

PRELIMINARY OFFICIAL STATEMENT AND NOTICE OF SALE DATED JUNE 23, 2025

NEW ISSUE – BOOK ENTRY ONLY

**Moody's Investors Service: "Aa2"
(See "Rating" herein)**

*In the opinion of KP Law, P.C., Bond Counsel, based upon an analysis of existing law and assuming, among other matters, compliance with certain covenants, interest on the Bonds is excluded from gross income for federal income tax purposes under the Internal Revenue Code of 1986, as amended (the "Code"). Interest on the Bonds will not be included in computing the alternative minimum taxable income of individuals. However, interest on the Bonds will be included in the "adjusted financial statement income" of "applicable corporations" (as such terms are defined in Sections 56A and 59, respectively, of the Code) for purposes of computing the alternative minimum tax imposed on such corporations. Under existing law, interest on the Bonds is exempt from Massachusetts personal income taxes, and the Bonds are exempt from Massachusetts personal property taxes. Bond Counsel expresses no opinion regarding any other tax consequences related to the ownership or disposition of, or the accrual or receipt of interest on, the Bonds. (See "Tax Exemption" herein.) **The Bonds will not be designated as "qualified tax-exempt obligations" for purposes of Section 265(b)(3) of the Code.***

\$21,400,000*
WILLIAMSTOWN FIRE DISTRICT
Massachusetts
GENERAL OBLIGATION FIRE STATION BONDS

Dated: Date of Delivery

Due: June 15, as shown on inside cover page

The Bonds are issuable only in fully registered form without coupons, and, when issued, will be registered in the name of Cede & Co., as Bondowner and nominee for The Depository Trust Company, New York, New York ("DTC"). DTC will act as securities depository for the Bonds. Purchases of the Bonds will be made in book-entry form, in the denomination of \$5,000 or any integral multiple thereof. (See "Book-Entry Transfer System" herein.) Principal of the Bonds will be payable on June 15 of the years in which the Bonds mature. Interest from the date of the Bonds will be payable on December 15, 2025, and semi-annually thereafter on each June 15 and December 15 until maturity. Principal and semiannual interest on the Bonds will be paid by U.S. Bank Trust Company, National Association, Boston, Massachusetts, as Paying Agent. So long as DTC or its nominee, Cede & Co., is the Bondowner, such payments will be made directly to such Bondowner. Disbursement of such payments to the DTC Participants is the responsibility of DTC and disbursement of such payments to the Beneficial Owners is the responsibility of the DTC Participants and Indirect Participants, as more fully described herein.

The Bonds will be subject to redemption prior to their stated dates of maturity as described herein.

The Bonds are valid general obligations of the District, and, except to the extent they are paid for other sources, the principal of and interest on the Bonds are payable from taxes which may be levied upon all taxable property within the territorial limits of the District and taxable by it without limitation as to rate or amount. The total amount of ad valorem taxes which may be assessed in any fiscal year upon the real and personal property located within the Town of Williamstown, Massachusetts (the District is wholly within the Town) is subject to the limitations imposed by Chapter 59, Section 21C, of the Massachusetts General Laws, and the taxes levied by the District upon such property may be includable in such total amount.

The Bonds are being offered for sale at 11:00 A.M. on July 2, 2025. Reference is made to the official Notice of Sale for conditions of such sale. The Bonds are offered subject to the final approving opinion of KP Law, P.C., Boston, Massachusetts, Bond Counsel to the District, and to certain other conditions referred to herein and in the Notice of Sale. PFM Financial Advisors LLC, Boston, Massachusetts, serves as Municipal Advisor to the District. It is expected that the Bonds, in definitive form, will be delivered to DTC, or the offices of its custodial agent, on or about July 10, 2025, against payment in federal reserve funds.

This cover page and the inside cover page contain certain information for quick reference only. It is not a summary of this issue. Investors must read the entire Official Statement to obtain information essential to making an informed investment decision.

**Preliminary, subject to change.*

\$21,400,000*
WILLIAMSTOWN FIRE DISTRICT
GENERAL OBLIGATION FIRE STATION BONDS

Maturity		Interest			Maturity		Interest		
Date	Principal	<u>Rate</u>	Yield		Date	Principal	<u>Rate</u>	Yield	
<u>June 15</u>	<u>Amount*</u>	<u>(%)</u>	<u>(%)</u>	<u>CUSIP</u>	<u>June 15</u>	<u>Amount*</u>	<u>(%)</u>	<u>(%)</u>	<u>CUSIP</u>
2026	\$1,015,000				2040**	\$665,000			
2027	800,000				2041**	695,000			
2028	840,000				2042**	725,000			
2029	880,000				2043**	760,000			
2030	430,000				2044**	795,000			
2031	445,000				2045**	830,000			
2032	470,000				2046**	865,000			
2033	490,000				2047**	905,000			
2034	510,000				2048**	945,000			
2035	535,000				2049**	990,000			
2036**	560,000				2050**	1,035,000			
2037**	585,000				2051**	1,080,000			
2038**	610,000				2052**	1,125,000			
2039**	635,000				2053**	1,180,000			

The yields shown above were furnished by _____, the successful bidder for the Bonds.

 *Preliminary, subject to change.

**Callable Maturities.

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The information and expressions of opinion in this Official Statement are subject to change without notice. Neither the delivery of this Official Statement nor any sale of the Bonds shall, under any circumstances, create any implication that there has been no material change in the affairs of the District since the date of this Official Statement.

ISSUE SUMMARY STATEMENT

Issuer:	Williamstown Fire District, Massachusetts
Issue:	\$21,400,000* General Obligation Fire Station Bonds, (see “THE BONDS – Book-Entry Transfer System” herein.)
Competitive Sale Date:	July 2, 2025 at 11:00AM EST
Purpose:	The Bonds are authorized by the District to pay costs of a new fire station as detailed herein.
Dated Date of Bonds:	As of their date of delivery.
Maturity Date of Bonds:	Serially on June 15, 2026 through 2053, as detailed herein.
Interest Payable:	June 15 and December 15, commencing December 15, 2025.
Redemption:	The Bonds are subject to redemption prior to their stated dates of maturity, as described herein.
Credit Rating:	Moody’s Investors Service has assigned a rating of Aa2 to the Bonds.
Security:	The Bonds will be valid general obligations of the District, and, except to the extent they are paid from other sources, the principal of and interest on the Bonds will be payable from taxes which may be levied upon all taxable property within the territorial limits of the District and taxable by it without limitation as to rate or amount. The total amount of ad valorem taxes which may be assessed in any fiscal year upon the real and personal property located within the Town of Williamstown (the District is wholly within the Town) is subject to the limitations imposed by Chapter 59, Section 21C, of the Massachusetts General Laws, and the taxes levied by the District upon such property may be includable in such total amount.
Tax Exemption:	Refer to “THE BONDS – Tax Exemption” and Appendix D – “Proposed Form of Legal Opinion” herein.
Continuing Disclosure:	Refer to “THE BONDS – Continuing Disclosure” and Appendix E – “Proposed Form of Continuing Disclosure Certificate” herein.
Bank Qualification:	<u>The Bonds will not be designated as “qualified tax-exempt obligations” for purposes of Section 265(b)(3) of the Internal Revenue Code of 1986, as amended.</u>
Paying Agent:	U.S. Bank Trust Company, National Association, Boston, Massachusetts
Legal Opinion:	KP Law, P.C., Boston, Massachusetts
Delivery and Payment:	It is expected that the Bonds in book-entry only form will be delivered to DTC, or to the offices of its custodial agent, against payment to the account of the District in federal reserve funds on or about July 10, 2025.

**Preliminary; subject to change.*

Issue Contacts:

BillieJo Sawyer, District Treasurer, Williamstown Fire District,
Telephone (413) 458-8113
Stephen Maceroni, Director, PFM Financial Advisors LLC,
Telephone (617) 502-5642
Matthew G. Feher, Esq., KP Law, P.C., Boston, Massachusetts
Telephone (617) 556-0007

NOTICE OF SALE

WILLIAMSTOWN FIRE DISTRICT, MASSACHUSETTS \$21,400,000* GENERAL OBLIGATION FIRE STATION BONDS

Williamstown Fire District, Massachusetts (the "District") will receive electronic (as described herein) proposals at the office of PFM Financial Advisors LLC, 100 High Street, Suite 2300, Boston, MA 02110, until:

11:00 A.M., (LOCAL TIME) ON WEDNESDAY, JULY 2, 2025

at which time and place all such proposals will be publicly opened and announced for the purchase of the \$21,400,000* General Obligation Fire Station Bonds (the "Bonds") of the District.

The Bonds will be dated the date of delivery. Principal of the Bonds will be payable on June 15 of the years in which the Bonds mature. Interest on the Bonds will be payable on December 15 and June 15 of each year commencing December 15, 2025. **Interest on the Bonds is computed on the basis of a 360-day year consisting of twelve 30-day months.**

Maturity June 15⁽¹⁾	Principal Amount*	Maturity June 15⁽¹⁾	Principal Amount*
2026	\$1,015,000	2040*	\$665,000
2027	800,000	2041*	695,000
2028	840,000	2042*	725,000
2029	880,000	2043*	760,000
2030	430,000	2044*	795,000
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2036*	560,000	2050*	1,035,000
2037*	585,000	2051*	1,080,000
2038*	610,000	2052*	1,125,000
2039*	635,000	2053*	1,180,000

(1) Based on the bid of the successful underwriter for the Bonds, part or all the Bonds may be designated as not more than two term bonds of one or more maturities. Any term bond must consist of the total principal payments of two or more consecutive years, bear a single interest rate and mature on latest of such years. The term bonds will be subject to redemption prior to maturity by sinking fund redemption payments equal to the amounts listed as maturities in the above table.

*Callable Maturities.

The Bonds will be issued by means of a book-entry system with no physical distribution of the Bonds made to the public. One certificate for each maturity will be issued to The Depository Trust Company ("DTC"), New York, New York, and immobilized in their custody. A book-entry system will be employed, evidencing ownership of the Bonds in principal amounts of \$5,000 or integral multiples thereof, with transfers of ownership effected on the records of DTC and its participants pursuant to rules and procedures adopted by DTC and its participants. The winning bidder, as a condition of delivery of the Bonds, shall be required to deposit the Bonds with DTC, registered in the name of Cede & Co. Principal of and interest on the Bonds will be payable to DTC or its nominee as registered owner of the Bonds. Transfer of principal and interest payments to Participants of DTC will be the responsibility of DTC; transfer of principal and interest payments to Beneficial Owners by Participants of DTC will be the responsibility of such Participants and other nominees of Beneficial Owners. Neither the District nor the Paying Agent will be responsible or liable for maintaining, supervising or reviewing the records maintained by DTC, its Participants or persons acting through such Participants.

Right to Modify or Amend Notice of Sale

The District reserves the right to modify or amend this Notice of Sale, including changing the scheduled maturities or increasing or reducing the aggregate principal amount of the Bonds and the principal amount of any maturity offered for sale, prior

to the bid date. If any modifications occur, supplemental information with respect to the Bonds will be communicated via TM3 not later than 5:00 p.m. local time, on the day preceding the day designated for the receipt of bids, and bidders shall bid upon the Bonds based upon the terms thereof set forth in this Notice of Sale as so modified.

Adjustment of Maturity Schedule

The District reserves the right to change the maturity schedule or the revised maturity schedule after the determination of the successful bidder by either increasing or decreasing the principal amount of any maturity by such amount as may be necessary. In such event, the final aggregate principal amount of the Bonds will be decreased by the net amount of such change or changes in the principal amount of one or more maturities, which net change in aggregate principal amount of the Bonds will not exceed 15 percent. The District anticipates that the final maturity schedule will be communicated to the successful bidder by 1:00 p.m. local time on the day of the bid provided the District has received the reoffering prices and yields for the Series A Bonds from the successful bidder. The dollar amount bid by the successful bidder will be adjusted to reflect any adjustment in the aggregate principal amount of the Series A Bonds to be issued. The adjusted bid price will reflect changes in the dollar amounts of the underwriter's discount and original issue discount/premium, if any, but will not change the per-bond underwriter's discounts as calculated from the bids and reoffering prices required to be delivered to the District as stated herein. The successful bidder may not withdraw its bid or change the interest rates bid or the initial reoffering prices as a result of any change made to the principal amounts within these limits.

Redemption Provisions

The Bonds maturing on or prior to June 15, 2035, inclusive, are not subject to redemption prior to their stated dates of maturity. Bonds maturing on and after June 15, 2036, are subject to redemption prior to maturity, at the option of the District, on and after June 15, 2035, either in whole or in part at any time, and if in part, by lot within a maturity, at par plus accrued interest to the date set for redemption.

Proposals

Each proposal must state the amount bid for the Bonds, which shall not be less than par, and must state in a multiple of 1/8 or 1/20 of 1% the rate or rates of interest per annum which the Bonds shall bear but shall not state (a) more than one interest rate for any Bonds having a like maturity or (b) any interest rate for any Bonds which exceeds the interest rate stated in such proposal for any other Bonds by more than 2-1/2%. In addition to the amount bid for the Bonds, the purchaser must pay an amount equal to the interest on the Bonds accrued to the date of delivery.

Bidders may specify that all of the principal amount of the Bonds in any two or more consecutive years may, in lieu of maturing in each such year, be combined to comprise one or two maturities of Term Bonds scheduled to mature in the latest of the combined years, and shall be subject to mandatory redemption prior to maturity at par as described above, in each of the years and in the principal amounts specified in the foregoing maturity schedule. Bidders may specify no more than two maturities of Term Bonds.

As between proposals which comply with this Notice of Sale, the Bonds will be sold to the bidder whose proposal offers to purchase all of the Bonds at the lowest interest rate. **The lowest interest rate for each proposal shall be determined on a true interest cost (TIC) basis, being that rate which as of the date of delivery (July 10, 2025) discounts semiannually all future payments of principal and interest payments with respect to the Bonds to the price bid, excluding interest accrued to the date of delivery.** If there is more than one proposal offering to purchase the Bonds at the same true interest cost, the Bonds will be sold to the bidder whose proposal is selected by the District Treasurer by lot from among all such proposals.

Bids must be submitted electronically via i-Deal BiDCOMP/Parity in accordance with this Notice of Sale. To the extent any instructions or directions set forth in BiDCOMP/Parity conflict with this Notice of Sale, the terms of Notice of Sale shall control. For further information about BiDCOMP/Parity, potential bidders may contact PFM Financial Advisors, LLC, 100 High Street, 23rd Floor, Boston, MA 02110, (617) 502-5642, municipal advisor to the District (the "Municipal Advisor") or i-Deal at 1359 Broadway, 2nd Floor, New York, New York 10018, telephone (212) 849-5021.

Establishment of Issue Price

The successful bidder shall assist the District in establishing the issue price of the Bonds and shall execute and deliver to the District on the Closing Date an "issue price" or similar certificate, in the applicable form set forth in Exhibit 1 to this Notice of Sale, setting forth the reasonably expected initial offering prices to the public or the sales price of the Bonds together with the supporting pricing wires or equivalent communications, or, if applicable, the amount bid, with such modifications as may be

appropriate or necessary, in the reasonable judgment of the successful bidder, the District and Bond Counsel. All actions to be taken by the District under this Notice of Sale to establish the issue price of the Bonds may be taken on behalf of the District by PFM Financial Advisors LLC (the “Municipal Advisor”) and any notice or report to be provided to the District may be provided to the Municipal Advisor.

Competitive Sale Requirements. If the competitive sale requirements (“competitive sale requirements”) set forth in Treasury Regulation § 1.148-1(f)(3)(i) (defining “competitive sale” for purposes of establishing the issue price of the Bonds) have been satisfied, the District will furnish to the successful bidder on the Closing Date a certificate of the Municipal Advisor, which will certify each of the following conditions to be true:

1. the District has disseminated this Notice of Sale to potential underwriters in a manner that is reasonably designed to reach potential underwriters;
2. all bidders had an equal opportunity to bid;
3. the District received bids from at least three underwriters of municipal bonds who have established industry reputations for underwriting new issuances of municipal bonds; and
4. the District awarded the sale of the Bonds to the bidder who submitted a firm offer to purchase the Bonds at the highest price (or lowest interest cost), as set forth in this Notice of Sale.

Any bid submitted pursuant to this Notice of Sale shall be considered a firm offer for the purchase of the Bonds, as specified in the bid. Unless a bidder notifies the District by facsimile or email to the Municipal Advisor by facsimile at (617) 502-5642 or email (maceronis@pfm.com) to the Municipal Advisor prior to submitting its bid or in its bid submitted via Parity, that it will not be an “underwriter” (as defined below) of the Bonds, by submitting its bid, each bidder shall be deemed to confirm that it has an established industry reputation for underwriting new issuances of municipal bonds. Unless the bidder has notified the District that it will not be an “underwriter” (as defined below) of the Bonds, in submitting a bid, each bidder is deemed to acknowledge that it is an “underwriter” that intends to reoffer the Bonds to the public.

In the event that the competitive sale requirements are not satisfied, the District shall so advise the successful bidder.

Failure to Meet the Competitive Sale Requirements – Option A – The Successful Bidder Intends to Reoffer the Bonds to the Public and the 10% Test to Apply. If the competitive sale requirements are not satisfied and the successful bidder intends to reoffer the Bonds to the public, the successful bidder, at its option, may use the first price at which 10% of a maturity of the Bonds (the “10% test”) is sold to the public as the issue price of that maturity, applied on a maturity-by-maturity basis, of the Bonds. The successful bidder shall advise the Municipal Advisor if any maturity of the Bonds satisfies the 10% test as of the date and time of the award of the Bonds.

If the competitive sale requirements are not satisfied, then (unless the successful bidder elects Option B or C below) until the 10% test has been satisfied as to each maturity of the Bonds or all of the Bonds are sold to the public, the successful bidder agrees to promptly report to the Municipal Advisor the prices at which the unsold Bonds of each maturity have been sold to the public, which reporting obligation shall continue, whether or not the Closing Date has occurred, until the 10% test has been satisfied for each maturity of the Bonds or until all the Bonds of a maturity have been sold. The successful bidder shall be obligated to report each sale of Bonds to the Municipal Advisor until notified in writing by the District or the Municipal Advisor that it no longer needs to do so. If the successful bidder uses Option A, the successful bidder shall provide the District, on or before the closing date, the certificate attached to this Notice of Sale as Exhibit 1-Option A.

By submitting a bid and if the competitive sale requirements are not met, each bidder confirms that: (i) any agreement among underwriters, any selling group agreement and each retail distribution agreement (to which the bidder is a party) relating to the initial sale of the Bonds to the public, together with the related pricing wires, contains or will contain language obligating each underwriter, each dealer who is a member of the selling group, and each broker-dealer that is a party to such retail distribution agreement, as applicable, to report the prices at which it sells to the public the unsold Bonds of each maturity allotted to it until it is notified by the successful bidder that either the 10% test has been satisfied as to the Bonds of that maturity or all Bonds of that maturity have been sold to the public, if and for so long as directed by the successful bidder and as set forth in the related pricing wires and (ii) any agreement among underwriters relating to the initial sale of the Bonds to the public, together with the related pricing wires, contains or will contain language obligating each underwriter that is a party to a retail distribution agreement to be employed in connection with the initial sale of the Bonds to the public to require each broker-dealer that is a party to such retail distribution agreement to report the prices at which it sells to the public the unsold Bonds of each maturity allotted to it until it is

notified by the successful bidder or such underwriter that either the 10% test has been satisfied as to the Bonds of that maturity or all Bonds of that maturity have been sold to the public if and for so long as directed by the successful bidder or such underwriter and as set forth in the related pricing wires.

Sales of any Bonds to any person that is a related party to an underwriter shall not constitute sales to the public for purposes of this Notice of Sale. Further, for purposes of this Notice of Sale:

1. “public” means any person other than an underwriter or a related party,
2. “underwriter” means (A) any person that agrees pursuant to a written contract with the District (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Bonds to the public and (B) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (A) to participate in the initial sale of the Bonds to the public (including a member of a selling group or a party to a retail distribution agreement participating in the initial sale of the Bonds to the public), and
3. “related party” - a purchaser of any of the Bonds is a “related party” to an underwriter if the underwriter and the purchaser are subject, directly or indirectly, to (i) at least 50% common ownership of the voting power or the total value of their stock, if both entities are corporations (including direct ownership by one corporation of another), (ii) more than 50% common ownership of their capital interests or profits interests, if both entities are partnerships (including direct ownership by one partnership of another), or (iii) more than 50% common ownership of the value of the outstanding stock of the corporation or the capital interests or profit interests of the partnership, as applicable, if one entity is a corporation and the other entity is a partnership (including direct ownership of the applicable stock or interests by one entity of the other).

