



**2026-2027
Finance Committee's
Proposed Budget**

April 10, 2026

Budget Components

- ▶ Revenues
 - ▶ Revenue Sharing
 - ▶ Homestead
 - ▶ BETE/BETR (Business Personal Property)
 - ▶ Municipal Fees (permits, etc.)
 - ▶ Grants
 - ▶ Excise Tax
 - ▶ General Taxes
- ▶ Expenditures
 - ▶ County Tax
 - ▶ Municipal budget
 - ▶ RSU Budget
 - ▶ TIF Budget
 - ▶ Overlay
- ▶ Net Amount determining Mil Rate

Budget Drivers and Influences

- ▶ **Projected Stable & Slightly Increasing Revenues**
- ▶ **General Operating Budget**
- ▶ **Fixed Expenses**
 - ▶ Insurances
 - ▶ Workers Comp, General Liability & Casualty, Health Care
 - ▶ Contractual obligations (service suppliers, GPCOG, MMA, etc.)
 - ▶ Energy (electric, propane gas, diesel and gas)
 - ▶ Long Term Contracts, Debt expenditures, Wage adjustments
- ▶ **Personnel Changes/Additions**
 - ▶ Employees will contribute 0.5% towards the State's PFML program
 - ▶ Truck Driver CDL/Laborer
 - ▶ Police SRO Comfort Dog funded by remaining BTI Program Funds for 5 yrs.
 - ▶ Finance Committee Addition of ½ year Patrol Officer (for traffic control)
 - ▶ Finance Committee Addition of Shared Per Diem EMS position (25% share)
 - ▶ Dependent on Gray, Casco & Raymond also funding their portions
 - ▶ Finance Committee Reduction of Land Use/Shoreland Zoning Officer
 - ▶ Responsibilities will be shared/reallocated

Budget Comparison (Year to Year)

	FY 25/26 Approved Budget	FY 26/27 Manager's Budget	FY 26/27 Finance Comm. Budget	Overall Increase FY26 to FY27
Revenues	\$ 18,377,698	\$ 15,971,859	\$16,666,915	-9.31%
Town Expenses	\$ 34,679,954	\$ 34,438,062	\$33,767,876	-2.63%
NET	\$16,302,256	\$18,466,203	\$17,100,961	4.90%
Overlay	\$ 131,759	\$ 131,759	\$ 131,759	0.0%
TIF	\$ 1,512,647	\$ 1,512,647	\$ 1,512,647	0.0%
RSU14	\$ 30,581,935	\$ 34,688,822	\$ 34,688,822	13.4 %
County	\$ 2,157,074	\$ 2,354,531	\$ 2,354,531	9.15%
Total	\$ 50,685,671	\$ 52,849,618	\$ 55,788,720	10.1 %

Comparison Tax Bills 25/26 and Proposed 26/27

2025 REAL ESTATE TAX BILL

BILLING INFORMATION	
LAND VALUE	\$433,000
BUILDING VALUE	
HOMESTEAD EX	
EXEMPTIONS	
PERSONAL PROP	
TAXABLE VALUE	\$433,000
TOTAL TAX	\$ 5,222
PAYMENTS	
TAX DUE	\$ 5,222

2026 REAL ESTATE TAX BILL

BILLING INFORMATION	
LAND VALUE	\$433,000
BUILDING VALUE	
HOMESTEAD EX	
EXEMPTIONS	
PERSONAL PROP	
TAXABLE VALUE	\$433,000
TOTAL TAX	\$ 5,746
PAYMENTS	
TAX DUE	\$ 5,746

Proposed Change

DATE DUE	AMOUNT DUE
10/01/2025	\$ 2,611
04/01/2026	\$ 2,611

DATE DUE	AMOUNT DUE
10/01/20 26 ²⁷	\$ 2,873
04/01/20 27 ²⁸	\$ 2,873

ESTIMATED BILL RATE DISTRIBUTION			
SCHOOL	\$ 0.97	\$	420
COUNTY	\$ 0.05	\$	22
MUNICIPAL	\$ 0.19	\$	82
TOTAL	\$ 1.21	\$	524

ESTIMATED BILL RATE DISTRIBUTION		
SCHOOL	7.28	\$3,152
COUNTY	0.51	\$ 221
MUNICIPAL	4.27	\$1,849
TOTAL	\$12.06	\$5,222

ESTIMATED BILL RATE DISTRIBUTION		
SCHOOL	8.25	\$ 3,572
COUNTY	0.56	\$ 243
MUNICIPAL	4.46	\$ 1,931
TOTAL	\$13.27	\$ 5,746

