,700.00	.0%
0550	2407	FICA & Med	12,942.21	11,500.00	11,500.00	.00	11,500.00	13,000.00	13.0%
0550	2409	Healt Ins	10,405.86	10,900.00	10,900.00	.00	10,900.00	18,300.00	67.9%
0550	2410	Wkrs Comp	5,625.00	5,800.00	5,800.00	.00	5,800.00	5,800.00	.0%
0550	2416	Dental	525.48	545.00	545.00	.00	545.00	545.00	.0%
0550	2418	ME PFML	.00	75.00	75.00	.00	75.00	2,000.00	2566.7%
0550	2910	Admin fees	2,869.80	2,000.00	2,000.00	630.10	2,700.00	2,800.00	40.0%
0550	3302	Empl Trav	.00	100.00	100.00	.00	.00	100.00	.0%
0550	3400	Con Servic	510.00	6,000.00	6,000.00	.00	4,000.00	6,000.00	.0%
0550	4010	Bldg Maite	6,674.68	10,000.00	10,000.00	4,695.71	8,900.00	10,000.00	.0%
0550	4021	Rubbish	5,206.82	8,000.00	8,000.00	5,872.37	6,200.00	8,000.00	.0%
0550	4038	Veh Maint	5,827.81	5,000.00	5,000.00	934.78	1,500.00	5,000.00	.0%
0550	5200	Insurance	2,500.00	2,500.00	2,500.00	.00	2,500.00	2,500.00	.0%
0550	5310	Postage	.00	500.00	500.00	.00	50.00	500.00	.0%
0550	5320	Telephone	24,510.62	19,800.00	19,800.00	16,385.12	17,500.00	19,800.00	.0%
0550	5400	Advertisin	7,851.84	8,120.00	8,120.00	5,482.33	8,000.00	8,120.00	.0%
0550	6000	Supplies	3,042.52	7,000.00	7,000.00	1,824.21	3,200.00	7,000.00	.0%
0550	6005	Clean Supp	6,574.33	8,500.00	8,500.00	4,474.14	6,800.00	8,500.00	.0%
0550	6200	Elect	7,475.93	6,500.00	6,500.00	6,378.85	8,400.00	7,000.00	7.7%

NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 26025 FY2026 Winslow Park Original Budget								FOR PERIOD 99	
ACCOUNTS FOR:			2024 ACTUAL	2025 ORIG BUD	2025 REVISED BUD	2025 ACTUAL	2025 PROJECTION	2026 Manager	PCT CHANGE
Winslow Park									
0550	6220	Sewer	8,710.00	10,500.00	10,500.00	5,345.49	6,800.00	10,500.00	.0%
0550	6250	Propane	5,172.48	4,000.00	4,000.00	4,520.24	4,800.00	4,000.00	.0%
0550	6260	Veh Fuel	8,513.42	6,000.00	6,000.00	4,770.26	6,000.00	6,000.00	.0%
0550	6712	Tools	832.22	1,000.00	1,000.00	.00	1,000.00	1,000.00	.0%
0550	6760	Gravel	3,806.00	2,000.00	2,000.00	.00	2,000.00	2,000.00	.0%
0550	6900	Other Supp	10,444.74	12,000.00	12,000.00	7,227.20	12,000.00	12,000.00	.0%
0550	7600	Farm House	1,145.95	15,000.00	15,000.00	821.23	15,000.00	5,000.00	-66.7%
0550	7610	Plyg Trail	2,468.58	3,000.00	3,000.00	990.00	3,000.00	3,000.00	.0%
0550	7620	Lawn Mower	3,163.86	10,000.00	10,000.00	729.07	10,000.00	5,000.00	-50.0%
0550	7630	Table Can	2,559.00	3,500.00	3,500.00	.00	3,500.00	3,500.00	.0%
0550	7640	Gate House	1,574.58	1,500.00	1,500.00	.00	1,500.00	1,500.00	.0%
0550	7650	Ramp&Wharf	4,711.39	2,000.00	2,000.00	2,200.00	2,200.00	2,200.00	10.0%
0550	7800	Spec Projs	8,057.42	7,000.00	7,000.00	7,887.52	8,000.00	8,000.00	14.3%
0550	7900	Cap Projs	112,710.75	100,000.00	100,000.00	14,613.74	65,000.00	50,000.00	-50.0%
0550	9000	Misc	.00	1,000.00	1,000.00	.00	1,000.00	1,000.00	.0%
0550	9200	Contingency	3,101.13	1,000.00	1,000.00	.00	1,000.00	1,000.00	.0%
TOTAL Winslow Park			460,987.52	455,540.00	455,540.00	232,323.68	438,170.00	438,465.00	-3.7%

NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 26025 FY2026 Winslow Park Original Budget								FOR PERIOD 99	
ACCOUNTS FOR:			2024 ACTUAL	2025 ORIG BUD	2025 REVISED BUD	2025 ACTUAL	2025 PROJECTION	2026 Manager	PCT CHANGE
Winslow Park									
0551	Harb Cottage	Bldg Maite	4,173.77	3,000.00	3,000.00	3,345.75	5,200.00	5,000.00	66.7%
0551	4010	Grnds Main	.00	1,000.00	1,000.00	.00	1,000.00	1,000.00	.0%
0551	5200	Insurance	500.00	500.00	500.00	.00	500.00	500.00	.0%
0551	5320	Telephone	1,339.53	1,500.00	1,500.00	429.83	1,500.00	1,500.00	.0%
0551	5400	Advertisin	.00	200.00	200.00	.00	200.00	200.00	.0%
0551	6050	Equip	.00	1,000.00	1,000.00	.00	1,000.00	1,000.00	.0%
0551	6200	Elect	2,612.91	3,500.00	3,500.00	2,006.61	3,500.00	3,500.00	.0%
0551	6260	Veh Fuel	2,293.68	3,000.00	3,000.00	1,022.27	3,000.00	3,000.00	.0%
0551	6910	Trees	.00	500.00	500.00	.00	500.00	500.00	.0%
0551	7650	Ramp&Wharf	.00	1,500.00	1,500.00	1,850.00	2,000.00	2,000.00	33.3%
0551	7660	Cottage	11,074.32	20,000.00	20,000.00	.00	20,000.00	15,000.00	-25.0%
0551	9000	Misc	.00	1,000.00	1,000.00	.00	1,000.00	1,000.00	.0%
TOTAL Harb Cottage			21,994.21	36,700.00	36,700.00	8,654.46	39,400.00	34,200.00	-6.8%

NEXT YEAR / CURRENT YEAR BUDGET ANALYSIS

PROJECTION: 26025 FY2026 Winslow Park Original Budget								FOR PERIOD 99	
ACCOUNTS FOR:		2024 ACTUAL		2025 ORIG BUD	2025 REVISED BUD	2025 ACTUAL	2025 PROJECTION	2026 Manager	PCT CHANGE
REV25	Winslow Park	Winslow Pk	-348,581.11	-422,240.00	-422,240.00	10,690.79	-422,240.00	-387,665.00	-8.2%
REV25	3262	Unant Misc	-33,461.09	-10,000.00	-10,000.00	.00	-10,000.00	-10,000.00	.0%
REV25	3510	Int Invest	-44,204.93	-60,000.00	-60,000.00	.00	-60,000.00	-75,000.00	25.0%
TOTAL	Winslow Park		-426,247.13	-492,240.00	-492,240.00	10,690.79	-492,240.00	-472,665.00	-4.0%
TOTAL	Winslow Park		56,734.60	.00	.00	251,668.93	-14,670.00	.00	.0%
GRAND TOTAL			56,734.60	.00	.00	251,668.93	-14,670.00	.00	.0%

** END OF REPORT - Generated by Jessica Maloy **

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