Failure to Meet the Competitive Sale Requirements – Option B – The Successful Bidder Intends to Reoffer the Bonds to the Public and Agrees to Hold the Price of Maturities of Bonds for Which the 10% Test in Option A Is Not Met as of the Sale Date. The successful bidder may, at its option, notify the Municipal Advisor in writing, which may be by email (the “Hold the Price Notice”), not later than 4:00 p.m. on the Sale Date, that it has not sold 10% of the maturities of the Bonds listed in the Hold the Price Notice (the “Unsold Maturities”) and that the successful bidder will not offer the Unsold Maturities to any person at a price that is higher than the initial offering price to the public during the period starting on the Sale Date and ending on the earlier of (i) the close of the fifth business day after the Sale Date or (ii) the date on which the successful bidder has sold at least 10% of the applicable Unsold Maturity to the public at a price that is no higher than the initial offering price to the public. If the successful bidder delivers a Hold the Price Notice to the Municipal Advisor, the successful bidder must provide to the Issuer on or before the Closing Date, in addition to the certification described in Option A above, evidence that each underwriter of the Bonds, including underwriters in an underwriting syndicate or selling group, has agreed in writing to hold the price of the Unsold Maturities in the manner described in the preceding sentence.

The Successful Bidder Does Not Intend to Reoffer the Bonds to the Public – Option C. If the successful bidder has purchased the Bonds for its own account and will not distribute or resell the Bonds to the public, then, whether or not the competitive sales requirements were met, the issue price certificate will recite such facts and identify the price or prices at which the purchase of the Bonds was made.

Award

The right is reserved to reject all proposals and to reject any proposal not complying with this Notice of Sale, and, so far as permitted by law, to waive any irregularity or informality with respect to any proposal. The District will notify each successful bidder of its successful bid and the amount awarded promptly after the determination has been made. Each successful bidder will be required to certify in a writing satisfactory to Bond Counsel the issue price (within the meaning of section 1.148-1(b) of the Income Tax Regulations) of the Bonds.

Bond Insurance

The District has not contracted for the issuance of any policy of municipal bond insurance for the Bonds. If the Bonds qualify for issuance of any such policy or commitment therefore, any purchase of such insurance or commitment shall be at the sole option and expense of the bidder and any increased costs of issuance or delivery of the Bonds resulting by reason of such insurance shall be paid by the bidder. Proposals shall not be conditioned upon the issuance of any such policy or commitment and any failure of the Bonds to be insured or of any such policy or commitment to be issued shall not in any way relieve the purchaser of his contractual obligations arising from the acceptance of his proposal for the purchase of the Bonds. Should the bidder purchase municipal bond insurance, all expenses associated with such policy or commitment will be borne by the bidder, except for the fee paid to Moody’s for a rating on the Bonds. Any such fees paid to Moody’s would be borne by the District.

Certification

It shall be a condition of the obligation of the successful bidder to accept delivery of and pay for the Bonds, that the Bonds shall be certified as to their genuineness by U.S. Bank National Association, Boston, Massachusetts and that contemporaneously with or before accepting the Bonds and paying therefor, they shall be furnished, without cost, with (a) the approving opinion of Bond Counsel, substantially in the form presented in Appendix D of the Preliminary Official Statement dated June 23, 2025, (b) a certificate in form satisfactory to said firm dated as of the date of delivery of the Bonds and receipt of payment therefor to the effect that there is no litigation pending or, to the knowledge of the signer or signers thereof, threatened affecting the validity of the Bonds or the power of the District to levy and collect taxes to pay them, (c) a certificate of the District signed by the District Treasurer certifying that, to the best of her knowledge and belief, as of its date and the date of sale, the Preliminary Official Statement did not, and as of its date and the date of the delivery of the Bonds, the Final Official Statement did not and does not, contain any untrue statement of a material fact and did not and does not omit to state a material fact necessary to make the statements made therein, in the light of the circumstances under which they were made, not misleading, and (d) a continuing disclosure certificate in the form set forth in Appendix E of the Preliminary Official Statement.

Continuing Disclosure

In order to assist bidders in complying with Rule 15c2-12(b)(5) promulgated by the Securities and Exchange Commission, the District will undertake to provide annual information and notices of certain material events. A description of this undertaking is set forth in the Preliminary Official Statement and the proposed form of Continuing Disclosure Certificate which is provided in Appendix E thereto.

Other

Additional information concerning the District and the Bonds is contained in the Preliminary Official Statement dated June 23, 2025 which has been distributed and to which prospective bidders are directed. Such Preliminary Official Statement is provided for informational purposes only and is not a part of this Notice of Sale. Such Preliminary Official Statement is deemed final by the District except for the omission of the offering price(s), interest rate(s), delivery date, and any other terms of the Bonds depending on such matters and the identity of the underwriter(s), and any other pertinent terms of the Bonds depending on such matters, but is subject to change without notice to completion or amendment in a Final Official Statement. Copies of the Preliminary Official Statement and a suggested form of proposal for the Bonds may be obtained from PFM Financial Advisors LLC, 100 High Street, 23rd Floor, Boston, MA 02110 (617) 502-5642. Within seven (7) business days following the award of the Bonds in accordance herewith, the District will provide up to 20 copies of a Final Official Statement to the successful bidder. Upon request, additional copies will be provided at the expense of the successful bidder.

The Bonds will not be designated as "qualified tax-exempt obligations" for purposes of Section 265(b)(3) of the Internal Revenue Code of 1986, as amended.

CUSIP Numbers

It is anticipated that CUSIP identification numbers will be printed on the Bonds. All expenses in relation to the printing of the CUSIP numbers on the Bonds will be paid for by the District, provided, however, that the District assumes no responsibility for any CUSIP Service Bureau charge or other charge that may be imposed for the assignment of such numbers.

Delivery

It is expected that the Bonds, in definitive form, will be available for delivery to DTC in New York, New York, or to its custodial agent, on or about July 10, 2025 against payment of purchase price in Federal Reserve funds payable to the order of "Williamstown Fire District, Massachusetts".

WILLIAMSTOWN FIRE DISTRICT, MASSACHUSETTS

/s/ BillieJo Sawyer
District Treasurer

Dated: June 23, 2025

Issue Price Certificate for Use If the Competitive Sale Requirements Are Met

\$21,400,000*

**WILLIAMSTOWN FIRE DISTRICT, MASSACHUSETTS
GENERAL OBLIGATION FIRE STATION BONDS**

DATED JULY 10, 2025

ISSUE PRICE CERTIFICATE

The undersigned, on behalf of _____ (the “Successful Bidder”), hereby certifies as set forth below with respect to the sale of the above-captioned obligations (the “Bonds”) of the Williamstown Fire District, Massachusetts (the “Issuer”).

Reasonably Expected Initial Offering Prices.

As of the Sale Date, the reasonably expected initial offering prices of the Bonds to the Public by the Successful Bidder are the prices listed in Schedule A (the “Expected Offering Prices”). The Expected Offering Prices are the prices for the Maturities of the Bonds used by the Successful Bidder in formulating its bid to purchase the Bonds. Attached as Schedule B is a true and correct copy of the bid provided by the Successful Bidder to purchase the Bonds.

The Successful Bidder was not given the opportunity to review other bids prior to submitting its bid.

The bid submitted by the Successful Bidder constituted a firm offer to purchase the Bonds.

Defined Terms.

Maturity means Bonds with the same credit and payment terms. Bonds with different maturity dates, or Bonds with the same maturity date but different stated interest rates, are treated as separate Maturities.

Public means any person (including an individual, trust, estate, partnership, association, company, or corporation) other than an Underwriter or a related party to an Underwriter. The term “related party” for purposes of this certificate generally means any two or more persons who have greater than 50 percent common ownership, directly or indirectly.

Sale Date means the first day on which there is a binding contract in writing for the sale of a Maturity of the Bonds. The Sale Date of the Bonds is July 2, 2025.

Underwriter means (i) any person, including the Successful Bidder, that agrees pursuant to a written contract with the Issuer (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Bonds to the Public, and (ii) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (i) of this paragraph to participate in the initial sale of the Bonds to the Public (including a member of a selling group or a party to a retail distribution agreement participating in the initial sale of the Bonds to the Public).

3. Receipt. The Successful Bidder hereby acknowledges receipt from the Issuer of the Bonds and further acknowledges receipt of all certificates, opinions and other documents required to be delivered to the Successful Bidder, before or simultaneously with the delivery of the Bonds, which certificates, opinions and other documents are satisfactory to the Successful Bidder.

The representations set forth in this certificate are limited to factual matters only. Nothing in this certificate represents the Successful Bidder interpretation of any laws, including specifically Sections 103 and 148 of the Internal Revenue Code of 1986, as amended, and the Treasury Regulations thereunder. The undersigned understands that the foregoing information will be relied upon by the Issuer with respect to certain of the representations set forth in the Tax Certificate and with respect to compliance with the federal income tax rules affecting the Bonds, and by KP Law, P.C., Boston, Massachusetts, in connection with rendering its opinion that the interest on the Bonds is excluded from gross income for federal income tax purposes, the preparation of the

*Preliminary, subject to change

Internal Revenue Service Form 8038-G, and other federal income tax advice that it may give to the Issuer from time to time relating to the Bonds.

Dated: July __, 2025

[SUCCESSFUL BIDDER]

By: _____
Name:
Title:

SCHEDULE A
EXPECTED OFFERING PRICES
(To Be Attached)

SCHEDULE B

COPY OF SUCCESSFUL BIDDER'S BID

(To Be Attached)

**Option A - Issue Price Certificate for Use If the Competitive Sale Requirements
Are Not Met and the 10% Test to Apply**

\$21,400,000*

**WILLIAMSTOWN FIRE DISTRICT, MASSACHUSETTS
GENERAL OBLIGATION FIRE STATION BONDS
DATED JULY 10, 2025**

ISSUE PRICE CERTIFICATE

The undersigned, on behalf of _____ (the ("Successful Bidder")), on behalf of itself and [NAMES OF OTHER SUCCESSFUL BIDDERS] hereby certifies as set forth below with respect to the sale and issuance of the above-captioned obligations (the "Bonds") by the Williamstown Fire District, Massachusetts (the "Issuer").

1. **Sale of the Bonds.** As of the date of this certificate, [except as set forth in paragraph 2 below,] for each Maturity of the Bonds, the first price at which at least 10% of such Maturity of the Bonds was sold to the Public is the respective price listed in Schedule A.

[Only use the next paragraph if the 10% test has not been met or all of the Bonds have not been sold for one or more Maturities of Bonds as of the Closing Date.]

2. For each Maturity of the Bonds as to which no price is listed in Schedule A, as set forth in the Notice of Sale for the Bonds, until at least 10% of each such Maturity of the Bonds is sold to the Public (the "10% test") or all of the Bonds are sold to the Public, the Successful Bidder agrees to promptly report to the Issuer's municipal advisor, PFM Financial Advisors LLC (the "Municipal Advisor"), the prices at which the unsold Bonds of each Maturity have been sold to the Public, which reporting obligation shall continue after the date hereof until the 10% test has been satisfied for each Maturity of the Bonds or until all the Bonds of a Maturity have been sold. The Successful Bidder shall continue to report each sale of Bonds to the Municipal Advisor until notified by email or in writing by the Issuer or the Municipal Advisor that it no longer needs to do so.

3. **Defined Terms.**

Maturity means Bonds with the same credit and payment terms. Bonds with different maturity dates, or Bonds with the same maturity date but different stated interest rates, are treated as separate Maturities.

Public means any person (including an individual, trust, estate, partnership, association, company, or corporation) other than an Underwriter or a related party to an Underwriter. The term "related party" for purposes of this certificate generally means any two or more persons who have greater than 50 percent common ownership, directly or indirectly.

Underwriter means (i) any person, including the [Successful Bidder], that agrees pursuant to a written contract with the Issuer (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Bonds to the Public, and (ii) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (i) of this paragraph to participate in the initial sale of the Bonds to the Public (including a member of a selling group or a party to a retail distribution agreement participating in the initial sale of the Bonds to the Public).

4. **Receipt.** The Successful Bidder hereby acknowledges receipt from the Issuer of the Bonds and further acknowledges receipt of all certificates, opinions and other documents required to be delivered to the Successful Bidder, before or simultaneously with the delivery of the Bonds, which certificates, opinions and other documents are satisfactory to the Successful Bidder.

The representations set forth in this certificate are limited to factual matters only. Nothing in this certificate represents the Successful Bidder's interpretation of any laws, including specifically Sections 103 and 148 of the Internal Revenue Code of 1986, as amended, and the Treasury Regulations thereunder. The undersigned understands that the foregoing information will be relied upon by the Issuer with respect to certain of the representations set forth in the Tax Certificate and with respect to compliance with the federal income tax rules affecting the Bonds. The undersigned also understands that the foregoing information will be relied upon by KP Law, P.C., Boston, Massachusetts, in connection with rendering its opinion that the interest on the Bonds is excluded from gross income for federal income tax purposes, the preparation of the Internal Revenue Service Form 8038-G, and other federal income tax advice that it may give to the Issuer from time to time relating to the Bonds.

*Preliminary, subject to change

Dated: July __, 2025

[SUCCESSFUL BIDDER]

By: _____

Name:

Title:

Schedule A - Sale Prices (to be attached)

**Option B – Issue Price Certificate for Use If the Competitive Sale Requirements
Are Not Met and the Hold the Price Rule Is Used**

\$21,400,000*

**WILLIAMSTOWN FIRE DISTRICT
GENERAL OBLIGATION FIRE STATION BONDS
DATED JULY __, 2025**

ISSUE PRICE CERTIFICATE AND RECEIPT

The undersigned, on behalf of _____ (the ("Successful Bidder"), on behalf of itself [and [NAMES OF OTHER SUCCESSFUL BIDDERS]] hereby certifies as set forth below with respect to the sale and issuance of the above-captioned obligations (the "Bonds") of the Williamstown Fire District, Massachusetts (the "Issuer").

1. Sale of the Bonds. As of the date of this certificate, [except as set forth in paragraph 2 below,] for each Maturity of the Bonds, the first price at which at least 10% of such Maturity of the Bonds was sold to the Public is the respective price listed in Schedule A.

[Only use the next paragraph if the 10% test has not been met as of the Sale Date.]

[For each Maturity of the Bonds as to which no price is listed in Schedule A (the "Unsold Maturities"), as set forth in the Notice of Sale for the Bonds, the [Successful Bidder] [Representative] and any other Underwriter did not reoffer the Unsold Maturities to any person at a price that is higher than the initial offering price to the Public until the earlier of (i) _____, 2025 or (ii) the date on which the [Successful Bidder][Representative] or any other Underwriter sold at least 10% of each Unsold Maturity at a price that is no higher than the initial offering price to the Public.]

2. Defined Terms.

(a) *Maturity* means Bonds with the same credit and payment terms. Bonds with different maturity dates, or Bonds with the same maturity date but different stated interest rates, are treated as separate Maturities.

(b) *Public* means any person (including an individual, trust, estate, partnership, association, company, or corporation) other than an Underwriter or a related party to an Underwriter. The term "related party" for purposes of this certificate generally means any two or more persons who have greater than 50 percent common ownership, directly or indirectly.

(c) *Underwriter* means (i) any person, including the [Successful Bidder][Representative], that agrees pursuant to a written contract with the Issuer (or with the lead underwriter to form an underwriting syndicate) to participate in the initial sale of the Bonds to the Public, and (ii) any person that agrees pursuant to a written contract directly or indirectly with a person described in clause (i) of this paragraph to participate in the initial sale of the Bonds to the Public (including a member of a selling group or a party to a retail distribution agreement participating in the initial sale of the Bonds to the Public).

3. Receipt. The Successful Bidder hereby acknowledges receipt from the Issuer of the Bonds and further acknowledges receipt of all certificates, opinions and other documents required to be delivered to the Successful Bidder, before or simultaneously with the delivery of the Bonds, which certificates, opinions and other documents are satisfactory to the Successful Bidder.

The representations set forth in this certificate are limited to factual matters only. Nothing in this certificate represents the Successful Bidder's interpretation of any laws, including specifically Sections 103 and 148 of the Internal Revenue Code of 1986, as amended, and the Treasury Regulations thereunder. The undersigned understands that the foregoing information will be relied upon by the Issuer with respect to certain of the representations set forth in the Tax Certificate and with respect to compliance with the federal income tax rules affecting the Bonds, and by KP Law, P.C., Boston, Massachusetts in connection with rendering its opinion that the interest on the Bonds is excluded from gross income for federal income tax purposes, the preparation of the Internal Revenue Service Form 8038-G, and other federal income tax advice that it may give to the Issuer from time to time relating to the Bonds.

*Preliminary, subject to change.

Dated: July __, 2025

[SUCCESSFUL BIDDER]

By: _____
Name: _____
Title: _____

Schedule A - Sale Prices (to be attached)

OFFICIAL STATEMENT

**WILLIAMSTOWN FIRE DISTRICT
MASSACHUSETTS**

**\$21,400,000*
GENERAL OBLIGATION FIRE STATION BONDS**

INTRODUCTION

This Official Statement is provided for the purpose of presenting certain information relating to the Williamstown Fire District, Massachusetts (the "District"), in connection with the sale of its \$21,400,000* General Obligation Fire Station Bonds ("the Bonds"), dated their date of delivery.

The Bonds will be general obligations of the District for which its full faith and credit are pledged. They are not guaranteed by The Commonwealth of Massachusetts (the "Commonwealth" or "State") or any other entity. The security for the Bonds is more fully described under the caption Security and Remedies herein. See also the caption Tax Exemption herein.

Questions regarding information contained in this Official Statement or other matters should be directed to the following: BillieJo Sawyer, District Treasurer, Williamstown Fire District, (413) 458-8113; Stephen Maceroni, Director, PFM Financial Advisors LLC, (617) 502-5642; or Matthew G. Feher, Esq., KP Law, P.C., (617) 556-0007.

The information contained herein has been furnished by the District, except information attributable to another governmental agency, entity or official as the source.

**Preliminary; subject to change.*

PART I

THE BONDS

DESCRIPTION OF THE BONDS

The Bonds will be dated their date of delivery and will mature on June 15 of the years and in the principal amounts as follows:

<u>Due</u> <u>June 15</u>	<u>Principal</u> <u>Amount*</u>	<u>Due</u> <u>June 15</u>	<u>Principal</u> <u>Amount*</u>
2026	\$1,015,000	2040**	\$665,000
2027	800,000	2041**	695,000
2028	840,000	2042**	725,000
2029	880,000	2043**	760,000
2030	430,000	2044**	795,000
2031	445,000	2045**	830,000
2032	470,000	2046**	865,000
2033	490,000	2047**	905,000
2034	510,000	2048**	945,000
2035	535,000	2049**	990,000
2036**	560,000	2050**	1,035,000
2037**	585,000	2051**	1,080,000
2038**	610,000	2052**	1,125,000
2039**	635,000	2053**	1,180,000

* Preliminary, subject to change.

** Callable maturities.

The Bonds will be dated their date of delivery and will bear interest at the rate or rates per annum specified on the inside cover page hereof.

Principal and semi-annual interest on the Bonds will be paid U.S. Bank Trust Company, National Association, Boston, Massachusetts, or its successor, acting as paying agent (the "Paying Agent"). Interest from the date of the Bonds will be payable on December 15, 2025, and semi-annually thereafter on each June 15 and December 15 until maturity. So long as The Depository Trust Company, New York, New York ("DTC") or its nominee, Cede & Co., is the Bondowner, such payments of principal and interest on the Bonds will be made directly to such Bondowner. Disbursement of such payments to the DTC Participants is the responsibility of DTC and disbursement of such payments to the Beneficial Owners is the responsibility of the DTC Participants and Indirect Participants, as more fully described herein.

The Bonds are issuable only in fully registered form without coupons, and, when issued, will be registered in the name of Cede & Co., as Bondowner and nominee for DTC. DTC will act as securities depository for the Bonds. Purchases of the Bonds will be made in book-entry form, in the denomination of \$5,000 or any integral multiple thereof. Purchasers will not receive certificates representing their interests in Bonds purchased. So long as Cede & Co. is the Bondowner, as nominee of DTC, references herein to the Bondowners or registered owner shall mean Cede & Co., as aforesaid, and shall not mean the Beneficial Owners (as defined herein) of the Bonds. (See Book-Entry Transfer System herein.)

RECORD DATE

The record date for each payment of interest on the Bonds is the last business day of the month preceding the interest payment date, provided that, with respect to overdue interest, the Paying Agent may establish a special record date. The special record date may not be more than twenty (20) days before the date set for payment. The Paying Agent will mail notice of a special record date to the Bondowners at least ten (10) days before the special record date.

