



2026-2027 Manager's Proposed Budget

February 24, 2026

Budget Components

- ▶ Revenues
 - ▶ Revenue Sharing
 - ▶ Homestead
 - ▶ Bette (Business Personal Property)
 - ▶ Municipal Fees (permits, etc.)
 - ▶ Grants
 - ▶ 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**
 - ▶ Truck Driver CDL/Laborer
 - ▶ Land Use/Shoreland Zoning Officer

Budget Comparison (Year to Year)

	FY 25/26 Approved Budget	FY 26/27 Manager's Budget	Overall Increase FY26 to FY27
Revenues	\$ 18,377,698	\$ 15,971,859	-13.1%
Town Expenses	\$ 34,679,954	\$ 34,438,062	-0.7%
Overlay	\$ 131,759	\$ 131,759	0.0%
TIF	\$ 1,512,647	\$ 1,512,647	0.0%
RSU14	\$ 30,581,935	\$ 30,581,935 *	0.0% *
County	\$ 2,157,074	\$ 2,157,074 *	0.0% *
Total	\$ 50,685,671	\$	0.0%

* Awaiting budget submission from each entity.

Comparative Mill Rates 25/26

<u>TAX RATE - LOCAL COMMUNITIES</u>				
	<u>FY25</u>	<u>FY26</u>	<u>Certified Ratio</u>	<u>Adjusted Mill Rate at 100%</u>
GRAY	9.70	9.68	100%	9.68
RAYMOND	17.20	18.80	55%	10.34
SEBAGO	13.64	14.84	72%	10.68
NEW GLOUCESTER	14.89	15.47	72%	11.14
WINDHAM	11.47	12.06	100%	12.06
STANDISH	12.60	12.40	100%	12.40
FALMOUTH	13.38	13.85	96%	13.30
GORHAM	14.70	14.80	90%	13.32
WESTBROOK	14.75	15.10	90%	13.59
CUMBERLAND	23.25	25.18	57%	14.35

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			Grant/TIF Bond
MacIntosh Brook Culvert Replacement	X				Grant/Bond

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
- ▶ 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 Trucks (2), 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 (rear access 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, Brine System, Tilt Trailer, Mower, Pickup Trucks (2), Chipper, Used Bucket Truck
- ▶ Reserve for Future Debt (\$250K) to level payments

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 provided by TIF's

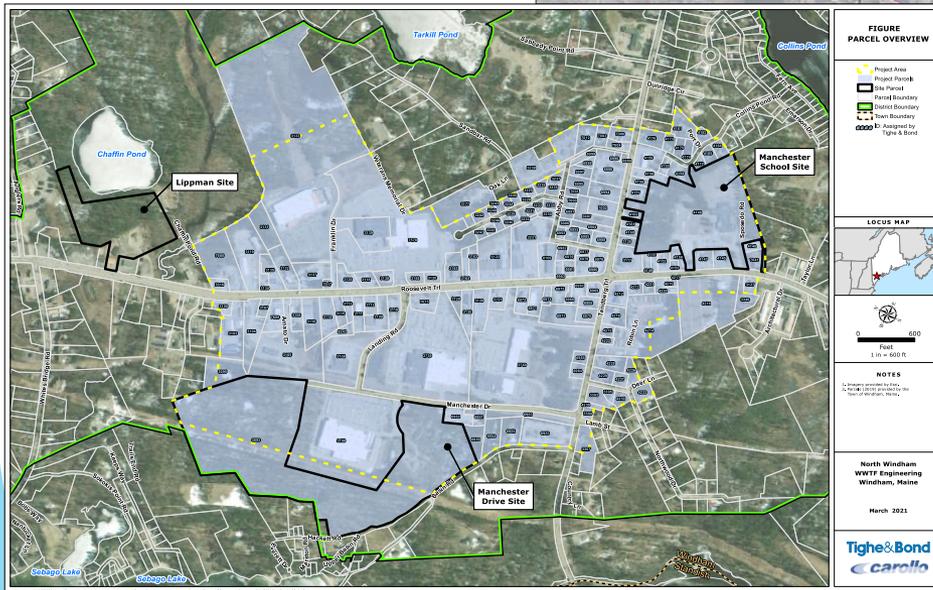
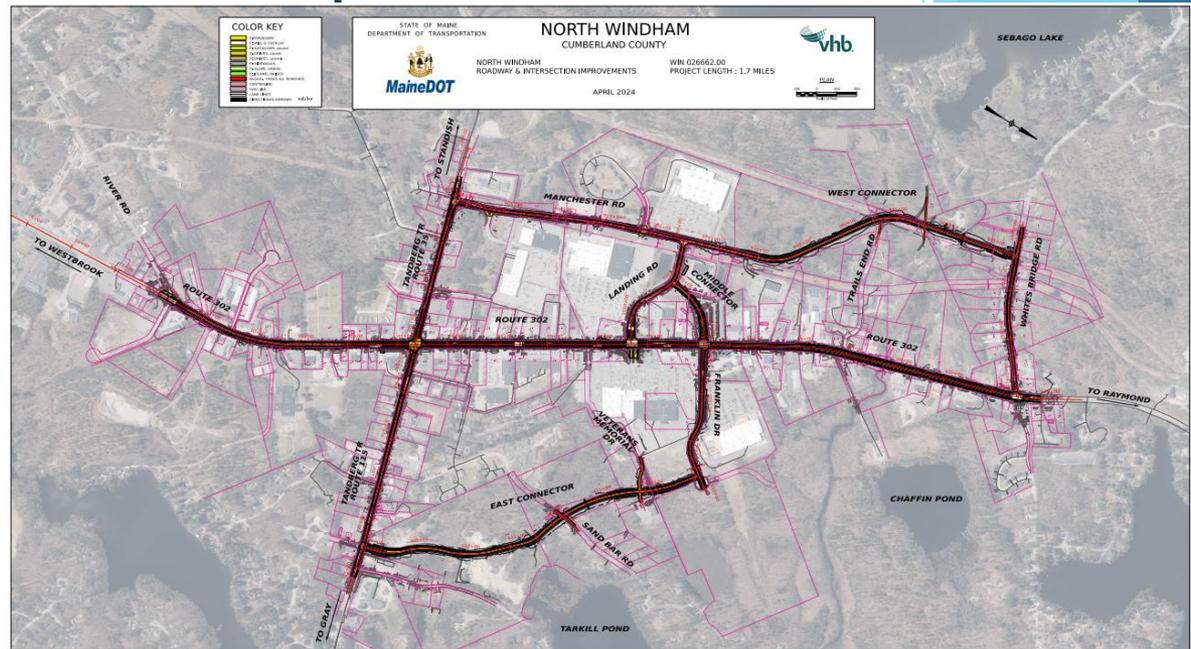
▶ Major Projects