Comparative Mill Rates 25/26

TAX RATE - LOCAL COMMUNITIES

	<u>Population*</u>	<u>FY25</u>	<u>FY26</u>	<u>Certified Ratio</u>	<u>Adjusted Mill Rate at 100%</u>
GRAY	8,426	9.70	9.68	100%	9.68
RAYMOND	4,603	17.20	18.80	55%	10.34
SEBAGO	1,941	13.64	14.84	72%	10.68
NEW GLOUCESTER	5,775	14.89	15.47	72%	11.14
WINDHAM	19,493	11.47	12.06	100%	12.06
STANDISH	10,819	12.60	12.40	100%	12.40
FALMOUTH	12,853	13.38	13.85	96%	13.30
GORHAM	18,290	14.70	14.80	90%	13.32
WESTBROOK	20,631	14.75	15.10	90%	13.59
CUMBERLAND	8,599	23.25	25.18	57%	14.35

* <https://www.maine.gov/dafs/economist/demographic-projections>

COLA Increase Projections

Towns/Cities	7/1/24	7/1/25	7/1/26
Brunswick			3
Cape Elizabeth	3		
Casco	3.5		3.3
Cumberland Cty.	3		3
Cumberland	5	3 / 4 union	4
Falmouth	3.6 avg		3
Freeport	4.6	3.5	
Gorham	4	7	4
Scarborough	4.7		
Standish	4	3.5	3.5
South Portland	3		
Yarmouth	3.5/4.5	4	
AVERAGE	3.85%		
WINDHAM	3%	3.5%	3%

Potential Town Capital Projects

Potential Projects	26/27	27/28	28/29	Est. Cost	Method of Payment
Gambo Park		X		1.5 m	Capital/Fund Balance
Wastewater Disposal Field Expansion		X		1.5m	TIF Bond
Old North Windham Fire Station Incubator			X	TBD	TIF Bond
Windham Middle School / Community Center Project		X		TBD	Capital/Fund Balance/Bond
MDOT North Windham Moves Project		X		\$28.125M \$3.125M	Grant/TIF Bond
MacIntosh Brook Culvert Replacement	X			\$624,000 \$208,000	Capital/Grant

Small Capital Projects/Equipment

Projects/Equipment included in upcoming budget

- ▶ Public Safety Items
 - ▶ Fire-Rescue - New Ambulance
 - ▶ Police - Tasers
- ▶ Public Safety Projects
 - ▶ Dry Hydrants
 - ▶ Knox Box Changeover
 - ▶ Public Safety Roof Replacement
- ▶ Information System Items
 - ▶ PD Servers & Licensing Refresh
 - ▶ Firewalls & Access Points Refresh
- ▶ Comprehensive Plan Update (1st year of 3 years total)
- ▶ Parks & Recreation Projects
 - ▶ Community Park Stormwater Treatment
 - ▶ Forbes Lane Park
- ▶ Repaving of Mountain Division Trail
- ▶ Public Works Items
 - ▶ Brine System and Calcium Tank
 - ▶ Tilt Trailer, Mower, Dump Truck, Pickup Truck, Chipper, Asphalt Planer, Used Bucket Truck
- ▶ Public Works Projects
 - ▶ Equipment Rental, Supplies and Materials, Gravel Road Reconstruction, Surveying, Pavement Assessment, Paving and Reconstruction, Sand Shed Roof Repair
 - ▶ Varney Mill Estates Drainage
 - ▶ Public Works Wash Bay Upgrade
 - ▶ Continuance of Smith Cemetery project

Current Capital Projects In Process

Projects - In Process

- ▶ Smith Cemetery
- ▶ North Windham Public Safety Building
- ▶ Gravel Road Reconditioning
- ▶ North Windham Wastewater Treatment Plant and Conveyance System
- ▶ North Windham Wastewater Treatment System Service Connections
- ▶ MDOT North Windham Moves Project Design (connector roads, adaptive tech signals, bike/ped facilities)
- ▶ Windham Middle School Reuse to Community Center preliminary engineering
- ▶ Gambo Property Road Installation & Public Works Laydown Yard

Long- and Short-Term Debt

- ▶ Short-Term Debt / Lease Purchase Agreements
 - ▶ Tasers, PD Server Replacement, Pickup Truck, Chipper, Used Bucket Truck
- ▶ Long-Term Debt / Bond
 - ▶ Ambulance, Dump Truck - 10-yr Bond Payment / General Fund
 - ▶ North Windham Moves MDOT 20-yr Bond Payment / TIF Revenue

Legal Debt Limitation is 15% of State Valuation \$4,292,500,000 or \$643,875,000. The Town's current total indebtedness (Town) is \$26,850,800 this is .626% of the state valuation, so the Margin for additional borrowing is: \$617,024,200. Bonding Agencies recommend that an average of 12 to 14% of the total operating budget as debt service is consistent to addressing infrastructure needs.*