BOOK-ENTRY TRANSFER SYSTEM

The Depository Trust Company, New York, New York ("DTC") will act as securities depository for the Bonds. The Bonds will be issued as fully-registered securities registered in the name of Cede & Co. (DTC's partnership nominee) or such other name as may be requested by an authorized representative of DTC. One-fully registered Bond certificate will be issued for each maturity of the Bonds, each in the aggregate principal amount of such maturity, and will be deposited with DTC.

DTC, the world's largest securities depository, is a limited-purpose trust company organized under the New York Banking Law, a "banking organization" within the meaning of the New York Banking Law, a member of the Federal Reserve System, a "clearing corporation" within the meaning of the New York Uniform Commercial Code, and a "clearing agency" registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934. DTC holds and provides asset servicing for over 3.5 million issues of U.S. and non-U.S. equity issues, corporate and municipal debt issues, and money market instruments (from over 100 countries) that DTC's participants ("Direct Participants") deposit with DTC. DTC also facilitates the post-trade settlement among Direct Participants of sales and other securities transactions in deposited securities, through electronic computerized book-entry transfers and pledges between Direct Participants' accounts. This eliminates the need for physical movement of securities certificates. Direct Participants include both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, clearing corporations, and certain other organizations. DTC is a wholly-owned subsidiary of The Depository Trust & Clearing Corporation ("DTCC"). DTCC is the holding company for DTC, National Securities Clearing Corporation and Fixed Income Clearing Corporation, all of which are registered clearing agencies. DTCC is owned by the users of its regulated subsidiaries. Access to the DTC system is also available to others such as both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, and clearing corporations that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly ("Indirect Participants"). DTC has a S&P Global Ratings rating of AA+. The DTC Rules applicable to its Participants are on file with the Securities and Exchange Commission. More information about DTC can be found at www.dtcc.com.

Purchases of securities deposited with DTC must be made by or through Direct Participants, which will receive a credit for such securities on DTC's records. The ownership interest of each actual purchaser of each security deposited with DTC ("Beneficial Owner") is in turn to be recorded on the Direct and Indirect Participants' records. Beneficial Owners will not receive written confirmation from DTC of their purchase. Beneficial Owners are, however, expected to receive written confirmations providing details of the transaction, as well as periodic statements of their holdings, from the Direct or Indirect Participant through which the Beneficial Owner entered into the transaction. Transfers of ownership interests in securities deposited with DTC are to be accomplished by entries made on the books of Direct and Indirect Participants acting on behalf of Beneficial Owners. Beneficial Owners will not receive certificates representing their ownership interests in securities deposited with DTC, except in the event that use of the book-entry system for such securities is discontinued.

To facilitate subsequent transfers, all securities deposited by Direct Participants with DTC are registered in the name of DTC's partnership nominee, Cede & Co., or such other name as requested by an authorized representative of DTC. The deposit of securities with DTC and their registration in the name of Cede & Co. or such other DTC nominee do not effect any change in beneficial ownership. DTC has no knowledge of the actual Beneficial Owners of the securities deposited with it; DTC's records reflect only the identity of the Direct Participants to whose accounts such securities are credited, which may or may not be the Beneficial Owners. The Direct and Indirect Participants will remain responsible for keeping account of their holdings on behalf of their customers.

Conveyance of notices and other communications by DTC to Direct Participants, by Direct Participants to Indirect Participants, and by Direct Participants and Indirect Participants to Beneficial Owners will be governed by arrangements among them, subject to any statutory or regulatory requirements as may be in effect from time to time.

Redemption notices for the Bonds shall be sent to DTC. If less than all of a maturity is being redeemed, DTC's practice is to determine by lot the amount of the interest of each Direct Participant in such maturity to be redeemed.

Neither DTC nor Cede & Co. (nor any other DTC nominee) will consent to vote with respect to securities deposited with DTC unless authorized by a Direct Participant in accordance with DTC's MMI Procedures. Under its usual procedures, DTC mails an Omnibus Proxy to an issuer of securities or its paying agent as soon as possible after the record date. The Omnibus Proxy assigns Cede & Co.'s consenting or voting rights to those Direct Participants to whose accounts such securities are credited on the record date (identified in a listing attached to the Omnibus Proxy).

Principal and interest payments on securities deposited with DTC will be made to Cede & Co., or such other nominee as may be requested by an authorized representative of DTC. DTC's practice is to credit Direct Participants' accounts upon DTC's receipt of funds and corresponding detail information from the issuer of such securities or its paying agent, on the payable date in accordance with their respective holdings shown on DTC's records. Payments by Participants to Beneficial Owners will be governed by standing instructions and customary practices, as is the case with securities held for the accounts of customers in bearer form or registered in "street name," and will be the responsibility of such Participant and not of DTC (nor its nominee), the issuer of such securities or its paying agent, subject to any statutory or regulatory requirements as may be in effect from time to time. Payment of principal and interest to Cede & Co. (or such other nominee as may be requested by an authorized representative of DTC) is the responsibility of the issuer of such securities or its paying agent, disbursement of such payments to Direct Participants will be the responsibility of DTC, and disbursement of such payments to the Beneficial Owners will be the responsibility of Direct and Indirect Participants.

DTC may discontinue providing its services as depository with respect to the securities held by it at any time by giving reasonable notice to the issuer of such securities or its paying agent. Under such circumstances, in the event that a successor depository is not obtained, physical certificates are required to be printed and delivered to Beneficial Owners.

The District may decide to discontinue use of the system of book-entry transfers through DTC (or a successor securities depository). In that event, physical certificates will be printed and delivered to Beneficial Owners.

The information in this section concerning DTC and DTC's book-entry system has been obtained from sources that the District believes to be reliable, but the District takes no responsibility for the accuracy thereof.

DTC PRACTICES

The District can make no assurances that DTC, Direct Participants, Indirect Participants or other nominees of the Beneficial Owners of the Bonds will act in a manner described in this Official Statement. DTC is required to act according to rules and procedures established by DTC and its participants which are on file with the Securities and Exchange Commission.

AUTHORIZATION AND USE OF PROCEEDS ⁽¹⁾

The Bonds are authorized pursuant to Massachusetts General Laws, Chapter 44, Section 7(1), and a vote of the District on February 28, 2023 for the purpose of paying the costs of the design, engineering, construction and equipping of a new fire station, including site preparation, remediation, and demolition costs, and the payment of all other costs incidental and related thereto.

OPTIONAL REDEMPTION

The Bonds maturing on or prior to June 15, 2035, inclusive, are not subject to redemption prior to their stated dates of maturity. Bonds maturing on and after June 15, 2036, are subject to redemption prior to maturity, at the option of the District, on and after June 15, 2035, either in whole or in part at any time, and if in part, by lot within a maturity, at par plus accrued interest to the date set for redemption.

(1) A total borrowing of \$22,500,000 was authorized pursuant to the above-referenced vote of the District. The District anticipates defraying total project costs pursuant to written commitments from private donors in the aggregate amount of up to \$5,500,000 and expects to receive these payments through fiscal year 2029.

MANDATORY REDEMPTION

If the successful bidder designates principal amounts of the Bonds to be combined into Term Bonds which may be done only for principal amounts in consecutive years and only for the years after 2036, each such Term Bond will be subject to mandatory redemption on June 15 in the earliest year prior to the stated maturity of each such Term Bond (the particular Bonds of such maturity to be redeemed to be selected by lot) as indicated on the cover page of the Preliminary Official Statement at the principal amount thereof plus accrued interest to the redemption date.

NOTICE OF REDEMPTION

So long as DTC is the registered owner of the Bonds, notice of any redemption of Bonds, prior to their maturities, specifying the Bonds (or portions thereof) to be redeemed shall be mailed or sent in such other manner acceptable to DTC not more than 60 days nor less than 30 days prior to the redemption date. Any failure on the part of DTC to notify the DTC Participants of the redemption or failure on the part of the DTC Participants or of a nominee of a Beneficial Owner (having received notice from a DTC Participant or otherwise) to notify the Beneficial Owner shall not affect the validity of the redemption. If moneys for the redemption are held by the Paying Agent on the redemption date and if notice of the redemption shall have been duly mailed, then from and after the redemption date interest on the Bonds (or portions thereof) called for redemption shall cease to accrue.

SECURITY AND REMEDIES

Full Faith and Credit. General obligation bonds and notes of a Massachusetts city, town or special purpose district, including the District, constitute a pledge of its full faith and credit. Payment is not limited to a particular fund or revenue source. Except for “qualified bonds” (see “Serial Bonds and Notes” herein) and setoffs of state distributions (see “State Distributions” herein) no provision is made by the Massachusetts statutes for priorities among bonds and notes and other general obligations, although the use of certain moneys may be restricted.

Tax Levy. The Massachusetts statutes direct the municipal assessors to include annually in the tax levy for the next fiscal year “all debt and interest charges matured and maturing during the next fiscal year and not otherwise provided for (and) all amounts necessary to satisfy final judgments”. Specific provision is also made for including in the next tax levy payments of rebate amounts not otherwise provided for and payments of notes in anticipation of federal or state aid if the aid is no longer forthcoming.

The total amount of the District’s tax levy is not limited by statute. However, the total amount of ad valorem taxes which may be assessed in any fiscal year upon the real and personal property located within the Town of Williamstown is subject to the limitation imposed by Chapter 59, Section 21C of the Massachusetts General Laws, and the taxes levied by the District upon such property may be includable in such amount.

No Lien. Except for taxes on the increased value of certain property in designated development districts which may be pledged for the payment of debt service on bonds issued to finance economic development projects within such districts, no provision is made for a lien on any portion of the tax levy or any other moneys to secure particular bonds or notes or bonds and notes generally (or judgments on bonds or notes) in priority to other claims. Provision is made, however, for borrowing to pay judgments, subject to the General Debt Limit (see “DEBT LIMITS” herein). Upon certification by the city solicitor or town council that no appeal can or will be taken, or as otherwise required by a municipality’s charter, ordinances, or by-laws, judgments may also be paid from available funds without appropriation and included in the next tax levy unless other provision is made. Any such payments shall be reported to the city or town’s assessors by the city or town’s auditor or accountant (or other officer having similar duties). The assessors shall include amounts of such payments in the aggregate appropriations assessed in the determination of the next subsequent annual tax rate.

Court Proceedings. Massachusetts cities, towns and special purpose districts, including the District, are subject to suit on its general obligation bonds and notes and courts of competent jurisdiction have power in appropriate proceedings to order payment of a judgment on the bonds or notes from lawfully available funds or, if necessary, to order the District to take lawful action to obtain the required money, including the raising of it in the next annual tax levy (see “PROPERTY

TAXATION” herein). In exercising their discretion as to whether to enter such an order, the courts could take into account all relevant factors including the current operating needs of the city or town, or district and the availability and adequacy of other remedies. The Massachusetts Supreme Judicial Court has stated in the past that a judgment against a municipality can be enforced by the taking and sale of the property of any inhabitant. However, there has been no judicial determination as to whether this remedy is constitutional under current due process and equal protection standards.

Restricted Funds. Massachusetts statutes also provide that certain water, gas and electric, community antenna television system, telecommunications, sewer, parking meter, passenger ferry fee, community preservation and affordable housing receipts may be used only for water, gas and electric, community antenna television system, telecommunications, sewer, parking, mitigation of ferry service impacts, community preservation and affordable housing purposes, respectively; accordingly, moneys derived from these sources may be unavailable to pay general obligation bonds and notes issued for other purposes. A city or town that accepts certain other statutory provisions may establish an enterprise fund for a utility, health care, solid waste, recreational or transportation facility and for police or fire services; under those provisions any surplus in the fund is restricted to use for capital expenditures or reduction of user charges for such activity. In addition, subject to certain limits, a city or town may annually authorize the establishment of one or more revolving funds in connection with use of certain revenues for programs that produce those revenues; interest earned on a revolving fund is treated as general fund revenue. A city or town may also establish an energy revolving loan fund to provide loans to owners of privately-held property in the city or town for certain energy conservation and renewable energy projects, and may borrow to establish such a fund. The loan repayments and interest earned on the investment of amounts in the fund shall be credited to the fund. Also, the annual allowance for depreciation of a gas and electric plant or a community antenna television and telecommunications system is restricted to use for plant or system renewals and improvements, for nuclear decommissioning costs, and costs of contractual commitments, or, with the approval of the State Department of Telecommunications and Energy, to pay debt incurred for plant or system reconstruction or renewals. Revenue bonds and notes issued in anticipation of them may be secured by a prior lien on specific revenues. Receipts from industrial users in connection with industrial revenue financings are also not available for general municipal purposes.

State Distributions. State grants and distributions may in some circumstances be unavailable to pay general obligation bonds and notes of a city or town in that the State Treasurer is empowered to deduct from such grants and distributions the amount of any debt service paid on “qualified bonds” and any other sums due and payable by the city or town to The Commonwealth of Massachusetts (the “Commonwealth”) or certain other public entities, including any unpaid assessments for costs of any public transportation authority (such as the Massachusetts Bay Transportation Authority or a regional transit authority) of which it is a member, for costs of the Massachusetts Water Resources Authority if the city or town is within the territory served by the Authority, for any debt service due on obligations issued to the Massachusetts School Building Authority, or for charges necessary to meet obligations under the Commonwealth’s Water Pollution Abatement or Drinking Water Revolving Loan Programs, including such charges imposed by another local governmental unit that provides wastewater treatment or collection services or drinking water treatment services to the city or town.

If a city or town is (or is likely to be) unable to pay principal or interest on its bonds or notes when due, it is required to notify the State Commissioner of Revenue. The Commissioner shall in turn, after verifying the inability, certify the inability to the State Treasurer. The State Treasurer shall pay the due or overdue amount to the paying agent for the bonds or notes, in trust, within three days after the certification or one business day prior to the due date (whichever is later). This payment is limited, however, to the estimated amount otherwise distributable by the Commonwealth to the city or town during the remainder of the fiscal year (after the deductions mentioned in the foregoing paragraph). If for any reason any portion of the certified sum has not been paid at the end of the fiscal year, the State Treasurer shall pay it as soon as practicable in the next fiscal year to the extent of the estimated distributions for that fiscal year. The sums so paid shall be charged (with interest and administrative costs) against the distributions to the city or town.

The foregoing does not constitute a pledge of the faith and credit of the Commonwealth. The Commonwealth has not agreed to maintain existing levels of state distributions and the direction to use estimated distributions to pay debt service may be subject to repeal by future legislation. Moreover, adoption of the annual appropriation act has sometimes been delayed beyond the beginning of the fiscal year and estimated distributions which are subject to appropriation may be unavailable to pay local debt service until they are appropriated.

Bankruptcy. Enforcement of a claim for payment of principal or interest on general obligation bonds or notes would be subject to the applicable provisions of federal bankruptcy laws and to the provisions of other statutes, if any, hereafter enacted by the Congress or the Massachusetts legislature extending the time for payment or imposing other constraints upon enforcement insofar as the same may be constitutionally applied. Massachusetts municipalities are not currently authorized by the Massachusetts General Laws to file a petition for bankruptcy under federal bankruptcy laws. In cases involving significant financial difficulties faced by a single city, town or regional school district, the Commonwealth has enacted special legislation to permit the appointment of a fiscal overseer, finance control board or, in the most extreme cases, a state receiver. In a limited number of these situations, such special legislation has also authorized the filing of federal bankruptcy proceedings, with the prior approval of the Commonwealth. In each case where such authority was granted, it expired at the termination of the Commonwealth's oversight of the financially distressed city, town or regional school district. To date, no such filings have been approved or made.

OPINION OF BOND COUNSEL

A copy of the legal opinion of the firm of KP Law, P.C., of Boston, Massachusetts will be furnished to the successful bidder. The opinion will be dated and given on and will speak only as of the date of original delivery of the Bonds. The opinion will be substantially in the form presented in Appendix D.

Other than as to matters expressly set forth herein as the opinion of Bond Counsel, Bond Counsel is not passing upon or assuming responsibility for the accuracy or adequacy of any statements made in this Official Statement other than matters expressly set forth as their opinion and they make no representation that they have independently verified the same.

TAX EXEMPTION

In the opinion of KP Law, P.C., Bond Counsel to the Town ("Bond Counsel"), based upon an analysis of existing laws, regulations, rulings, and court decisions, and assuming, among other matters, compliance with certain covenants, interest on the Bonds is excluded from gross income for federal income tax purposes under Section 103 of the Internal Revenue Code of 1986 (the "Code"). Bond Counsel is of the further opinion that interest on the Bonds will not be included in computing the alternative minimum taxable income of Bondholders who are individuals. However, interest on the Bonds will be included in the "adjusted financial statement income" of "applicable corporations" (as such terms are defined in Sections 56A and 59, respectively, of the Code) for purposes of computing the alternative minimum tax imposed on such corporations. Bond Counsel expresses no opinion regarding any other federal tax consequences arising with respect to the ownership or disposition of, or the accrual or receipt of interest on, the Bonds. **The Bonds will not be designated as "qualified tax-exempt obligations" for purposes of Section 265(b)(3) of the Code.**

The Code imposes various requirements relating to the exclusion from gross income for federal income tax purposes of interest on obligations such as the Bonds. Failure to comply with these requirements may result in interest on the Bonds being included in gross income for federal income tax purposes, possibly from the date of original issuance of the Bonds. The Town has covenanted to comply with such requirements to ensure that interest on the Bonds will not be included in federal gross income. The opinion of Bond Counsel assumes compliance with these requirements.

Bond Counsel is also of the opinion that, under existing law, interest on the Bonds is exempt from Massachusetts personal income taxes, and the Bonds are exempt from Massachusetts personal property taxes. Bond Counsel has not opined as to other Massachusetts tax consequences arising with respect to the Bonds. Prospective Bondholders should be aware, however, that the Bonds are included in the measure of Massachusetts estate and inheritance taxes, and the Bonds and the interest thereon are included in the measure of certain Massachusetts corporate excise and franchise taxes. Bond Counsel expresses no opinion as to the taxability of the Bonds or the income therefrom or any other tax consequences arising with respect to the Bonds under the laws of any state other than Massachusetts.

To the extent the issue price of any maturity of the Bonds is less than the amount to be paid at maturity of such Bonds (excluding amounts stated to be interest and payable at least annually over the term of such Bonds), the difference constitutes "original issue discount," the accrual of which, to the extent properly allocable to each owner thereof, is treated as interest on the Bonds which is excluded from gross income for federal income tax purposes and is exempt from Massachusetts personal income taxes. For this purpose, the issue price of a particular maturity of the Bonds is the either

the reasonably expected initial offering price to the public or the first price at which a substantial amount of such maturity of the Bonds is sold to the public, as applicable. The original issue discount with respect to any maturity of the Bonds accrues daily over the term to maturity of such Bonds on the basis of a constant interest rate compounded semiannually (with straight-line interpolations between compounding dates). The accruing original issue discount is added to the adjusted basis of such Bonds to determine taxable gain or loss upon disposition (including sale, redemption, or payment on maturity) of such Bonds. Bondholders should consult their own tax advisors with respect to the tax consequences of ownership of Bonds with original issue discount, including the treatment of purchasers who do not purchase such Bonds in the original offering to the public at the first reasonably expected initial offering to the public, or if applicable, at the price at which a substantial amount of such Bonds is sold to the public.

Bonds purchased, whether at original issuance or otherwise, for an amount greater than the stated principal amount to be paid at maturity of such Bonds, or, in some cases, at the earlier redemption date of such Bonds ("Premium Bonds"), will be treated as having amortizable bond premium for federal income tax purposes and Massachusetts personal income tax purposes. No deduction is allowable for the amortizable bond premium in the case of obligations, such as the Premium Bonds, the interest on which is excludable from gross income for federal income tax purposes. However, a Bondholder's basis in a Premium Bond will be reduced by the amount of amortizable bond premium properly allocable to such Bondholder. Holders of Premium Bonds should consult their own tax advisors with respect to the proper treatment of amortizable bond premium in their particular circumstances.

Bond Counsel has not undertaken to determine (or to inform any person) whether any actions taken (or not taken) or events occurring (or not occurring) after the date of issuance of the Bonds may adversely affect the value of, or the tax status of interest on, the Bonds.

Although Bond Counsel is of the opinion that interest on the Bonds is excluded from gross income for federal income tax purposes and is exempt from Massachusetts personal income taxes, the ownership or disposition of, or the accrual or receipt of interest on, the Bonds may otherwise affect the federal or state tax liability of a Bondholder. Among other possible consequences of ownership or disposition of, or the accrual or receipt of interest on, the Bonds, the Code requires recipients of certain social security and certain railroad retirement benefits to take into account receipts or accruals of interest on the Bonds in determining the portion of such benefits that are included in gross income. The nature and extent of all such other tax consequences will depend upon the particular tax status of the Bondholder or the Bondholder's other items of income, deduction, or exclusion. Bond Counsel expresses no opinion regarding any such other tax consequences, and Bondholders should consult with their own tax advisors with respect to such consequences.