- ▶ **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.

Mobility - Wastewater Improvements

Two Major Projects

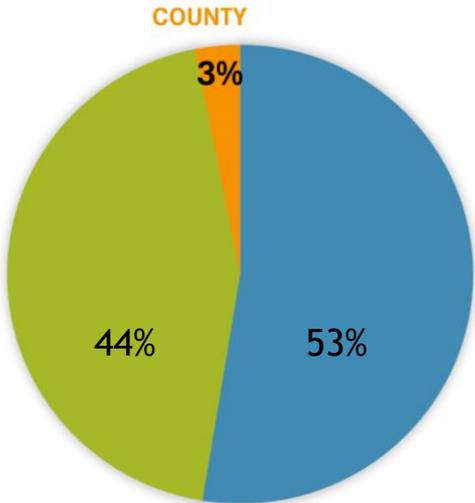
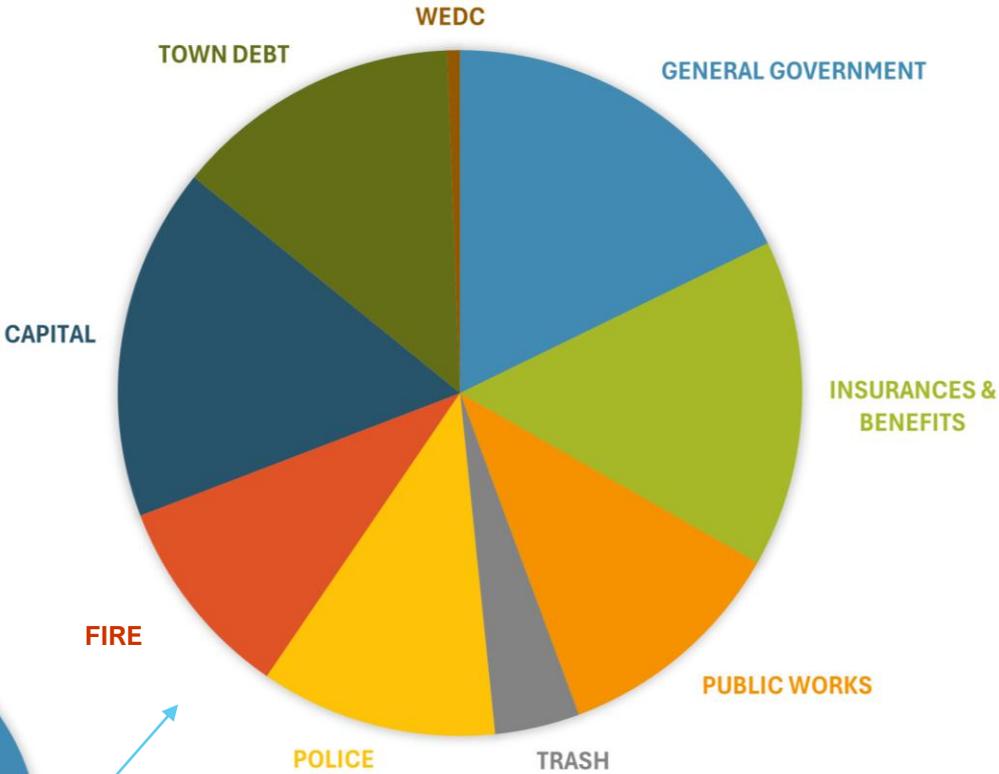
- NW Mobility local access roads
- NW Wastewater Treatment Facility



FY26/27 Budget Allocation

**WHERE
DOES THE
MONEY
GO?**

MUNICIPAL BUDGET



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 & Warrant Approval Tuesday, April 28th
- ▶ Town Meeting Date Saturday, June 13th

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