**No school debt. FY26 Bond schedule for early spring 2026 for \$7,832,414.*

Major Projects funded by TIF Districts

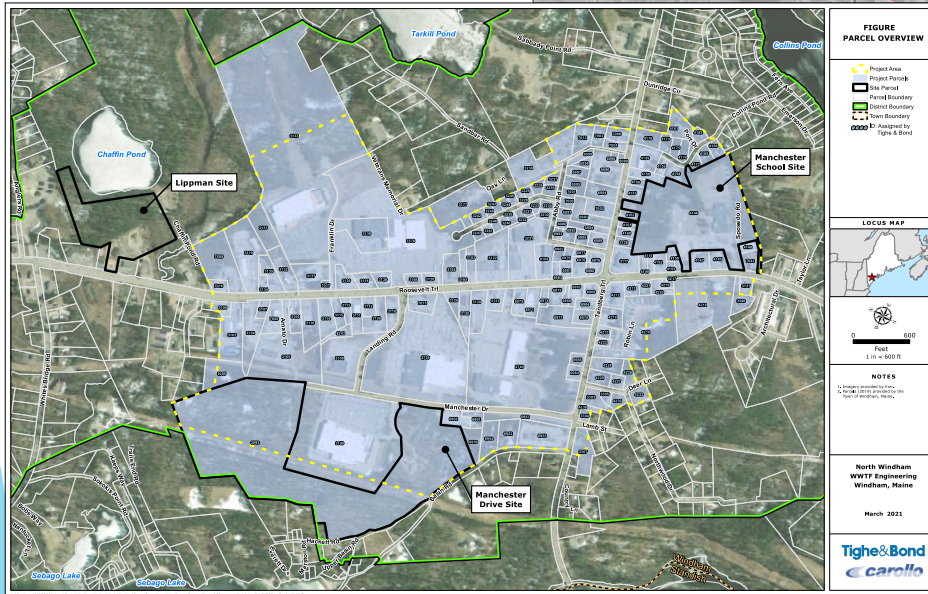
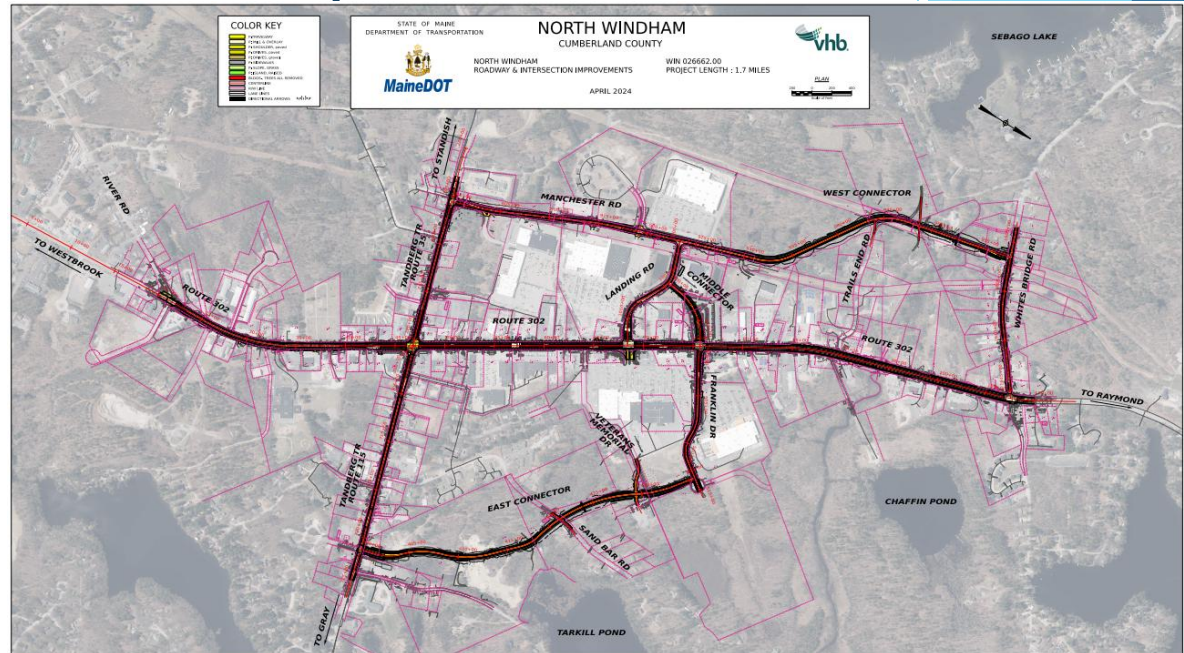
▶ Major Projects