Risk of Future Legislative Changes and/or Court Decisions

Legislation affecting tax-exempt obligations is regularly considered by the United States Congress and may also be considered by the Massachusetts legislature. Court proceedings may also be filed, the outcome of which could modify the tax treatment of obligations such as the Bonds. There can be no assurance that legislation enacted or proposed, or actions by a court, after the date of issuance of the Bonds will not have an adverse effect on the tax status of interest on the Bonds or the market value or marketability of the Bonds. These adverse effects could result, for example, from changes to federal or state income tax rates, changes in the structure of federal or state income taxes (including replacement with another type of tax), or repeal (or reduction in the benefit) of the exclusion of interest on the Bonds from gross income for federal or state income tax purposes for all or certain taxpayers.

Additionally, Bondholders should be aware that future legislative actions (including federal income tax reform) may retroactively change the treatment of all or a portion of the interest on the Bonds for federal income tax purposes for all or certain taxpayers. In all such events, the market value of the Bonds may be affected and the ability of Bondholders to sell their Bonds in the secondary market may be reduced. The Bonds are not subject to special mandatory redemption, and the interest rate on the Bonds is not subject to adjustment, in the event of any such change in the tax treatment of interest on the Bonds.

Investors should consult their own financial and tax advisors to analyze the importance of these risks.

RATING

Moody's Investors Service has assigned a Aa2 rating to the Bonds. Such rating reflects only the rating agency's view and will be subject to revision or withdrawal, which could affect the market price of the Bonds.

MUNICIPAL ADVISOR

PFM Financial Advisors LLC ("PFM") has served as Municipal Advisor to the District for the issuance of the Bonds. PFM is not obligated to undertake, and has not undertaken, either to make an independent verification of or to assume responsibility for, the accuracy, completeness, or fairness of the information contained in the Official Statement. PFM is an independent municipal advisory firm and is not engaged in the business of underwriting, trading, or distributing public securities.

CONTINUING DISCLOSURE

In order to assist the Underwriters in complying with Rule 15c2-12(b)(5) promulgated by the Securities and Exchange Commission (the "Rule"), the District will covenant for the benefit of owners of the Bonds to provide certain financial information and operating data relating to the Town by not later than 270 days after the end of each fiscal year (the "Annual Report"), and to provide notices of the occurrence of certain enumerated events. The covenants will be contained in a Continuing Disclosure Certificate, the proposed form of which is provided in Appendix E. The Certificate will be executed by the signers of the Bonds, and incorporated by reference in the Bonds. The Town is the only "obligated person" with respect to the Bonds within the meaning of the Rule.

The District has had no previous undertaking to provide annual reports or notices of significant events in accordance with the Rule.

The Town of Williamstown is not an obligated person with respect to the Bonds within the meaning of the Rule. The information concerning the Town of Williamstown that is contained in Appendix C is provided for informational purposes only.

PART II

THE DISTRICT

The Williamstown Fire District was established by the Commonwealth of Massachusetts Acts of 1912, Chapter 69. The District is a local government that is governed by an elected prudential committee, a legally separate entity, and is fiscally independent of other state and local governments. The District's major operation is providing fire protection services.

For taxation purposes, the District is located entirely within the Town. Mutual Aid is provided to the towns of Pownal and Bennington, VT, Hancock, New Ashford, North Adams, Adams, Lanesborough, and Pittsfield, MA, although the mutual aid compact could request the District for anywhere in the state or a border state.

The District is managed by a Prudential Committee a five-person board elected to staggered three-year terms in annual elections held each year in May. The Prudential Committee reports to district voters and is charged with the responsibility for the operation and fiscal oversight of the district.

GOVERNING BODIES AND OFFICERS

Principal Executive Officers

Office	Name	Manner of Selection and Term	Term Renews
Prudential Committee	Dave Moresi, Chair	Elected / 3 years	6/1/2027
	Lindsay Neathawk, Vice Chair	Elected / 3 years	6/1/2027
	John Notsely	Elected / 3 years	6/1/2026
	Joe Beverly	Elected / 3 years	6/1/2029
	Craig Pedercini	Elected / 3 years	6/1/2029
Treasurer	BillieJo Sawyer	Appointed	
District Clerk	Sarah Currie	Appointed	
Fire Chief	Jeffrey Dias	Appointed	
District Counsel	KP Law, P.C.	Appointed	

DISTRICT OPERATIONS

The District is composed of a full-time career Chief and 23 paid On-Call members who answer approximately 400 responses a year. The District also employs three part-time civilian staff members, including the Clerk/Treasurer. The District maintains one fire station originally built in 1951.

The District utilizes two (2) 1,500 gallons per minutes (gpm), 1,000 gallon pumpers; a 1,000 gpm, 500 gallon pumper; a 500 gpm, 2,600 gallon tanker; a 95-foot tower that also has a 1,500 gpm pump and 300 gallons of water, and in conjunction with the Williamstown Forest Warden, a 100 gpm, 200-gallon brush truck and two (2) support vehicles.

In accordance with the District by-laws, the annual meeting of the District is normally held in May, the Prudential Committee submits a budget to the voters for the ensuing fiscal year. Approval by the District Meeting is required for the adoption of the District's budget.

AUTHORIZATION OF DISTRICT DEBT

Bonds and notes are generally authorized on behalf of the District by a vote of two-thirds of all the members of the District meeting. No provision is made for a referendum. Borrowings for certain purposes require state administrative approval. Temporary loans in anticipation of current revenues and certain state and county reimbursements are generally authorized by majority vote but provision is made for temporary loans in anticipation of federal grants and for other purposes in certain circumstances without District meeting authorization.

When serial bonds or notes have been authorized, bond anticipation notes may be issued by the officers authorized to issue the serial bonds or notes. Temporary loans in anticipation of the revenue of the current fiscal year in which the debt is incurred or in anticipation of authorized federal and state aid generally may be incurred by the treasurer with the approval of the prudential committee, selectmen, mayor or city manager as the case may be.

TYPES OF OBLIGATIONS

General Obligations. Massachusetts cities, towns and districts are authorized to issue general obligation indebtedness of these types:

Serial Bonds and Notes. These are generally required to be payable in annual principal amounts beginning no later than the end of the next fiscal year commencing after the date of issue and ending within the terms permitted by law. A level debt service schedule, or a schedule that provides for a more rapid amortization of principal than level debt service, is permitted. The principal amounts of certain economic development bonds supported by tax increment financing may be payable in equal, diminishing or increasing amounts beginning within 5 years after the date of issue. The maximum terms of serial bonds and notes vary from one year to 40 years, depending on the purpose of the issue. The maximum terms permitted are set forth in the statutes. In addition, for many projects, the maximum term may be determined in accordance with useful life guidelines promulgated by the Massachusetts Department of Revenue ("DOR"). Serial bonds and notes may be issued for the purposes set forth in the statutes. In addition, serial bonds and notes may be issued for any other public work, improvement, or asset not specifically listed in the statutes that has a useful life or at least 5 years. Bonds or notes may be made callable and redeemed prior to their maturity, and a redemption premium may be paid. Refunding bonds or notes may be issued subject to the maximum applicable term measured from the date of the original bonds or notes and must produce present value savings over the debt service of the refunded bonds. Generally, the first required annual payment of principal of the refunding bonds cannot be later than the end of the fiscal year in which any of the bonds or notes being refunded thereby is payable, however, principal payments made before the first principal payment of any of the bonds or notes being refunded thereby may be in any amount.

Serial bonds may be issued as "qualified bonds" with the approval of the state Municipal Finance Oversight Board composed of the State Treasurer, the State Auditor, the Attorney General and the Director of Accounts, subject to such conditions and limitations (including restrictions on future indebtedness) as may be required by the Board. Qualified bonds may mature not less than 10 nor more than 30 years from their dates and are not subject to the amortization requirements described above. The State Treasurer is required to pay the debt service on qualified bonds and thereafter to withhold the amount of the debt service paid by the State from state aid or other state payments; administrative costs and any loss of interest income to the State are to be assessed upon the city or town.

Tax Credit Bonds and Notes. Subject to certain provisions and conditions, the officers authorized to issue bonds or notes may designate any duly authorized issue of bonds or notes as "tax credit bonds" to the extent such bonds and notes are otherwise permitted to be issued with federal tax credits or other similar subsidies for all or a portion of the borrowing costs. Tax credit bonds may be made payable without regard to the annual installments required by any other law, and a sinking fund may be established for the payment of such bonds. Any investment that is part of such a sinking fund may mature not later than the date fixed for payment or redemption of the applicable bonds.

Bond Anticipation Notes. These generally must mature within two years of their original dates of issuance but may be refunded from time to time for a period not to exceed ten years from their original dates of issuance, provided that for each year that the notes are refunded beyond the second year they must be paid in part from revenue funds in an amount at

least equal to the minimum annual payment that would have been required if the bonds had been issued at the end of the second year. The maximum term of bonds issued to refund bond anticipation notes is measured from the date of the original issue of the notes.

Revenue Anticipation Notes. These are issued to meet current expenses in anticipation of taxes and other revenues. They must mature within one year but, if payable in less than one year, may be refunded from time to time up to one year from the original date of issue. **The District has not borrowed in anticipation of revenue during the last five years.**

Grant Anticipation Notes. These are issued for temporary financing in anticipation of federal grants and state and county reimbursements for any purpose for which the city or town may incur debt that may be payable over a term of five years or longer. Generally, they must mature within two years but may be refunded from time to time as long as the municipality remains entitled to the grant or reimbursement.

Revenue Bonds. Cities, towns and districts may issue revenue bonds for solid waste disposal facilities, for projects financed under the Commonwealth’s Clean Water or Drinking Water Revolving Loan Programs and for certain economic development projects supported by tax increment financing. In addition, cities and towns having electric departments may issue electric revenue bonds, and notes in anticipation of such bonds, subject to the approval of the Department of Public Utilities. This article is not intended to summarize laws relating to revenue bonds or to notes issued in anticipation of them. Industrial revenue bonds are also outside the scope of this article.

DEBT LIMITS

The general debt limit of the District consists of a normal debt limit and a double debt limit. The normal debt limit is 5 percent of the valuation of taxable property as last equalized by the State Department of Revenue. The District can authorize debt up to this amount without State approval. The District can authorize debt up to twice this amount (the double debt limit) with the approval of the Municipal Finance Oversight Board composed of the State Treasurer, the State Auditor, the Attorney General and the Director of Accounts.

DEBT ⁽¹⁾

The following shows the direct debt to be outstanding as of July 10, 2025, including the Bonds:

General Obligation Bonds:		
Inside General Debt Limit		
The Bonds ⁽²⁾	<u>\$21,400,000</u>	
Total Inside the General Debt Limit		\$ 21,400,000
Outside General Debt Limit:		
Bonds	<u>0</u>	
Total Outside the General Debt Limit		<u>0</u>
Total Outstanding Debt		\$ 0
Temporary Loans in Anticipation of:		
Revenue	0	
Bonds ⁽³⁾	0	
Grants	<u>0</u>	
		<u>0</u>
Total Direct Debt		<u>\$21,400,000</u>

⁽¹⁾ Principal amount only. Excludes lease and installment purchase obligations, overlapping debt, unfunded pension liability and other post-employment benefits liability.

⁽²⁾ Preliminary, subject to change.

⁽³⁾ Does not include \$13,900,000 bond anticipation notes maturing July 10, 2025 that will be permanently retired with Bond proceeds.

Authorized Unissued Debt and Prospective Financing

After this issuance of Bonds, the District will have \$1,100,000 authorized unissued debt.

OUTSTANDING DEBT

The District has no outstanding long-term debt. The District has outstanding \$13,900,000 bond anticipation notes dated August 8, 2024 and due July 10, 2025 (the “Notes”). The Notes will be repaid at maturity with proceeds of the Bonds.

OVERLAPPING DEBT

For information relating to the Town of Williamstown, see Appendix C.

ANNUAL DEBT SERVICE

The following table sets forth the District’s annual debt service requirements.

Fiscal Year June 30,	Principal*	Interest	Total Debt Service
2026	\$1,015,000		
2027	800,000		
2028	840,000		
2029	880,000		
2030	430,000		
2031	445,000		
2032	470,000		
2033	490,000		
2034	510,000		
2035	535,000		
2036**	560,000		
2037**	585,000		
2038**	610,000		
2039**	635,000		
2040**	665,000		
2041**	695,000		
2042**	725,000		
2043**	760,000		
2044**	795,000		
2045**	830,000		
2046**	865,000		
2047**	905,000		
2048**	945,000		
2049**	990,000		
2050**	1,035,000		
2051**	1,080,000		
2052**	1,125,000		
2053**	1,180,000		
Total	\$21,400,000		

*Preliminary, subject to change.

**Callable maturities.

REVENUE ANTICIPATION BORROWING

The District does not borrow in anticipation of revenue.

CONTRACTS

Municipal contracts are generally limited to currently available appropriations. A city, town or district generally has authority to enter into contracts for the exercise of any of its corporate powers for any period of time deemed to serve its best interest, but generally only when funds are available for the first fiscal year; obligations for succeeding fiscal years generally are expressly subject to availability and appropriation of funds. Municipalities have specific authority in relatively few cases to enter long-term contractual obligations that are not subject to annual appropriation, including contracts for refuse disposal and sewage treatment and disposal. Municipalities may also enter into long-term contracts required to carry out authorized municipal functions, such as contracts to purchase water from private water companies.

Pursuant to the Home Rule Amendment to the Massachusetts Constitution, cities and towns may also be empowered to make other contracts and leases.

The District does not have any contracts of a significant nature.

RETIREMENT PLAN

The District participates in the Berkshire County Retirement System (the Plan) which is a cost-sharing multiple employer public employee retirement system covering the employees of 46 member units, except school department employees who serve in a teaching capacity. The annual contributions of the District to the retirement system for the current and most recent years are set forth below:

<u>Year</u>	<u>Total</u>
2025	\$31,480
2024	22,734
2023	22,496
2022	35,544
2021	35,544

As of January 1, 2023, the estimated total actuarial liability of the System was \$361,889,000. The assets of the Plan were \$349,344,000, leaving an estimated unfunded actuarial liability of \$12,545,000, based on a discount rate of 6.75 percent. The District's share is estimated at .17% of this total, or \$21,327. The interest rate assumed for calculation of the UAAL is 6.75%.

The Plan issues separate financial statements which can be obtained through the Berkshire County Retirement Board, 29 Dunham Mall, Pittsfield, MA 01201. In addition, an actuarial valuation is performed every two years, which is available through the Massachusetts Public Employee Retirement Administration Commission, 5 Middlesex Avenue, Suite 304, Somerville, MA 02145.

OTHER POST-EMPLOYMENT BENEFITS

In addition to pension benefits, fire districts may provide retired employees with health care and life insurance benefits (OPEB). The portion of the cost of such benefits paid by the District is generally provided on a pay-as-you-go basis.

The Governmental Accounting Standards Board ("GASB") Statements Nos. 43 and 45, require public sector entities to report the future costs of these non-pension, post-employment benefits in their financial statements. These accounting standards do not require pre-funding such benefits, but the basis applied by the standards for measurement of costs and liabilities for these benefits is conservative if they continue to be funded on a pay-as-you-go basis and will result in larger yearly cost and liability accruals than if such benefits were pre-funded in a trust fund in the same manner as traditional pension benefits. Although

water districts that choose to self-insure all or a portion of the cost of the health care benefits they provide to employees and retirees may establish a trust fund for the purpose of paying claims, Massachusetts General Laws do not currently provide water districts with general legal authority to establish a trust fund for the purpose of pre-funding this liability in the same manner as traditional pension benefits.

The District’s healthcare plan is a single-employer defined benefit plan. The District provides postemployment health and dental insurance to eligible retirees and their spouses. The District pays for 75 percent of the health insurance and 50 percent of the dental insurance. The contribution requirements of plan members and the District are established and may be amended by the District. The contributions are based on projected pay-as-you-go financing requirements, with an additional amount to prefund benefits as determined annually by the District. The District’s payment in fiscal year ended June 30, 2024 was \$6,730. The total OPEB liability as of June 30, 2024 was \$197,855.

DISTRICT FINANCES

The District accounts for its fire services as governmental purpose funds. Fire services are accounted entirely in the general fund.

General Fund

Most general fund revenues come from the property tax levied by the District. See “**PROPERTY TAXATION**” below for further discussion of this revenue source. The remainder of general fund revenues come from various fees and investment income.

Stabilization Fund

The Stabilization Fund is used to account for resources set aside either for unforeseen needs or for capital projects. The District’s policy is to appropriate up to ten percent of the previous year’s tax levy into the fund or such larger amount if approved by the Prudential Committee. The Prudential Committee must vote to appropriate any money out of the fund.

The following table lists the Stabilization Fund balance for the following fiscal years:

<u>Fiscal Year</u>	<u>Amount</u>
2024	\$542,210
2023	444,931
2022	444,092
2021	383,290
2020	697,217

Budget Comparisons

The following shows the budgets for fiscal years 2024 through 2026:

	<u>FY2024</u>	<u>FY2025</u>	<u>FY2026</u>
Revenues			
Tax Revenue	\$ 715,588.00	\$ 651,272.00	\$ 1,912,340.00
Inspection & Permit Fees	4,500.00	13,800.00	9,800.00
Donations	200.00	200.00	300.00
Other Income	4,500.00	-	-
PILOT	35,326.00	36,629.00	46,627.00
Interest Income	2,000.00	3,000.00	40,000.00
Total Revenues	\$ 762,114.00	\$ 704,901.00	\$ 2,009,067.00
Articles			
Audit	14,500.00	15,000.00	17,000.00
Berk County Retirement	22,734.00	31,480.00	40,600.00
Communications	7,580.00	7,200.00	6,700.00
Dispatch	75,000.00	75,315.00	81,504.00
Education and Training	13,000.00	15,000.00	23,000.00
Insurance	70,000.00	80,500.00	96,687.00
Legal	10,000.00	10,000.00	15,000.00
Maintenance & Operation	65,000.00	70,000.00	103,000.00
Pay of Firemen	46,000.00	57,210.00	90,000.00
Salaries	115,000.00	100,000.00	125,000.00
Management Services	55,000.00	51,696.00	45,000.00
Outreach & Recruitment	6,000.00	6,000.00	6,000.00
Utilities	9,300.00	8,500.00	22,500.00
Forestry Department	15,000.00	15,000.00	15,000.00
Station OPM / Design	70,000.00	-	-
Stabilization Fund	80,000.00	80,000.00	200,000.00
Brush Truck	-	-	-
Communications	10,000.00	10,000.00	-
Armored Gear	12,000.00	-	-
Firefighter PPE	10,000.00	12,000.00	12,000.00
AED	36,000.00	(36,000.00)	-
Solo Rescue® Decon Washer	-	36,000.00	-
New Fire Station Project Consultant	-	60,000.00	30,000.00
Total Articles	\$ 742,114.00	\$ 704,901.00	\$ 928,991.00
Capital Costs			
Interest Expense on BAN \$13.9	-	-	221,401.00 *
First Principal and Interest Payment	-	-	858,675.00 *
Total Capital Costs	\$ -	\$ -	\$ 1,080,076.00 *
Total Costs for FY2026	\$ 742,114.00	\$ 704,901.00	\$ 2,009,067.00

*FY2026 Capital Costs are expected to be approved at the District's Special Meeting to be held on July 1, 2025.

PROPERTY TAXATION

The District has the power to levy taxes upon all taxable property within its boundaries to pay debt service and operating expenses. All taxable property in the District is deemed to be benefited by the District and is subject to taxation. See “**CALCULATION OF TAX LEVIES**” below.

The Town of Williamstown is responsible for assessing and collecting the District’s property taxes in accordance with State laws which are payable on a quarterly basis. Whenever a tax is duly voted by the District, the District’s clerk is required to send a certified copy of the vote to the assessors of the Town who are required to assess the tax on a combined Town/District bill in the same manner in which the Town taxes are required to be assessed. The District has the ultimate right to foreclose on property for which taxes have not been paid.

The following shows the assessed valuations for the District for the current and most recent fiscal years:

	For Fiscal Year				
	<u>2025</u>	<u>2024</u>	<u>2023</u>	<u>2022</u>	<u>2021</u>
Real Property	\$ 1,461,642,261.00	\$ 1,313,981,180.00	\$ 1,181,353,359.00	\$ 1,077,644,076.00	\$ 1,015,539,255.00
Personal Property	31,642,684.00	28,333,132.00	24,966,738.00	24,776,048.00	23,816,776.00
Total	<u>\$ 1,493,284,945.00</u>	<u>\$ 1,342,314,312.00</u>	<u>\$ 1,206,320,097.00</u>	<u>\$ 1,102,420,124.00</u>	<u>\$ 1,039,356,031.00</u>

The following table shows the breakdown of the total assessed valuation for fiscal years 2025, 2024 and 2023 by classification:

	Fiscal 2025	% of Total	Fiscal 2024	% of Total	Fiscal 2023	% of Total
	Assessed	Assessed	Assessed	Assessed	Assessed	Assessed
TYPE	Valuation	Valuation	Valuation	Valuation	Valuation	Valuation
Residential	1,343,051,038.00	90%	1,209,365,765.00	90%	1,078,285,132.00	89%
Commercial	106,946,266.00	7%	94,411,415.00	7%	93,145,327.00	8%
Industrial	11,644,957.00	1%	10,204,000.00	1%	9,922,900.00	1%
Personal	31,642,684.00	2%	28,333,132.00	2%	24,966,738.00	2%
Total	<u>\$ 1,493,284,945.00</u>	<u>\$ 1.00</u>	<u>\$ 1,342,314,312.00</u>	<u>\$ 1.00</u>	<u>\$ 1,206,320,097.00</u>	<u>\$ 1.00</u>

TAX RATES

The following are the actual tax rates of the District per \$1,000 of assessed valuation for the current and most recent fiscal years:

Fiscal	Tax
Year	Rate
2025 Residential	\$ 0.66
Commerical /Other	0.66
2024 Residential	0.54
Commerical /Other	0.54
2023 Residential	0.61
Commerical /Other	0.61
2022 Residential	0.54
Commerical /Other	0.54
2021 Residential	0.52
Commerical /Other	0.52

LARGEST TAXPAYERS ⁽¹⁾

The following is a list of the largest taxpayers within the District for fiscal year 2025:

<u>Name</u>	<u>Nature of Business</u>	<u>Assessed Valuation</u>	<u>Amount of District Tax</u>	<u>% of Total Levy</u>
Williams College ⁽²⁾	Private Education	\$68,195,974	\$45,009.34	4.57%
160 Water LLC – Cable Mills	Apartment	17,610,000	11,622.60	1.18
National Grid	Utility	11,164,127	7,368.32	0.75
HAA Corporation/Herbert Allen	Private Residence	9,055,241	5,976.46	0.61
Berkshire Gas Company	Utility	8,868,130	5,852.97	0.59
ENL, LLC	Residential/Apartment	7,786,500	5,139.09	0.52
430 Main Hotel, LLC.	Hotel	6,955,540	4,590.66	0.47
1611 Cold Spring Rd	Assisted Living	5,799,387	3,827.60	0.39
Steinerfilm, Inc.	Manufacturing	5,306,500	3,502.29	0.36
Halvorsen, Ole Andreas	Residential	<u>5,147,525</u>	<u>3,397.37</u>	<u>0.34</u>
Total		\$145,888,924	\$96,286.69	9.77%

⁽¹⁾ All these taxpayers listed herein are current on their payments of real estate and personal property taxes to the District.

⁽²⁾ Includes taxable properties owned by the College.

CALCULATION OF TAX LEVIES

The following table shows the details of the calculation of tax levies for the most recent fiscal years:

	<u>For Fiscal Year</u>				
	<u>2025</u>	<u>2024</u>	<u>2023</u>	<u>2022</u>	<u>2021</u>
Gross Amount to be Raised:					
Appropriations	\$ 1,149,901.00	\$ 892,114.00	\$ 857,882.00	\$ 675,849.00	\$ 610,865.00
Other Local Expenditures	316,915.56				
Overlay Reserve	<u>2,251.51</u>	<u>4,561.72</u>	<u>12,365.26</u>	<u>7,959.88</u>	<u>9,350.14</u>
Total Gross Amount to be Raised	\$ 1,469,068.07	\$ 896,675.72	\$ 870,247.26	\$ 683,808.88	\$ 620,215.14
Less Estimated Receipts & Other Revenue:					
Estimated Receipts -Local	\$ 38,500.00	\$ 41,826.00	\$ 39,392.00	\$ 38,502.00	\$ 34,750.00
Available Funds Appropriated:					
Free Cash	25,000.00	50,000.00	25,000.00	50,000.00	45,000.00
Other Available Funds	<u>420,000.00</u>	<u>80,000.00</u>	<u>70,000.00</u>		
Free Cash & Other Revenue used to reduce the Tax Rate					
Total Estimated Receipts & Revenue	<u>\$ 483,500.00</u>	<u>\$ 171,826.00</u>	<u>\$ 134,392.00</u>	<u>\$ 88,502.00</u>	<u>\$ 79,750.00</u>
Net Amount to be Raised (Tax Levy)	<u>\$ 985,568.07</u>	<u>\$ 724,849.72</u>	<u>\$ 735,855.26</u>	<u>\$ 595,306.88</u>	<u>\$ 540,465.14</u>

PROPERTY TAX COLLECTIONS

The following shows the total tax levy, the reserve for abatements, the net levy and the amounts collected during each fiscal year and as of a more recent date for the most recent fiscal years:

	For Fiscal Year June 30,				
	<u>2025</u>	<u>2024</u>	<u>2023</u>	<u>2022</u>	<u>2021</u>
Total Tax Levy	\$986,413	\$724,891	\$736,574	\$595,307	\$540,465
Overlay Reserve for Abatements	<u>2,251</u>	<u>4562</u>	<u>12,365</u>	<u>7,960</u>	<u>9,350</u>
Net Tax Levy (1)	\$984,162	\$720,329	\$724,209	\$587,347	\$531,115
Amount Collected					
During Fiscal Year Payable (2)	NA	\$711,693	\$730,214	\$592,789	\$533,058
	NA	98.8%	99.1%	99.6%	98.6%
Amount Collected Through 05/01/2025	\$963,816	\$721,506	\$735,090	\$594,318	\$537,550
Percent of Net Tax Levy	97.9%	100.2%	100.2%	100.2%	100.1%

(1) Net after deduction of overlay reserve for abatements.

(2) Actual collections of levy less refunds and amounts refundable but not including abatements or other credits.

COLLECTIVE BARGAINING

Massachusetts city, town and district employees (other than managerial and confidential employees) are entitled to join unions and to bargain collectively on questions of wages, hours, and other terms and conditions of employment. The District has no unions.

LITIGATION

There is no pending litigation considered likely to result, either individually or in the aggregate, in final judgments which would materially affect the District's financial position.

WILLIAMSTOWN FIRE DISTRICT, Massachusetts

By: _____
BillieJo Sawyer
District Treasurer

Dated: June 23, 2025

APPENDIX A

The following District Balance Sheets and Combined Statements of Revenues, Expenditures and changes in Fund Balance for June 30, 2020 to June 30, 2024 are taken from the audited financial statements of the District. There follows in Appendix B the audited financial statements for the District for the fiscal year ended June 30, 2024.

Williamstown Fire District

Balance Sheet

General Fund⁽¹⁾

	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>
Assets					
Current Assets:					
Cash and cash equivalents	\$ 367,755	\$ 498,416	\$ 441,659	\$ 490,525	\$ 313,802
Due from other governments	-	4,877	-	-	-
Short - term investments	67,596				-
Receivables	33,321	-	64,993	209,591	352,298
Prepaid expenses	53,344	54,811	56,459	33,328	27,014
Tax liens and foreclosures	-	4,213	-	-	-
Interfund receivables	11,786	-	-	-	143,410
Total Current Assets	<u>533,802</u>	<u>562,317</u>	<u>563,111</u>	<u>733,444</u>	<u>836,524</u>
Noncurrent Assets:					
Land	400,000	-	-	-	-
Total Noncurrent Assets	<u>400,000</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total Assets	<u>\$ 933,802</u>	<u>\$ 562,317</u>	<u>\$ 563,111</u>	<u>\$ 733,444</u>	<u>\$ 836,524</u>
Liabilities					
Accounts payable and accrued liabilities	\$ 35,292	\$ 63,989	\$ -	\$ -	\$ 38,285
Warrants and other payables	-	-	65,193	65,452	-
Total Liabilities	<u>35,292</u>	<u>63,989</u>	<u>65,193</u>	<u>65,452</u>	<u>38,285</u>
Deferred Inflows of Resources					
Related to taxes	11,786	4,213	-	-	-
Total Deferred Inflows of Resources	<u>11,786</u>	<u>4,213</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total Liabilities and Deferred Inflows of Resources	<u>47,078</u>	<u>68,202</u>	<u>65,193</u>	<u>65,452</u>	<u>38,285</u>
Fund Balances					
Nonspendable	400,000	-	-	-	-
Restricted	-	-	-	-	-
Committed	-	-	-	276,405	220,798
Assigned	-	-	25,000	50,000	25,000
Unassigned	486,724	494,115	468,435	332,814	549,393
Total Fund Balances	<u>886,724</u>	<u>494,115</u>	<u>493,435</u>	<u>659,219</u>	<u>795,191</u>
Total Liabilities and Deferred Inflows of Resources and Fund Balances	<u>\$ 933,802</u>	<u>\$ 562,317</u>	<u>\$ 558,628</u>	<u>\$ 724,671</u>	<u>\$ 833,476</u>

(1) Compiled from Independent Auditor's report.

Williamstown Fire District
Statement of Revenues, Expenditures and Changes in Fund Balances
General Fund⁽¹⁾

Revenues	2020	2021	2022	2023	2024
Taxes	498,533	492,445	597,227	742,114	721,267
Payment in lieu of taxes	27,920	29,802	29,751	32,976	34,814
Inspection service fees	5,335	7,180	5,980	4,625	8,030
Federal and state grants	-	400	87,952	355,385	46,709
Earnings on investments	2,295	2,337	2,375	2,473	4,603
Other revenues	550	2,195	2,782	8,550	9,325
Total Revenues	\$ 534,633	\$ 534,359	\$ 726,067	\$ 1,146,123	\$ 824,748
Expenditures					
Street Lighting	\$ 91,761	\$ 85,196	\$ -	\$ -	\$ -
Payroll Taxes	4,490	3,394	-	-	-
Services and Supplies	16,230	19,350	-	-	-
Site Feasability	4,680	10,394	-	-	-
Other grants	5,508	20,865	-	-	-
Salaries	103,441	103,668	126,749	126,720	93,071
Firefighter pay	28,096	38,190	45,375	48,892	58,960
Retirement	31,775	33,009	35,544	22,496	22,734
Communications	7,384	11,766	6,689	10,308	7,866
Outreach and recruitment	-	-	3,875	8,155	1,925
Insurances	48,128	50,390	45,689	59,636	61,042
Utilities	6,924	7,061	12,501	7,383	7,590
Legal and accounting	9,796	21,715	16,687	25,464	23,899
Management services			11,826	19,378	46,110
Maintenance and operations	72,723	42,448	84,612	145,610	63,438
Education and training	1,596	5,444	18,928	7,272	19,417
Dispatch	65,724	60,194	71,017	69,007	74,983
Forestry	-	-	7,059	10,570	11,891
Firefighter gear and equipment	-	-	-	-	66,672
Capital outlay	-	13,884	180,196	429,448	192,588
Total Expenditures	\$ 498,256	\$ 526,968	\$ 666,747	\$ 990,339	\$ 752,186
Excess (Deficiency) of Revenues Over Expenditures	36,377	7,391	59,320	155,784	72,562
Other Financing Sources (Uses)					
Transfers in	-	-	-	70,000	143,410
Transfers out	-	-	(60,000)	(60,000)	(80,000)
Total Other Financing Sources	\$ -	\$ -	\$ (60,000)	\$ 10,000	\$ 63,410
Net change in fund balances	\$ 36,377	\$ 7,391	\$ 680	\$ 165,784	\$ 135,972
Fund balances, beginning	\$ 850,347	\$ 486,724	\$ 494,115	\$ 493,435	\$ 659,219
Fund balances, ending	\$ 886,724	\$ 494,115	\$ 493,435	\$ 659,219	\$ 795,191

(1) Compiled from Independent Auditor's report.

APPENDIX B

There follows in this Appendix District audited financial statements for the fiscal year ended June 30, 2024 together with the report of the certified public accountant, Adelson & Company PC, CPA of Pittsfield, Massachusetts.

The attached report (the “Report”) speaks only as of its date, and only to the matters expressly set forth therein. The auditors have not been engaged to review this Official Statement or to perform audit procedures regarding the post-audit period, nor have the auditors been requested to give their consent to the inclusion of their report in this Report. Except as stated in their report, the auditors have not been engaged to verify the financial information set out in this Report and are not passing upon and do not assume responsibility for the sufficiency, accuracy or completeness of the financial information presented.

WILLIAMSTOWN FIRE DISTRICT

Financial Statements and Supplementary Information

June 30, 2024

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WILLIAMSTOWN FIRE DISTRICT

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Adelson & Company PC

CERTIFIED PUBLIC ACCOUNTANTS

Established 1938

AUDIT | TAX | ADVISORY

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INDEPENDENT AUDITORS' REPORT

To the Prudential Committee
WILLIAMSTOWN FIRE DISTRICT
Williamstown, Massachusetts 01267

Report on the Audit of the Financial Statements

Opinion

We have audited the financial statements of the governmental activities, each major fund, and the aggregate remaining fund information of the Williamstown Fire District, as of and for the year ended June 30, 2024, and the related notes to the financial statements, which collectively comprise the Williamstown Fire District's basic financial statements as listed in the table of contents.

In our opinion, the accompanying financial statements present fairly, in all material respects, the respective financial position of the governmental activities, each major fund, and the aggregate remaining fund information of the Williamstown Fire District, as of June 30, 2024, and the respective changes in financial position for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Williamstown Fire District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Williamstown Fire District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditors' Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Williamstown Fire District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Williamstown Fire District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis on page 6, the budgetary comparison for the General Fund on pages 26 and 27, the Schedule of Proportionate Share of Net Pension Liability and Pension Contributions on page 28, and the Schedule of Changes in Net Other Postemployment Benefits (OPEB) Liability and Related Ratios and Schedule of OPEB Contributions on pages 29 and 30, be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with GAAS, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated February 15, 2025 on our consideration of the Williamstown Fire District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Williamstown Fire District's internal control over financial reporting and compliance.

Adelson + Company PC

ADELSON & COMPANY PC

February 15, 2025

WILLIAMSTOWN FIRE DISTRICT

Management's Discussion and Analysis

For the Fiscal Year Ended June 30, 2024

The Williamstown Fire District's (the District) management discussion and analysis for the fiscal year ended June 30, 2024 is designed to assist the reader in focusing on significant financial issues, provide an overview of the financial activity and identifying changes in financial position. We encourage readers to consider the information presented here in conjunction with additional information that we have furnished in our basic financial statements.

About the Williamstown Fire District

The Williamstown Fire District was established by the Commonwealth of Massachusetts Acts of 1912, Chapter 69. The District is a local government that is governed by an elected prudential committee, a legally separate entity, and is fiscally independent of other state and local governments. The District's major operation is providing fire protection services.

Financial Highlights

- The assets exceeded liabilities at June 30, 2024 by \$3,068,167.
- Net position increased \$388,115 from fiscal year 2023.
- Total revenues were \$979,712 for fiscal year 2024.
- Total expenses were \$591,597 for fiscal year 2024.
- The District had capital outlay expenditures of \$1,791,581 during fiscal year 2024.
- The District had outstanding debt of \$6,400,000 in the form of a short-term bond anticipation note at June 30, 2024, used for the construction of the new fire station.

Fire Station Construction Project

The District is in the process of designing and constructing a new fire station. The new facility will be located at 560 Main Street in Williamstown, MA, and will be approximately 22,000 square feet. Once completed, the new facility will replace the existing station on Water Street.

The project was approved at a special District meeting on February 28, 2023 and will be funded by a combination of grants, contributions, and borrowing.

See Note 6.D. on page 25 of the financial statements for additional information on the project.

Overview of the Financial Statements

This discussion and analysis is intended to serve as an introduction to the District's basic financial statements. The District's financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains supplementary information in addition to the basic financial statements themselves.

WILLIAMSTOWN FIRE DISTRICT

Management's Discussion and Analysis

For the Fiscal Year Ended June 30, 2024

Government-wide Financial Statements

The District's annual report includes two government-wide financial statements; *the Statement of Net Position and the Statement of Activities*. These statements provide both short-term and long-term information about the District's overall financial status. Financial reporting at this level uses a perspective similar to that found in the private sector with its basis in full accrual accounting and elimination or reclassification of internal activities.

The *Statement of Net Position* presents information on all of the District's assets and liabilities, with the difference between the two reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of how the financial position of the District is changing. These changes may be caused by a number of factors, some financial and some non-financial. Non-financial factors may include shifts in demographics, new federal and state mandates and regulations, deterioration of facilities and infrastructure caused by normal wear or unusual circumstances, changes in the economic outlook of residents, and other factors.

The *Statement of Activities* presents information showing how the District's net position changed during the fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of the cash flows. Thus, revenue and expenses reported in this statement for some items will only result in cash flows in future fiscal periods (e.g., uncollected revenue, or unpaid, unused sick leave).

The government-wide financial statements can be found on pages 7 - 8 of this report.

Fund Financial Statements

A *fund* is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District's funds are governmental funds and consist of the General Fund and Stabilization Fund.

Governmental Funds

Governmental funds are used to account for essentially the same functions reported in governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental funds financial statements focus on near-term inflows and outflows of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a government's near-term financing requirements. Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for the governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of government's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenue, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District uses governmental funds to account for its activities, which include fire protection and forestry services in the district boundaries. The District adopts an annual appropriated budget for its funds. A budgetary comparison statement has been provided for the general fund to demonstrate compliance with this budget.

The fund financial statements, reconciliation to the government-wide financial statements, and the budgetary statement can be found on pages 9-11 and pages 26-27 of this report.

WILLIAMSTOWN FIRE DISTRICT

Management's Discussion and Analysis

For the Fiscal Year Ended June 30, 2024

Notes to the Financial Statements and Supplementary Information

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements and supplementary information can be found on pages 12 - 32 of this report.

A summary of the District as a whole (government-wide financial analysis) is as follows.

SUMMARY STATEMENT OF NET POSITION

	2024	2023	Increase (Decrease)
Assets			
Cash and cash equivalents	\$ 5,539,777	\$ 935,456	\$ 4,604,321
Short-term investments	318,366	-	318,366
Receivables	352,298	209,591	142,707
Prepaid expenses	27,014	33,328	(6,314)
Capital assets, net	3,511,708	1,800,409	1,711,299
Total assets	9,749,163	2,978,784	6,770,379
Deferred outflows of resources related to pension	23,304	49,590	(26,286)
Liabilities			
Accounts payables	61,662	65,452	(3,790)
Bond payable	6,400,000	-	6,400,000
Accumulated unused compensated absences	21,447	20,822	625
Net pension liability	21,327	58,579	(37,252)
Post employment benefits other than pensions	197,855	198,152	(297)
Total liabilities	6,702,291	343,005	6,359,286
Deferred inflows of resources related to pension	2,009	5,317	(3,308)
Net Position			
Invested in capital assets			
Capital assets, net of accumulated depreciation	3,511,708	1,800,409	1,711,299
Bond for capital project	(6,400,000)	-	(6,400,000)
Unrestricted	5,956,459	879,643	5,076,816
Total Net Position	\$ 3,068,167	\$ 2,680,052	\$ 388,115

WILLIAMSTOWN FIRE DISTRICT

Management's Discussion and Analysis

For the Fiscal Year Ended June 30, 2024

As noted earlier, net position may serve over time as a useful indicator of a District's financial position. The District's assets exceeded liabilities by \$3,068,167 at the close of the most recent fiscal year. This represents an increase in net position over the prior fiscal year of \$388,115.

Net position of \$3,511,708 reflects the District's investment in capital assets (e.g., land, buildings, machinery, equipment and infrastructure). The District uses these capital assets to provide services; consequently, these assets are not available for future spending. The District has a bond payable of \$6,400,000 related to construction of the new fire station.

The reader should also note, that unlike Massachusetts Municipal Accounting, GASB requires inclusion of certain long-term assets and liabilities in its government-wide statement of net position such as:

- All infrastructures (such as buildings, land, equipment, and vehicles)
- Accumulated unused compensated absences
- The District is required to measure and report a long-term projected benefit obligation associated with postemployment benefits (or OPEB) earned by employees for services rendered to date, as opposed to when the benefit is actually paid.
- The District is required to report a long-term projected benefit obligation for its proportionate share of the Berkshire County Retirement System's net pension liability.