- ▶ **MDOT North Windham Moves RAISE Grant Project, TIF***
(10% Town, 10% State, 80% Fed)
- ▶ **NW Wastewater Treatment Facility, TIF (SRF** @ 2.0% 30 yrs.)**
 - ▶ North Windham Wastewater Conveyance Project and Sewer Connections
 - ▶ Environmental impacts; aquifer, phosphorous/nitrogen.
 - ▶ Economic Impacts; valuation, & jobs.
- ▶ **North Windham Public Safety Building (\$2.4 Million)**

Mobility - Wastewater Improvements

Two Major Projects

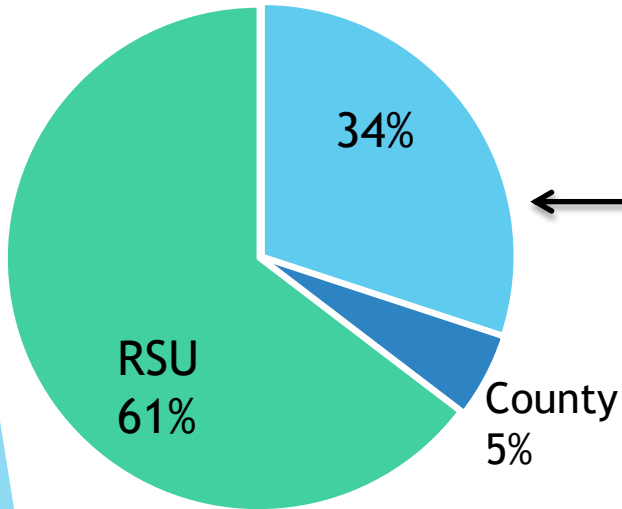
- NW Mobility local access roads
- NW Wastewater Treatment Facility



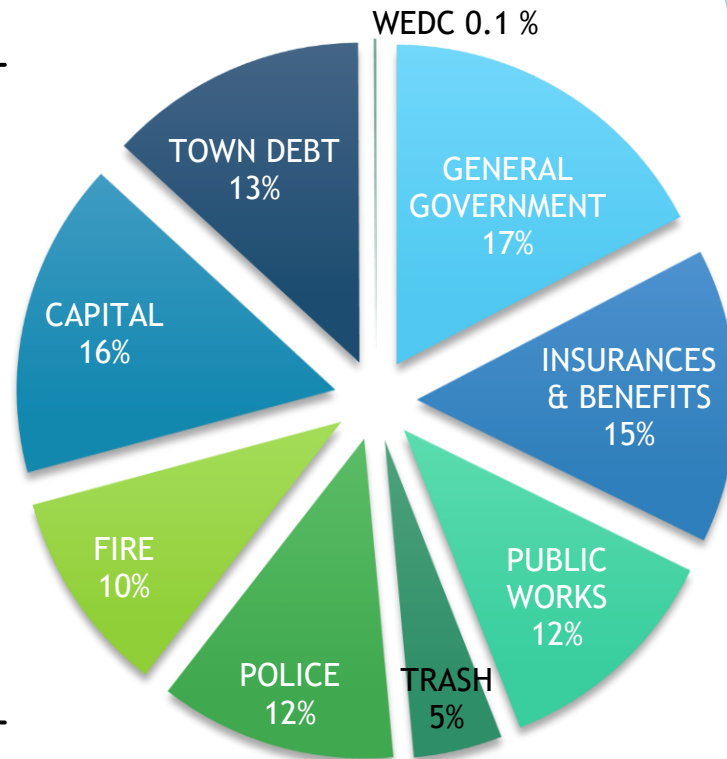
FY26/27 Budget Allocation

WHERE DOES THE MONEY GO?

Town Budget



Municipal Portion



- GENERAL GOVERNMENT
- INSURANCES & BENEFITS
- PUBLIC WORKS
- TRASH
- POLICE
- FIRE
- CAPITAL
- TOWN DEBT

Safety Measures in Budget

- Revenue projections on numerous line items are projected conservatively to weather normal market adjustments.
 - Excise tax, permitting fees, revenue sharing, interest earnings, etc.
- Utilizing residual capital funds towards long-term capital items reducing total capital outlay for 2026-2027.
- Additionally, at the Annual Town Meeting (Saturday, June 13th) a warrant article will provide the authority for the Town Council to move funds from Unassigned & Assigned fund balance as necessary to meet obligations.

FY26/27 Budget Timeline

Timeline for the Town Meeting

- ▶ Presentation to Council Tuesday, February 24th
- ▶ Manager & Finance Committee
revisions completed prior to Tuesday, April 14th
- ▶ Public Hearing Tuesday, April 28th
- ▶ Warrant Approval Tuesday, May 12th
- ▶ Town Meeting Date Saturday, June 13th

Budget Submission required 90 days prior to new fiscal year (March 31, 2026)