As a result, the recognition of such long-term assets and obligations has a significant impact on the District's government-wide statement of net position.

SUMMARY STATEMENT OF ACTIVITIES

	2024	2023	Increase (Decrease)
Revenues			
Property taxes	\$ 715,542	\$ 746,404	\$ (30,862)
Payment in lieu of taxes	34,814	32,976	1,838
Charges for services	8,030	4,625	3,405
Federal and state grants	46,709	355,385	(308,676)
Earnings on investments	165,292	13,312	151,980
Other revenues	9,325	8,550	775
Total Revenues	979,712	1,161,252	(181,540)
Expenses			
Fire protection service	579,706	643,336	(63,630)
Forestry service	11,891	10,570	1,321
Total Expenses	591,597	653,906	(62,309)
Change in Net Position	388,115	507,346	(119,231)
Net position, beginning	2,680,052	2,172,706	507,346
Net position, ending	\$ 3,068,167	\$ 2,680,052	\$ 388,115

WILLIAMSTOWN FIRE DISTRICT

Management's Discussion and Analysis

For the Fiscal Year Ended June 30, 2024

The Statement of Activities reflects total expenses for the District as \$591,597 for all activities. Revenues totaled \$979,712 for all activities. The change in net position is an increase of \$388,115.

Other key elements related to fiscal year 2024 are as follows:

- The District recorded a net decrease in its other postemployment benefits liability and related deferred outflows and inflows of resources of \$297.
- The District recorded a net decrease in its net pension liability and related deferred outflows and inflows of resources of \$14,274.
- The District capitalized fixed assets of \$1,791,581 and recorded depreciation expense of \$80,282
- The District received federal and state grants of \$46,709 which, along with its own funds, paid for firefighter gear and equipment

Property tax revenues recorded for the fiscal year ended June 30, 2024 reflects a decrease in the residential and commercial tax rate to \$0.54 from the previous fiscal year 2023. The tax rates and valuation data over the three previous years, current year, and subsequent year are as follows:

	<u>2025</u>	<u>2024</u>	<u>2023</u>	<u>2022</u>	<u>2021</u>
Real and personal property valuation	\$ 1,493,284,945	\$ 1,342,314,312	\$ 1,206,320,097	\$ 1,102,420,124	\$ 1,039,356,031
Property tax rate (per thousand)	0.66	0.54	0.61	0.54	0.52
Tax levy	985,568	724,850	735,855	595,307	540,465

Financial Analysis of the Governmental Funds

Governmental funds

The focus of the District's governmental funds is to provide information on near-term inflows, outflows, and balances of spendable resources. Such information is useful in assessing the District's financing requirements. In particular, unreserved fund balances may serve as a useful measure of a District's net resources available for spending at the end of the fiscal year.

As of the end of the current fiscal year, the District's governmental funds reported a combined ending fund balance of \$6,172,745. Of this amount, \$5,501,142 is restricted, committed and assigned for specific purposes such as capital projects, encumbrances, and use of free cash to help reduce the tax rate. This leaves an unassigned governmental fund balance of \$671,603.

The fund financial statements can be found on pages 9 and 10 of this report.

WILLIAMSTOWN FIRE DISTRICT

Management's Discussion and Analysis

For the Fiscal Year Ended June 30, 2024

General Fund Budgetary Highlights

Revenues exceeded the budget by \$15,925. Expenses were under budget in total by \$83,360. Any uncompleted projects are carried forward to fiscal year 2025 as part of the encumbrance process. The Budget and Actual General Fund Statement of Revenues and Expenditures is shown on page 26.

Capital Assets

The District's capital assets consisted of the following:

	<u>Beginning Balance</u>	<u>Additions</u>	<u>Disposals</u>	<u>Ending Balance</u>
Land	\$ 505,800	\$ -	\$ -	\$ 505,800
Construction in progress - fire station	504,687	1,757,244	-	2,261,931
Buildings and improvements	474,430	-	-	474,430
Vehicles	1,848,093	-	(40,080)	1,808,013
Equipment	<u>227,069</u>	<u>34,337</u>	<u>(1,295)</u>	<u>260,111</u>
Subtotal	3,560,079	1,791,581	(41,375)	5,310,285
Accumulated depreciation	<u>(1,759,670)</u>	<u>(80,282)</u>	<u>41,375</u>	<u>(1,798,577)</u>
Capital assets, net	<u>\$ 1,800,409</u>	<u>\$ 1,711,299</u>	<u>\$ -</u>	<u>\$ 3,511,708</u>
Design of the new fire station	\$ 1,757,244			
Chest compression system	17,246			
Stryker AED equipment	12,366			
Forestry trailer	<u>4,725</u>			
Total	<u>\$ 1,791,581</u>			

Debt

During fiscal year 2024, the District issued a short-term bond anticipation note for \$6,400,000 at a rate of 5.05% to fund the construction of the new fire station. Subsequent to fiscal year end June 30, 2024, in August 2024, the District issued a short-term bond anticipation note for \$13,900,000 at a rate of 4.97% to fund the construction of the new fire station. The note is due July 10, 2025. The prior bond anticipation note for \$6,400,000 was paid off.

Requests for Information

This financial report is designed to provide a general overview of the District's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to Craig Pedercini, Chief, Williamstown Fire District, 34 Water Street, Williamstown, MA 01267.

WILLIAMSTOWN FIRE DISTRICT

STATEMENT OF NET POSITION

June 30, 2024

	<u>Governmental Activities</u>
Assets	
Current:	
Cash and cash equivalents	\$ 5,539,777
Short-term investments	318,366
Taxes receivable	335,998
Grants and other receivables	16,300
Prepaid expenses	27,014
Noncurrent:	
Capital assets, net	<u>3,511,708</u>
Total assets	<u>9,749,163</u>
 Deferred outflows of resources	
Related to pensions	<u>23,304</u>
 Liabilities	
Current:	
Accounts payable	61,662
Bond payable	6,400,000
Noncurrent:	
Accumulated unused compensated absences	21,447
Net pension liability	21,327
Postemployment benefits other than pensions	<u>197,855</u>
Total liabilities	<u>6,702,291</u>
 Deferred inflows of resources	
Related to pensions	<u>2,009</u>
 Net position	
Invested in capital assets	
Capital assets, net of accumulated depreciation	3,511,708
Bond for capital project	(6,400,000)
Unrestricted	<u>5,956,459</u>
Total net position	<u>\$ 3,068,167</u>

See notes to financial statements.

WILLIAMSTOWN FIRE DISTRICT

STATEMENT OF ACTIVITIES

For the Year Ended June 30, 2024

		Program Revenue		Net (Expense) Revenue and Changes in Net Position
	Expenses	Charges for Services	Capital Grants	Governmental Activities
Governmental activities				
Fire protection service	\$ 579,706	\$ 8,030	\$ 46,709	\$ (524,967)
Forestry service	11,891	-	-	(11,891)
Total governmental activities	<u>\$ 591,597</u>	<u>\$ 8,030</u>	<u>\$ 46,709</u>	<u>(536,858)</u>
General revenues				
Property taxes				715,542
Payment in lieu of taxes				34,814
Earnings on investments				165,292
Other revenues				<u>9,325</u>
Total general revenues				<u>924,973</u>
Change in net position				388,115
Net position, beginning as restated				<u>2,680,052</u>
Net position, ending				<u>\$ 3,068,167</u>

See notes to financial statements.

WILLIAMSTOWN FIRE DISTRICT

BALANCE SHEET

GOVERNMENTAL FUNDS

June 30, 2024

	<u>General Fund</u>	<u>Stabilization Fund</u>	<u>Capital Project Fund</u>	<u>Total Governmental Funds</u>
Assets				
Cash and cash equivalents	\$ 313,802	\$ 223,844	\$ 5,002,131	\$ 5,539,777
Short-term investments	-	318,366	-	318,366
Receivables				
Real estate and personal property taxes	333,355	-	-	333,355
Tax liens	2,643	-	-	2,643
Grants	15,500	-	-	15,500
Other	800	-	-	800
Prepaid expenses	27,014	-	-	27,014
Interfund receivable	<u>143,410</u>			<u>143,410</u>
Total assets	<u><u>\$ 836,524</u></u>	<u><u>\$ 542,210</u></u>	<u><u>\$ 5,002,131</u></u>	<u><u>\$ 6,380,865</u></u>
Liabilities				
Accounts payable	\$ 38,285	\$ -	\$ 23,377	\$ 61,662
Interfund payable	<u>-</u>	<u>-</u>	<u>143,410</u>	<u>143,410</u>
Total liabilities	<u>38,285</u>	<u>-</u>	<u>166,787</u>	<u>205,072</u>
Deferred inflows of resources				
Revenue not considered available - taxes	<u>3,048</u>	<u>-</u>	<u>-</u>	<u>3,048</u>
Fund balances				
Restricted	-	-	4,835,344	4,835,344
Committed	220,798	420,000	-	640,798
Assigned	25,000	-	-	25,000
Unassigned	<u>549,393</u>	<u>122,210</u>	<u>-</u>	<u>671,603</u>
Total fund balances	<u>795,191</u>	<u>542,210</u>	<u>4,835,344</u>	6,172,745
Total liabilities, deferred inflows, and fund balances	<u><u>\$ 836,524</u></u>	<u><u>\$ 542,210</u></u>	<u><u>\$ 5,002,131</u></u>	

Amounts reported for governmental activities in the statement of net position are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds.	3,511,708
Long-term liabilities, including bonds payable, are not due and payable in the current period and, therefore, are not reported in the funds.	(6,400,000)
Revenue not considered available	3,048
Accumulated unused compensated absences	(21,447)
Net pension liability	(32)
Postemployment benefits other than pensions	<u>(197,855)</u>

Net position of governmental activities	<u><u>\$ 3,068,167</u></u>
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See notes to financial statements.

WILLIAMSTOWN FIRE DISTRICT

**STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS**

For the Year Ended June 30, 2024

	General Fund	Stabilization Fund	Capital Project Fund	Total Governmental Funds
Revenues				
Property taxes	\$ 721,267	\$ -	\$ -	\$ 721,267
Payment in lieu of taxes	34,814	-	-	34,814
Inspection service fees	8,030	-	-	8,030
Federal and state grants	46,709	-	-	46,709
Earnings on investments	4,603	17,279	143,410	165,292
Other revenues	9,325	-	-	9,325
Total revenues	<u>824,748</u>	<u>17,279</u>	<u>143,410</u>	<u>985,437</u>
Expenditures				
Salaries	93,071	-	-	93,071
Firefighter pay	58,960	-	-	58,960
Retirement	22,734	-	-	22,734
Communications	7,866	-	-	7,866
Outreach and recruitment	1,925	-	-	1,925
Insurances	61,042	-	-	61,042
Utilities	7,590	-	-	7,590
Legal and accounting	23,899	-	-	23,899
Management services	46,110	-	-	46,110
Maintenance and operations	63,438	-	-	63,438
Education and training	19,417	-	-	19,417
Dispatch	74,983	-	-	74,983
Forestry	11,891	-	-	11,891
Firefighter gear and equipment	66,672	-	-	66,672
Capital outlay	192,588	-	1,564,656	1,757,244
Total expenditures	<u>752,186</u>	<u>-</u>	<u>1,564,656</u>	<u>2,316,842</u>
Excess (deficiency) of revenues over expenditures	72,562	17,279	(1,421,246)	(1,331,405)
Other financing sources (uses)				
Bond proceeds	-	-	6,400,000	6,400,000
Transfers in	143,410	80,000	-	223,410
Transfers out	(80,000)	-	(143,410)	(223,410)
Total other financing sources (uses)	<u>63,410</u>	<u>80,000</u>	<u>6,256,590</u>	<u>6,400,000</u>
Net change in fund balances	135,972	97,279	4,835,344	5,068,595
Fund balances, beginning	<u>659,219</u>	<u>444,931</u>	<u>-</u>	<u>1,104,150</u>
Fund balances, ending	<u>\$ 795,191</u>	<u>\$ 542,210</u>	<u>\$ 4,835,344</u>	<u>\$ 6,172,745</u>

See notes to financial statements.

WILLIAMSTOWN FIRE DISTRICT
RECONCILIATION OF THE STATEMENT OF REVENUES,
EXPENDITURES, AND CHANGES IN FUND BALANCES
OF GOVERNMENTAL FUNDS TO THE
STATEMENT OF ACTIVITIES

For the Year Ended June 30, 2024

Net change in fund balances of total governmental funds	\$ 5,068,595
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Amounts reported for governmental activities in the Statement of Activities are different because:

Governmental funds report capital outlays as expenditures. However, in the Statement of Activities the cost of those assets is capitalized and allocated over their estimated useful lives and reported as depreciation expense:

Capital asset purchases	1,791,581
Depreciation expense	(80,282)

Revenues in the Statement of Activities that do not provide current financial resources are fully deferred in the Statement of Revenues, Expenditures and Changes in Fund Balances. Therefore, the recognition of revenue for various types of accounts receivable (i.e., property taxes) differ between the two statements. This amount represents the net change in deferred inflows of resources - revenue not considered available

(5,725)

The issuance of long-term debt (e.g. bonds and leases) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the financial resources of governmental funds. Neither transaction however, has any effect on net position:

Issuance of short-term bond for capital project	(6,400,000)
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Some expenses reported in the Statement of Activities do not require the use of current financial resources and therefore are not reported as expenditures in the governmental funds:

Change in accumulated unused compensated absences	(625)
Change in net pension liability, including deferred outflows and inflows	14,274
Change in postemployment benefits, including deferred outflows and inflows	297

Change in net position of governmental activities	\$ <u>388,115</u>
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See notes to financial statements.

WILLIAMSTOWN FIRE DISTRICT
NOTES TO FINANCIAL STATEMENTS

June 30, 2024

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

A. Reporting entity

The Williamstown Fire District was established by the Commonwealth of Massachusetts Acts of 1912, Chapter 69. The District is a local government that is governed by an elected prudential committee, a legally separate entity, and is fiscally independent of other state and local governments. The District's major operation is providing fire protection services.

Accounting principles generally accepted in the United States of America require that the reporting entity include (1) the primary government, (2) organizations for which the primary government is financially accountable, and (3) other organizations for which the nature and significance of their relationship with the primary government are such that exclusion would cause the reporting entity's financial statements to be misleading or incomplete. The criteria provided in Government Accounting Standards Board Statements have been considered, and no component units were identified to be included in the District's financial statements.

B. Government-wide and fund financial statements

Government-wide financial statements

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information about the District as a whole. Governmental activities are supported by taxes, intergovernmental revenues, fees, and charges for services.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Program revenues include 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as general revenues.

Fund financial statements

Financial statements of the reporting entity are organized into funds, each of which is considered to be a separate accounting entity. Each fund is accounted for by providing a separate set of self-balancing accounts, which constitute its assets, liabilities, fund balance, revenues and expenditures. Major individual funds are reported as separate columns in the fund financial statements.

C. Measurement focus, basis of accounting, and financial statement presentation

The *government-wide financial statements* are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenue in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the District considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences and claims and judgments, are recorded only when payment is due. Revenues not considered available are recorded as deferred inflows of resources.

Property taxes are recorded in the year levied as receivables and deferred inflows of resources. Property taxes collected up to 60 days after the fiscal year end are included in the current fiscal year revenues with the remaining recognized as revenues in the succeeding year when services financed by the levy are provided. Intergovernmental aids and grants are recognized as revenues in the period the District is entitled to the resources and the amounts are available. Amounts owed to the District which are not available are recorded as receivables and deferred inflows of resources. Amounts received prior to the entitlement period are also recorded as deferred inflows of resources.

The District reports the following major governmental funds:

The *General Fund* is the District's primary operating fund. It accounts for all financial resources of the District, except those required to be accounted for in another fund.

The *Stabilization Fund* is used to account for resources set aside either for unforeseen needs or for capital projects. The District's policy is to appropriate up to ten percent of the previous year's tax levy into the fund or such larger amount if approved by the Prudential Committee. The Prudential Committee must vote to appropriate any money out of the fund.

The *Capital Project Fund* is used to account for resources used to acquire or develop facilities or major capital improvements.

Accounting estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosures of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

Subsequent events

Management has evaluated subsequent events through February 15, 2025, the date that the financial statements were available for issue, and has determined that there are no additional adjustments or disclosures required.

D. Assets, liabilities, and net position or fund balance

Cash and cash equivalents

The District considers all highly liquid cash and investments purchased with maturity of three months or less to be cash equivalents.

Short-term investments

Short-term investments consist of bank certificates of deposit which are reported at cost.

Property taxes

The Town of Williamstown levies, bills and collects property taxes for the District. The Town remits the entire amount levied and handles all delinquencies, retaining interest and penalties. The District's property tax is levied each July 1 on the assessed value listed as of the prior January 1, for all real and personal property located in the Town of Williamstown. Assessed values are established by the Town of Williamstown Board of Assessors at a percentage of estimated market value.

The Town of Williamstown is required to have its assessed values certified by the State every three years. The assessed value for the fiscal 2024 levy was \$1,342,314,312. A tax rate of \$0.54 per thousand was applied to the levy for the District. Property taxes are due in two installments on November 1 and May 1 following the assessment date. An allowance for uncollectible taxes is determined and recorded based upon the tax levy.

Grants Receivable

Federal and state grants are recognized as receivables and revenue during the period in which the District fulfills the requirements for receiving the grant awards in the government-wide statements. In the governmental fund statements, the revenue must meet the measurable and available criteria.

Prepaid items

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in the government-wide financial statements.

Capital assets

Capital assets, which include property, plant, equipment, and infrastructure assets are reported in the government-wide financial statements. Capital assets are defined by the District as assets with an initial, individual cost of more than \$2,500 and an estimated useful life of more than one year. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated fair market value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend the assets lives are not capitalized. Property, plant, and equipment are depreciated using the straight-line method over the following estimated useful lives:

<u>Assets</u>	<u>Years</u>
Buildings	50
Building improvements	15 - 50
Vehicles	5 - 25
Office equipment	3 - 10

Deferred outflows of resources

Deferred outflows of resources represent a consumption of net assets that applies to a future period(s) and will not be recognized as an outflow of resources (expenditure) until then. Deferred outflows of resources in the government-wide statement of net position consist of unrecognized items not yet charged to pension and other postemployment benefit expense.

Compensated absences

It is the District’s policy to permit eligible employees to accumulate earned but unused sick pay benefits. A liability for these accrued unused sick leave benefits is reported in the government-wide statement of net position as accumulated unused compensated absences. Unused sick leave accumulates from year to year. Upon retirement, eligible employees shall be paid for accumulated sick leave, up to a maximum of 60 days.

Long-term obligations

Long-term debt and other long-term obligations are reported as liabilities in the government-wide statement of net position. Bond premiums and discounts, as well as issuance costs, are deferred and amortized over the life of the bonds using the effective interest method. Bonds payable are reported net of the applicable bond premium or discount. Bond issuance costs are reported as deferred charges and amortized over the term of the related debt. In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

Net pension liability

For purposes of measuring the net pension liability, related deferred outflows and inflows of resources, pension expense, and information about the fiduciary net position of the Berkshire County Retirement System, have been determined on the same basis as they are reported by the System. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

Other postemployment benefit liability

For purposes of measuring the total other postemployment benefits (OPEB) liability, related deferred outflows and inflows of resources, and OPEB expense, information has been determined based on the District's actuarial report. For this purpose, benefit payments are recognized when due and payable in accordance with the benefit terms. The total OPEB liability attributable to the governmental activities will be paid primarily by the General Fund.

Government-wide fund net position

Government-wide net position is classified as follows:

Invested in capital assets, net of related debt

Consists of the historical cost of capital assets less accumulated depreciation and less any debt that remains outstanding that was used to finance those assets.

Restricted

Consists of amounts that are restricted by the District's creditors (for example, through debt covenants), by the state enabling legislation (restrictions on shared revenues), by grantors (federal and state), and by other contributors.

Unrestricted

All other amounts are reported in this category.

Governmental fund balances

The District has implemented the provisions of GASB Statement No. 54, *Fund Balance Reporting and Governmental Fund Type Definitions*. This statement establishes fund balance classifications that comprise a hierarchy based primarily on the extent to which the District is bound to observe constraints imposed upon the use of the resources reported in its financial statements. In the governmental fund financial statements, fund balances are classified as follows:

Restricted

Amounts that can be spent only for specific purposes because of the District by-laws, state or federal laws, or externally imposed conditions by grantors or creditors.

Committed

Amounts that can only be used for specific purposes imposed by majority vote of the highest level of decision making authority of the District. Any changes or removal of specific purposes requires majority action by the governing board.

Assigned

Amounts constrained by the District's intent to be used for specific purposes, but are neither restricted nor committed. The assigned fund balance consists of encumbrances and other amounts which have been assigned for specific goods and services ordered but not yet paid for. This account also includes fund balance voted to be used in the subsequent fiscal year (free cash).

Unassigned

All amounts not included in other spendable classifications.

Encumbrances and continuing appropriations

Encumbrance accounting is employed in the governmental funds as a significant aspect of budgetary control. Encumbrances, through the use of purchase orders, contracts and other applicable appropriation, are amounts that are set aside to pay for goods and services that have not been completed prior to the end of the fiscal year.

Unencumbered appropriations, which are carried over to the following fiscal year, are reported as “continuing appropriations”. Continuing appropriations represent amounts appropriated for specific programs or projects, which were not completed during the fiscal year.

Encumbrances and continuing appropriations are reported with restricted, committed, or assigned fund balance in the accompanying balance sheet. Encumbrances and continuing appropriations are combined with expenditures for budgetary comparison purposes.

NOTE 2 - STEWARDSHIP, COMPLIANCE, AND ACCOUNTABILITY**Budgetary information**

The District follows these procedures in establishing the budget:

1. The Fire District must prepare a proposed budget and hold an annual meeting to discuss its contents. The law specifies the annual meeting must be held on the fourth Tuesday in May. The meeting must be conducted and scheduled in a manner that maximizes public participation.
2. At least seven days prior to the date of the meeting, notice of the meeting as well as the entire proposed budget is made available for public inspection. The notice is posted in four public places in the Town of Williamstown and the Post Office. The meeting notice must state the time and place where the meeting will be held, and the purpose of the meeting.
3. At the meeting, any person may be heard in favor of or against the proposed budget or one or more items in the proposed budget. The clerk of the District shall certify to the assessors of the Town of Williamstown all sums voted to be raised by the District.
4. Throughout the fiscal year any unencumbered appropriation, balance or portion thereof, may be transferred from one department to another by a vote at a Special District Meeting. The Prudential Committee controls a reserve fund, which, at their discretion, may be used to alter total expenditures.
5. Appropriations for certain projects and specific items not fully expended at the fiscal year-end are carried forward as continued appropriations to the new fiscal year or until project completion. The District’s policy is to carry forward encumbrances as continued appropriations at the fiscal year end.

NOTE 3 - CASH, CASH EQUIVALENTS, AND SHORT-TERM INVESTMENTS

The District's carrying value with financial institutions as of June 30, 2024 is as follows:

<u>Financial institution</u>	<u>Fund</u>	<u>Amount</u>
Cash and cash equivalents		
Adams Community Bank	General Fund	\$ 313,802
Adams Community Bank	Stabilization Fund	223,730
MountainOne Bank	Stabilization Fund	114
Adams Community Bank	Capital Project Fund	<u>5,002,131</u>
Total		5,539,777
Short-term investments		
MountainOne Bank	Stabilization Fund	<u>318,366</u>
Total cash, cash equivalents, and short-term investments		<u>\$ 5,858,143</u>

Deposits and investments

State and local statutes place certain limitations on the nature of deposits and investments available to the District. Deposits, including demand deposits, money markets and certificates of deposit in any one financial institution, may not exceed certain levels unless collateralized by the financial institution involved. Investments may be made in unconditionally guaranteed U.S. Government obligations having maturities of a year or less from the date of purchase, or through repurchase agreements with maturities of no greater than 90 days in which the underlying securities consist of such obligations. Other allowable investments include authorized bonds of all states, banker's acceptances, commercial paper rated within the three highest classifications established by rating agencies, and units in the Massachusetts Municipal Depository Trust (MMDT).

Custodial credit risk related to deposits

Custodial credit risk is the risk that in the event of bank failure, the District's deposits may not be returned. The District carries deposits that are fully insured by FDIC insurance or collateralized. Bank deposits as of June 30, 2024 were \$5,858,143 all of which was insured and collateralized.

NOTE 4 - CAPITAL ASSETS

Capital asset activity for the year ended June 30, 2024 was as follows:

	Beginning Balance	Increases	Decreases	Ending Balance
Governmental activities				
Capital assets, not being depreciated:				
Land	\$ 505,800	\$ -	\$ -	\$ 505,800
Construction in progress	504,687	1,757,244	-	2,261,931
Total capital assets, not being depreciated	1,010,487	1,757,244	-	2,767,731
Capital assets, being depreciated:				
Building and improvements	474,430	-	-	474,430
Vehicles	1,848,093	-	(40,080)	1,808,013
Equipment	227,069	34,337	(1,295)	260,111
Total capital assets, being depreciated	2,549,592	34,337	(41,375)	2,542,554
Less accumulated depreciation for:				
Building and improvements	(167,103)	(15,405)	-	(182,508)
Vehicles	(1,406,325)	(50,506)	40,080	(1,416,751)
Equipment	(186,242)	(14,371)	1,295	(199,318)
Total accumulated depreciation	(1,759,670)	(80,282)	41,375	(1,798,577)
Total capital assets, being depreciated, net	789,922	(45,945)	-	743,977
Governmental activities capital assets, net	\$ 1,800,409	\$ 1,711,299	\$ -	\$ 3,511,708

NOTE 5 - BONDS PAYABLE

The District is in the process of designing and constructing a new fire station. The project was approved at a special District meeting on February 28, 2023 and is funded by a combination of grants, contributions, and borrowing. During the construction phase of the project, the District has obtained short-term bond anticipation notes. Upon completion of the project, the borrowing will be converted into long-term debt.

On August 15, 2023, the District issued a short-term bond anticipation note for \$6,400,000 at a rate of 5.05%, maturing on August 8, 2024. The bond is funding the construction of the new fire station.

Subsequent to fiscal year end June 30, 2024, on August 8, 2024, the District issued a short-term bond anticipation note for \$13,900,000 at a rate of 4.97%, maturing on July 10, 2025. The District repaid the \$6,400,000 note on August 8, 2024.

NOTE 6 - OTHER INFORMATION

A. Commitments and contingent liabilities

Fiscal year 2025 budget

For the fiscal year 2025, the District has approved an operating budget of \$1,469,068.

Federal and state funding

Amounts received or receivable from grant agencies are subject to audit and adjustment by grantor agencies, principally the federal and state governments. As of the date of the financial statements, the District is not aware of any expenditure that may be disallowed by a grantor.

Risk management

The District is exposed to various risks of loss relating to torts, theft, damage, and destruction of assets, errors and omissions, injuries, natural disasters and workers compensation claims for which the District carries commercial insurance.

B. Berkshire County Retirement System

Plan description

The District participates in the Berkshire County Retirement System (the Plan) which is a cost-sharing multiple-employer public employee retirement system covering the employees of 46 member units, except school department employees who serve in a teaching capacity. Eligible employees must participate in the Plan. The Plan is organized under Chapter 34B of the Massachusetts General Laws (MGL) and is subject to the provisions of Chapter 32 of the MGL. The Plan is governed by a five-member board. The board members are appointed or elected as specified by MGL Chapter 34B Section 19(b) for terms ranging from 3 to 6 years. The Plan is also guided by an advisory council comprised of the official “Treasurers” of each member unit.

Results of the Plan are based on liabilities developed in an actuarial valuation performed as of January 1, 2023 and rolled forward to the Plan’s measurement date of December 31, 2023.

Accounting policy

The Plan follows accounting policies mandated by the Commonwealth of Massachusetts. The accounting records are maintained on the accrual basis of accounting. Contributions from the member’s employees are recognized in the period in which employees provide services to the member employers. For the purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the Plan and additions to/deductions from the Plan’s fiduciary net position have been determined on the same basis as they are reported by the Plan. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

Plan membership

At December 31, 2023, pension plan membership consisted of the following:

Active plan members	1,204
Retired members and beneficiaries	900
Inactive members entitled to a return of employee contributions	325
Inactive members with a vested right to a deferred or immediate benefit	49
Total	<u>2,478</u>

Benefits and contributions

The Plan provides pension benefits, deferred allowances, and death and disability benefits. Chapter 32 of the MGL establishes the authority of the Plan, contribution percentages and benefits paid. The Plan’s Retirement Board does not have the authority to amend benefit provisions. Employees contribute a set percentage of their gross regular compensation annually. Employee contribution percentages are specified in Chapter 32 of the MGL.

The employee's individual contribution percentage is determined by their date of entry into the Plan. In addition, all employees hired after January 1, 1979 contribute an additional 2% on all gross regular compensation over the rate of \$30,000 per year. The percentages are as follows:

Before January 1, 1975	5%
January 1, 1975 – December 31, 1983	7%
January 1, 1984 – June 30, 1996	8%
Beginning July 1, 1996	9%

Employers are required to contribute at actuarially determined rates as accepted by the Public Employee Retirement Administration Commission (PERAC). The Plan provides for retirement allowance benefits up to a maximum of 80% of a member's highest three-year or five-year average annual rate of regular compensation, depending upon the date of hire. Benefit payments are based upon a member's age, length of creditable service, level of compensation, and group classification. Members become vested after 10 years of creditable service. A retirement allowance may be received upon reaching age 65 or upon attaining 20 years of service. The Plan also provides for early retirement at age 55 if the participant (1) has a record of 10 years of creditable services, (2) was on the member employer's payroll on January 1, 1978, (3) voluntarily left employment on or after that date, and (4) left accumulated annuity deductions in the fund. A retirement allowance consists of two parts: an annuity and a pension. A member's accumulated total deductions and a portion of the interest they generate constitute the annuity. The difference between the total retirement allowance and the annuity is the pension. The average retirement benefit is approximately 80-85% pension and 15-20% annuity.

Pension liabilities, expense and deferred outflows and inflows of resources

At June 30, 2024, the District reported a net pension liability of \$21,327, deferred outflows related to pensions of \$23,304, and deferred inflows related to pensions of \$2,009 for its proportionate share of the net pension liability. The net pension liability was measured as of December 31, 2023, and the total pension (asset) liability used to calculate the net pension liability was determined by an actuarial valuation as of that date. The District's proportion of the net pension liability was based on a projection of the District's long-term share of contributions to the pension relative to the projected contributions of all participating Plan employers, actuarially determined. At December 31, 2023, the District's proportion was 0.17%. Net pension liability, deferred outflows and inflows of resources and pension expense are allocated to each employer based on its proportionate share of total employer contributions. For the year ended June 30, 2024, the District recognized pension expense of \$8,460 (contribution of \$22,734 paid into the Plan plus the decrease in net pension liability of \$14,274). Contributions made subsequent to the measurement date of December 31, 2023 were \$-0-. At June 30, 2024, the District reported a payable of \$-0- for outstanding contributions to the pension plan.

Actuarial assumptions

The total pension liability was determined by an actuarial valuation as of January 1, 2023, rolled forward to the measurement date of December 31, 2023 using the following actuarial assumptions, applied to all periods included in the measurement date:

Investment rate of return:	6.75% net of pension plan investment expense, including inflation.
Salary increases:	4.25% for Group 1 and 4.75% for Group 4.
Inflation:	2.50%
Cost of Living Adjustment	3% of first \$16,000.
Mortality	Pre- and post-retirement rates reflect the RP-2014 Blue Collar Employees and Health Annuitant tables projected generationally with Scale MP-2021 (gender distinct).

The investment return assumption is a long-term assumption and is based on capital market expectations by asset class, historical returns, and professional judgment. The market expectations analysis used a building-block approach which included expected returns by asset class and the target asset allocation.

Target allocations

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best estimates ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. Best estimates of arithmetic real rate of return for each major asset class included in the Plan's targeted asset allocation as of December 31, 2023 are summarized in the following table:

Asset Class	Target Asset Allocation	Long-term Expected Real Rate of Return
Domestic equity	24.10%	6.90%
International equity	10.80%	6.60%
Emerging markets equity	4.40%	9.20%
Core fixed income	13.60%	4.70%
Value-added fixed income	7.30%	7.80%
Private Equity	17.10%	10.20%
Real Estate	10.30%	6.60%
Timberland	3.40%	7.10%
Hedge funds/PCS	8.50%	6.40%
Overlay	0.50%	0.00%
Total	100.00%	

Changes in net pension liability

	Berkshire County Retirement System 100%			Williamstown Fire District 0.17%		
	Increase (Decrease)			Increase (Decrease)		
	Total Pension Liability (a)	Plan Fiduciary Net Position (b)	Net Pension (Asset) / Liability (a) - (b)	Total Pension Liability (a)	Plan Fiduciary Net Position (b)	Net Pension (Asset) / Liability (a) - (b)
Balances at January 1, 2023	\$ 348,667,000	\$ 316,123,000	\$ 32,544,000	\$ 627,601	\$ 569,020	\$ 58,581
Net changes	13,222,000	33,221,000	(19,999,000)	(12,390)	24,864	(37,254)
Balances at December 31, 2023	\$ 361,889,000	\$ 349,344,000	\$ 12,545,000	\$ 615,211	\$ 593,884	\$ 21,327

Discount rate

The discount rate used to measure the total pension liability was 6.75%. The projection of cash flows used to determine the discount rate assumed that plan member contributions will be made at the current contribution rate and that employer contributions will be made at rates equal to the difference between actuarially determined contribution rates and the member rate. Based on those assumptions, the Plan's fiduciary net position was projected to be available to make all projected benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

Sensitivity of the net pension liability (asset) to changes in the discount rate

The following presents the net pension liability (asset), calculated using the discount rate of 6.75%, as well as what the net pension liability (asset) would be if it were calculated using a discount rate that is 1 percentage point lower (5.75%) or 1 percentage point higher (7.75%) than the current rate:

	1% Decrease (5.75%)	Current Discount Rate (6.75%)	1% Increase (7.75%)
District's proportionate share of the net pension (asset) liability	\$ 88,740	\$ 21,327	\$ (35,870)

Deferred inflows and outflows of resources

At June 30, 2024, the District reported deferred outflows and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ -	\$ 2,009
Net difference between projected and actual investment earnings on pension plan assets	4,825	-
Changes in assumptions	18,479	-
Changes in proportion and differences between employer contributions and proportionate share of contributions	-	-
Contributions subsequent to the measurement date	-	-
Total	<u>\$ 23,304</u>	<u>\$ 2,009</u>

Deferred outflows and inflows of resources related to pensions will be recognized in pension expense as follows:

Year ended June 30,	
2025	\$ 2,412
2026	6,370
2027	16,837
2028	(4,324)
Total	<u>\$ 21,295</u>

Pension plan fiduciary net position

The Plan issues separate financial statements which can be obtained through the Berkshire County Retirement Board, 29 Dunham Mall, Pittsfield, MA 01201. In addition, an actuarial valuation is performed every two years, which is available through the Massachusetts Public Employee Retirement Administration Commission, 5 Middlesex Avenue, Suite 304, Somerville, MA 02145.

C. Other postemployment benefits

Plan description and funding policy

The District's healthcare plan is a single-employer defined benefit plan. The District provides postemployment health and dental insurance to eligible retirees and their spouses. The District pays for 75 percent of the health insurance and 50 percent of the dental insurance.

The contribution requirements of plan members and the District are established and may be amended by the District. The contributions are based on projected pay-as-you-go financing requirements, with an additional amount to prefund benefits as determined annually by the District. These contributions are neither mandated nor guaranteed. The District has retained the right to unilaterally modify its payment for retiree health care insurance benefits. The projection of benefits for financial reporting purposes does not explicitly incorporate the potential effects of legal or contractual funding limitations.

Plan membership

The following members were covered by the benefit terms for the plan year ending June 30, 2024:

Active plan members	1
Retirees and beneficiaries receiving benefits	<u>1</u>
Total	<u><u>2</u></u>

Annual OPEB cost and total OPEB obligation

The total OPEB liability was measured as of June 30, 2024 and was determined using an alternative measurement method, allowed for small government employers, such as the District. The alternative measurement method, is an approach that includes the same broad measurement steps as an actuarial valuation (projecting benefit payments, discounting projected benefit payments to a present value, and attributing the present value of projected benefit payments to periods using an actuarial cost method).

	Increase (Decrease)		
	Total OPEB Liability (a)	Plan Fiduciary Net Position (b)	Net OPEB Liability (a) - (b)
Balances at June 30, 2023, as restated	<u>\$ 198,152</u>	<u>\$ -</u>	<u>\$ 198,152</u>
Changes for the year:			
Service cost	4,588	-	4,588
Interest	170	-	170
Changes in benefit terms	-	-	-
Changes in assumptions	1,675	-	1,675
Benefit payments including implicit cost	<u>(6,730)</u>	<u>-</u>	<u>(6,730)</u>
Net changes	<u>(297)</u>	<u>-</u>	<u>(297)</u>
Balances at June 30, 2024	<u><u>\$ 197,855</u></u>	<u><u>\$ -</u></u>	<u><u>\$ 197,855</u></u>

Discount rate

The discount rate used to measure the total OPEB liability was 3.70%. The projection of cash flows used to determine the discount rate assumed that contributions from the District will be made in accordance with the Plan's funding policy.

Sensitivity of the net OPEB liability to changes in the discount and healthcare cost trend rates

The following presents the net OPEB liability, as well as what the net OPEB liability would be if it were calculated using a discount rate and healthcare cost trend rate that is 1 percentage point lower or 1 percentage point higher than the current rate:

	Discount Rate		
	1% Decrease (2.70%)	Current (3.70%)	1% Increase (4.70%)
Net OPEB liability as of June 30, 2024	\$ 206,729	\$ 197,855	\$ 171,908

	Healthcare Cost Trend Rate		
	1% Decrease (5.00%)	Current (6.00%)	1% Increase (7.00%)
Net OPEB liability as of June 30, 2024	\$ 177,596	\$ 197,855	\$ 206,026

Deferred Outflows and Inflows of Resources

At June 30, 2024, the District reported no deferred outflows or inflows of resources related to OPEB.

Actuarial methods and assumptions

Projections of benefits for financial reporting purposes are based on the substantive plan (the plan as understood by the employer and plan members) and include the types of benefits provided at the time of each valuation and the historical pattern of sharing of benefit costs between the employer and plan members to that point. The methods and assumptions used include techniques that are designed to reduce the effects of short-term volatility in actuarial accrued liabilities and the actuarial value of assets, consistent with the long-term perspective of the calculation. The following simplifying assumptions were made:

Retirement age for active employees - based on the historical average retirement age for the covered group, active plan members were assumed to retire at age 65, or at the first subsequent year in which the member would qualify for the benefit.

Marital Status - marital status of members at the calculation date was assumed to continue throughout retirement.

Mortality - life expectancies were based on mortality tables from the National Center for Health Statistics. The 2016 United States Life Tables for Non-Hispanic White Males and Females were used.

Turnover – nongroup-specific age-based turnover data from GASB Statement 75 were used as the basis for assigning active members a probability of remaining employed until the assumed retirement age and for developing an expected future working lifetime assumption for purposes of allocating to periods the present value of total benefits to be paid.

Healthcare insurance premiums - 2016 health insurance premiums for retirees were used as the basis for calculation of the present value of total benefits to be paid.

Inflation rate - the expected long-term inflation assumption of 3.7 percent was based on projected changes in the Consumer Price Index for Urban Wage Earners and Clerical Workers.

Payroll growth rate - the expected long-term payroll growth rate was assumed to equal the rate of inflation.

D. Fire Station Construction Project

The District is in the process of designing and constructing a new fire station. The new facility will be located at 560 Main Street in Williamstown, MA, and will be approximately 22,000 square feet. Once completed, the new facility will replace the existing station on Water Street.

The project was approved at a special District meeting on February 28, 2023 and will be funded by a combination of grants, contributions, and borrowing.

Construction on the project began in the fall of 2024. During the fiscal year ended June 30, 2024, the District incurred costs on the project of \$1,757,244. As of June 30, 2024, total costs on the project to date are \$2,261,931, which is included in capital assets on the Statement of Net Position.

The District has received commitments from private donors totaling \$5.5 million for the construction of the new fire station. The payments are conditional, and the District expects to receive payments on the commitments annually beginning in fiscal year 2025 through fiscal year 2029, based upon the District meeting certain requirements. As of June 30, 2024, the District has not recorded a receivable, as the conditions required for payment have not yet been met by the District.

On August 15, 2023, the District issued a short-term bond anticipation note for \$6,400,000 at a rate of 5.05%, maturing on August 8, 2024. The bond is funding the construction of the new fire station.

Subsequent to fiscal year end June 30, 2024, on August 8, 2024, the District issued a short-term bond anticipation note for \$13,900,000 at a rate of 4.97%, maturing on July 10, 2025. The District repaid the \$6,400,000 note on August 8, 2024.

E. Prior Period Adjustment

During the fiscal year ended June 30, 2024, the District identified an error in the recognition of its other postemployment benefits (OPEB) liability, which resulted in an overstatement of the OPEB liability and an understatement of net position.

As a result, the beginning net position and OPEB liability has been restated as follows:

	Primary Government Governmental Activities	
	Unrestricted Net Position	OPEB Liability
Amounts as previously reported at June 30, 2023	\$ 2,140,292	\$ 737,912
Prior period adjustment:		
Reporting for correction of OPEB liability	<u>539,760</u>	<u>(539,760)</u>
Amounts as restated, June 30, 2023	<u>\$ 2,680,052</u>	<u>\$ 198,152</u>

The adjustment was necessary to properly reflect the estimated OPEB obligation. Future financial statements will incorporate this change.

WILLIAMSTOWN FIRE DISTRICT
REQUIRED SUPPLEMENTARY INFORMATION
STATEMENT OF REVENUES AND EXPENDITURES
BUDGET AND ACTUAL (NON-GAAP BASIS) - GENERAL FUND

For the Year Ended June 30, 2024

	General Fund			
	Budget		Actual	Variance
	Original	Final	Budgetary	Positive
			Basis	(Negative)
Revenues				
Property taxes	\$ 715,588	\$ 715,588	\$ 721,267	\$ 5,679
Payment in lieu of taxes	35,326	35,326	34,814	(512)
Inspection service fees	4,500	4,500	8,030	3,530
Federal and state grants	46,709	46,709	46,709	-
Earnings on investments	2,000	2,000	4,603	2,603
Other revenues	4,700	4,700	9,325	4,625
Total revenues	808,823	808,823	824,748	15,925
Expenditures				
Salaries	115,000	115,000	93,071	21,929
Firefighter pay	46,000	46,000	58,960	(12,960)
Retirement	22,734	22,734	22,734	-
Communications	7,580	7,580	5,781	1,799
Outreach and recruitment	6,000	6,000	1,925	4,075
Insurances	70,000	70,000	61,042	8,958
Utilities	9,300	9,300	7,590	1,710
Legal and accounting	24,500	24,500	23,899	601
Management services	55,000	55,000	46,110	8,890
Maintenance and operations	65,000	65,000	63,438	1,562
Education and training	13,000	13,000	19,417	(6,417)
Dispatch	75,000	75,000	74,983	17
Forestry	15,000	15,000	11,891	3,109
Reserve	50,000	50,000	-	50,000
Firefighter gear and equipment	114,709	114,709	114,622	87
Capital outlay	90,000	90,000	90,000	-
Total expenditures	778,823	778,823	695,463	83,360
Excess (deficiency) of revenues over expenditures	30,000	30,000	129,285	99,285
Other financing sources (uses)				
Resources from other available funds	50,000	50,000	50,000	-
Transfer in from capital project fund	-	-	143,410	143,410
Transfer out to Stabilization fund	(80,000)	(80,000)	(80,000)	-
Total other financing sources (uses)	(30,000)	(30,000)	113,410	143,410
Excess of revenues over expenditures and other financing sources	\$ -	\$ -	\$ 242,695	\$ 242,695

See notes to financial statements.

WILLIAMSTOWN FIRE DISTRICT
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION
FOR GENERAL FUND BUDGET

June 30, 2024

Budgetary Basis

The General Fund final appropriation appearing on the previous page represents the final amended budget after all transfers and supplemental appropriations.

Budget / GAAP Reconciliation

The District's General Fund budget is prepared on a basis that differs from U.S. generally accounting principles (GAAP) in several different ways. Therefore, in addition to the GAAP basis financial statements, the results of operations of the General Fund are presented in accordance with budgetary accounting principles to provide a meaningful comparison with budgetary data.

The following is a summary of adjustments made to the actual revenues and expenditures to conform to the budgetary basis of accounting.

	General Fund	
	Revenues and Other Financing Sources	Expenditures and Other Financing Uses
GAAP Basis	\$ 824,748	\$ 752,186
Reverse beginning of year appropriation carry-forwards from expenditures	-	(115,934)
Add end of year appropriation carry-forwards to expenditures	-	59,211

See independent auditors' report.

WILLIAMSTOWN FIRE DISTRICT
REQUIRED SUPPLEMENTARY INFORMATION

June 30, 2024

**Schedule of the District's Proportionate Share
of the Net Pension Liability**

	Plan Year Ended December 31,								
	2023	2022	2021	2020	2019	2018	2017	2016	2015
Berkshire County Retirement System net pension (asset) liability	\$ 12,545,000	\$ 32,544,000	\$ (23,491,000)	\$ 12,823,000	\$ 30,630,000	\$ 43,744,000	\$ 25,853,000	\$ 39,772,000	\$ 42,317,000
District's proportion of the net pension (asset) liability	0.17%	0.18%	0.19%	0.18%	0.18%	0.18%	0.18%	0.18%	0.18%
District's proportionate share of the net pension (asset) liability	\$ 21,327	\$ 58,579	\$ (44,633)	\$ 23,081	\$ 55,134	\$ 78,739	\$ 46,535	\$ 71,590	\$ 76,171
District's covered-employee payroll	\$ 93,071	\$ 92,016	\$ 86,878	\$ 86,305	\$ 86,241	\$ 81,001	\$ 80,526	\$ 78,181	\$ 75,140
District's proportionate share of the net pension (asset) liability as a percentage of its covered-employee payroll	22.91%	63.66%	-51.37%	26.74%	63.93%	97.21%	57.79%	91.57%	101.37%
Plan fiduciary net position as a percentage of the total pension (asset) liability	96.53%	90.67%	107.00%	95.93%	89.88%	84.41%	84.06%	84.06%	84.06%

Schedule of District Pension Contributions

	Plan Year Ended December 31,								
	2023	2022	2021	2020	2019	2018	2017	2016	2015
Berkshire County Retirement System contractually required contribution	\$ 13,373,000	\$ 12,498,000	\$ 11,680,000	\$ 10,915,000	\$ 10,203,000	\$ 9,740,000	\$ 9,297,000	\$ 8,880,000	\$ 8,482,000
District's contractually required contribution	\$ 22,734	\$ 22,496	\$ 35,544	\$ 35,544	\$ 31,775	\$ 30,947	\$ 30,271	\$ 29,699	\$ 29,777
District's contributions in relation to the contractually required contribution	(22,734)	(22,496)	(35,544)	(35,544)	(31,775)	(30,947)	(30,271)	(29,699)	(29,777)
Contribution deficiency (excess)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
District's covered-employee payroll	\$ 93,071	\$ 92,016	\$ 86,878	\$ 86,305	\$ 86,241	\$ 81,001	\$ 80,526	\$ 78,181	\$ 75,140
Contributions as a percentage of covered-employee payroll	24.43%	24.45%	40.91%	41.18%	36.84%	38.21%	37.59%	37.99%	39.63%

Notes to the Required Supplementary Information

Changes of benefit terms: None

Changes of assumptions: Changes in economic and demographic assumptions.

Last 10 years: Only plan years 2015 to 2023 available.

See independent auditors' report.

WILLIAMSTOWN FIRE DISTRICT
SCHEDULE OF CHANGES IN NET OPEB
LIABILITY AND RELATED RATIOS
REQUIRED SUPPLEMENTARY INFORMATION

June 30,

	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015
Total OPEB liability										
Service cost	\$ 4,588	\$ 20,078	\$ 13,951	\$ 45,296	\$ 50,111	\$ 85,604	\$ 86,630	\$ 83,217	\$ 92,229	\$ 98,389
Interest	170	743	767	2,491	2,756	4,708	4,765	4,677	4,338	4,808
Changes of benefit terms	-	-	-	-	-	-	-	-	-	-
Changes of assumptions	1,675	11,302	(6,543)	(121,885)	(582,275)	(80,484)	(44,318)	(1,124)	(182,046)	(150,190)
Differences between actual and expected experience	-	-	-	-	-	-	-	-	-	-
Benefit payments including implicit cost	(6,730)	(6,730)	(6,730)	(6,863)	(6,730)	(6,833)	(6,225)	(6,233)	(24,078)	(21,869)
Net change in total OPEB liability	(297)	25,393	1,445	(80,961)	(536,138)	2,995	40,852	80,537	(109,557)	(68,862)
Total OPEB liability, beginning	198,152	172,759	171,314	252,275	788,413	785,418	744,566	664,029	773,586	842,448
Total OPEB liability, ending (a)	<u>\$ 197,855</u>	<u>\$ 198,152</u>	<u>\$ 172,759</u>	<u>\$ 171,314</u>	<u>\$ 252,275</u>	<u>\$ 788,413</u>	<u>\$ 785,418</u>	<u>\$ 744,566</u>	<u>\$ 664,029</u>	<u>\$ 773,586</u>
Plan fiduciary net position										
Contributions	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest	-	-	-	-	-	-	-	-	-	-
Employer contributions	-	-	-	-	-	-	-	-	-	-
Benefit payments	-	-	-	-	-	-	-	-	-	-
Administrative expense	-	-	-	-	-	-	-	-	-	-
Net change in plan fiduciary net position	-	-	-	-	-	-	-	-	-	-
Plan fiduciary net position, beginning	-	-	-	-	-	-	-	-	-	-
Plan fiduciary net position, ending (b)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Net OPEB liability (a) - (b)	<u>\$ 197,855</u>	<u>\$ 198,152</u>	<u>\$ 172,759</u>	<u>\$ 171,314</u>	<u>\$ 252,275</u>	<u>\$ 788,413</u>	<u>\$ 785,418</u>	<u>\$ 744,566</u>	<u>\$ 664,029</u>	<u>\$ 773,586</u>
Covered employee payroll	\$ 93,071	\$ 92,016	\$ 86,878	\$ 86,305	\$ 86,241	\$ 81,001	\$ 80,526	\$ 78,181	\$ 76,648	\$ 75,140
Net OPEB liability as a percentage of covered employee payroll	212.59%	215.35%	198.85%	198.50%	292.52%	973.34%	975.36%	952.36%	866.34%	1029.53%

Notes to Schedule:

Changes of benefit terms: None.

Changes of assumptions: None.

See independent auditors' report.

WILLIAMSTOWN FIRE DISTRICT
SCHEDULE OF OPEB CONTRIBUTIONS
REQUIRED SUPPLEMENTARY INFORMATION

June 30,

	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015
Actuarially determined contribution	\$ 6,730	\$ 6,730	\$ 6,730	\$ 6,863	\$ 6,730	\$ 6,833	\$ 6,225	\$ 6,233	\$ 24,078	\$ 21,869
Contributions in relation to the actuarially determined contribution	<u>6,730</u>	<u>6,730</u>	<u>6,730</u>	<u>6,863</u>	<u>6,730</u>	<u>6,833</u>	<u>6,225</u>	<u>6,233</u>	<u>24,078</u>	<u>21,869</u>
Contribution deficiency (excess)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Covered employee payroll	\$ 93,071	\$ 92,016	\$ 86,878	\$ 86,305	\$ 86,241	\$ 81,001	\$ 80,526	\$ 78,181	\$ 76,648	\$ 75,140
Contribution as a percentage of covered employee payroll	7.23%	7.31%	7.75%	7.95%	7.80%	8.44%	7.73%	7.97%	31.41%	29.10%

Notes to Schedule

Valuation date:

Actuarially determined contribution rates were calculated as of July 1, 2023 with a measurement date of June 30, 2024.

Methods and assumptions used to determine contribution rates:

Actuarial cost method:	Entry Age
Discount rate:	3.70%
Pre- and post-retirement mortality	Mortality rates were based upon the US Life Tables for Non-Hispanic White Males and Females
Changes in assumptions:	Economic and demographic assumptions.

See independent auditors' report.



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INDEPENDENT AUDITORS' REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH GOVERNMENT AUDITING STANDARDS

To the Prudential Committee
WILLIAMSTOWN FIRE DISTRICT
Williamstown, Massachusetts 01267

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States (*Government Auditing Standards*), the financial statements of the governmental activities, each major fund, and the aggregate remaining fund information of the Williamstown Fire District as of and for the year ended June 30, 2024, and the related notes to the financial statements, which collectively comprise the Williamstown Fire District's basic financial statements, and have issued our report thereon dated February 15, 2025.

Report on Internal Control Over Financial Reporting

In planning and performing our audit of the financial statements, we considered Williamstown Fire District's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Williamstown Fire District's internal control. Accordingly, we do not express an opinion on the effectiveness of the Williamstown Fire District's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Williamstown Fire District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

Purpose of This Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Adelson + Company PC

ADELSON & COMPANY PC

February 15, 2025

TOWN OF WILLIAMSTOWN, MASSACHUSETTS

This appendix contains certain information regarding the Town of Williamstown. The information was obtained from the Town and, where indicated, from certain other sources. The District has no reason to believe that the information herein is materially inaccurate or misleading.

The Town of Williamstown is located in western Massachusetts, in the northern portion of Berkshire County, approximately 130 miles west of Boston and 170 miles north of New York City. The Town is bordered on the east by the Towns of Clarksburg and Adams and the City of North Adams; on the south by the Towns of Hancock and New Ashford; on the north by the Town of Pownal, Vermont; and on the west by the Town of Petersburg, New York.

The Town of Williamstown was incorporated in 1765 and is governed by the selectmen-open town meeting form of government. It has a population of approximately 8,000 residents, including approximately 2,000 students at Williams College, as recorded by the Town Clerk's office, and it has an area of 46.89 square miles.

CONSTITUTIONAL STATUS AND FORM OF GOVERNMENT

Massachusetts cities and towns are subject to the plenary legislative power of the Commonwealth. As stated by the Supreme Judicial Court:

A town is not an independent sovereignty. It is merely a subordinate agency of the State government. It is a creature of the Commonwealth, from which are derived all its powers and those of its voters and officers.

Cities and towns provide general governmental services at the local level. Municipalities were traditionally authorized to exercise only those powers granted by the State legislature, but Massachusetts adopted a Home Rule Amendment to its Constitution in 1966, under which a city or town may exercise by ordinance or by-law any power which the State legislature could confer upon it, provided that the ordinance or by-law is consistent with the laws enacted by the State legislature. Certain powers are excluded from home rule and may still be exercised only when authorized by State law; these powers include the power to levy taxes, the power to borrow money, and the power to enact private or civil law governing civil relationships except as an incident to the exercise of an independent municipal power. Under the Home Rule Amendment the State legislature may enact general laws relating to a class of two or more municipalities but (except in limited circumstances) may enact a special law relating to a particular city or town only on request of the city or town or on recommendation of the governor and passage by a two-thirds vote of both houses of the legislature.

An amendment to the State Constitution provides that any law imposing additional costs on two or more cities or towns by regulating aspects of municipal employment will not be effective within a city or town until the city council or town meeting accepts the law. Local acceptance will not be required if the legislature has either passed the law by a two-thirds vote or provided that the additional costs would be assumed by the State.

Cities and towns may change their form of government by adopting home rule charters or amending existing charters. A town of less than 12,000 population may not change to a city form of government and a town of less than 6,000 inhabitants may not change from the open town meeting form of government to a limited or representative town meeting form.

Cities are generally governed by a city council and an elected mayor who has the power to veto council actions; the council may override a mayoral veto by a two-thirds vote of the councilors. Some cities are governed by a city council and an appointed city manager who has no power to veto council actions; some municipalities, although still called "towns," have adopted a similar city form of government with a town council and town manager or administrator. Provision is often made for a referendum on council actions, and for initiation of measures, upon petition of a sufficient number of voters.

Most towns are governed by open town meetings in which any voter may participate. Others have an elected representative town meeting, often with public officers serving as ex officio members of the town meeting. Provision is usually made for a referendum on actions of the representative town meeting upon petition of a sufficient number of voters. Administrative affairs are generally managed by a board of three or more selectmen, with the assistance of a town manager.

School affairs of cities and towns are administered by an elected school committee, except in those towns whose educational functions are carried out entirely through a regional school district.

GOVERNING BODIES AND OFFICERS

Local legislative decisions are made by an open town meeting consisting of all registered voters in the Town. Subject to the legislative decisions made by town meeting, the affairs of the Town are generally administered by a board of five selectmen, elected for staggered three-year terms on an at-large basis and a Town Manager, appointed by the Board of Selectmen.

Local taxes are assessed by a board of three assessors elected for staggered three-year terms. The Town is represented by five School Committee members on the Mount Greylock Regional School Committee, elected for staggered three-year terms on an at-large basis.

The following are the principal executive officers:

<u>Office</u>	<u>Name</u>	<u>Manner of Selection and Term</u>	<u>Term Expires</u>
Select Board	Stephanie Boyd, Chair	Elected/3 years	2026
	Matthew Neely	Elected/3 years	2028
	Jeff Johnson	Elected/3 years	2027
	Peter Beck	Elected/3 years	2028
	Shana Dixon	Elected/1 year	2026
Town Manager	Robert Menicocci	Appointed	2025
Treasurer and Collector	Rachel Vadnais	Appointed	Indefinite
Town Accountant	Dave Fierro Jr.	Appointed	Indefinite
Town Clerk	Nicole Beverly	Appointed	Indefinite
Town Counsel	KP Law, P.C.	Appointed	Indefinite

SERVICES

The Town provides general governmental services for the territory within its boundaries including police protection, disposal of garbage and rubbish, water and sewer services, a library, streets, parks and recreation. Fire protection is provided by the District. See “THE DISTRICT”, herein. The Mount Greylock Regional School District provides academic education in kindergarten, and grades 1 through 12 and the Northern Berkshire Regional Vocational Technical School District provides vocational technical education in grades 9 through 12.

COVID 19

COVID-19 is a respiratory disease caused by a novel coronavirus that has not previously been seen in humans. On March 10, 2020, the Governor of The Commonwealth of Massachusetts declared a state of emergency to support the Commonwealth's response to the outbreak of the virus. On March 11, 2020 the World Health Organization declared COVID-19 a pandemic. On March 13, 2020, the President declared a national emergency due to the outbreak, which enabled disaster funds to be made available to states to fight the pandemic.

On May 18, 2020, the Governor of The Commonwealth of Massachusetts announced a phased plan to reopen businesses and services. As of May 29, 2021, all remaining COVID-19 restrictions were lifted and the State of Emergency in the Commonwealth ended June 15, 2021.

In response to the COVID-19 pandemic, federal and state legislation was signed into law that provides various forms of financial assistance and other relief to state and local governments. For example, the U.S. Congress enacted the Coronavirus Aid, Relief and Economic Security Act (the "CARES Act"). The Town was eligible to receive up to \$233,913 in CARES funding in fiscal 2020 and \$125,150 in fiscal 2021. In addition, the U.S. Congress passed the American Rescue Plan (the "ARP") Act of 2021. The Town expected to receive \$2,222,073 in ARPA Funds. To date, the Town has received \$2,253,638 which includes additional ARPA Broadband funds in the amount of \$31,565.

AUTHORIZATION OF GENERAL OBLIGATION BONDS AND NOTES

Serial bonds and notes are authorized by a two-thirds vote of the town meeting. Refunding bonds and notes are authorized by the selectmen. Borrowings for some purposes require State administrative approval.

When serial bonds or notes have been authorized, bond anticipation notes may be issued by the officers authorized to issue the serial bonds or notes. Temporary debt in anticipation of the revenue of the fiscal year in which the debt is incurred or in anticipation of authorized federal and state aid generally may be incurred by the Treasurer with the approval of the Selectmen.

DEBT ⁽¹⁾

The following shows the direct debt outstanding as of June 30, 2024:

General Obligation Bonds:

Within General Debt Limit ⁽²⁾⁽³⁾	
Schools	\$ 190,000
Buildings ⁽⁴⁾	3,880,000
Total Within the General Debt Limit	<u>\$4,070,000</u>
Outside General Debt Limit	
Other Outside General	<u>-</u>
Total Outside the General Debt Limit	<u>-</u>
Total Outstanding General Obligation Bonds	<u>\$4,070,000</u>
Temporary Loans in Anticipation of:	
Revenue	-
Bonds	-
Grants	<u>-</u>
Total Temporary Loans	<u>-</u>
Total Direct Debt ⁽⁴⁾	<u>\$4,070,000</u>

(1) Principal amount only. Excludes lease and installment purchase obligations, overlapping debt and unfunded pension liability.

(2) At the present time the normal General Debt Limit is \$57,210,625 and the Double General Debt Limit is \$114,421,250.

(3) \$190,000 has been exempted from the provisions of Proposition 2 1/2.

(4) \$110,000 is self-supporting.

AUTHORIZED UNISSUED DEBT AND PROSPECTIVE FINANCING

The Town has \$422,039 authorized unissued debt which represents the Town's share of the Cable Mills Housing project. It has no current plans to use this remaining authorization and intends to rescind it a future Town Meeting. The Town also has authorized unissued debt in the amount of \$165,000 for the new Police Station building. The Town does not expect to borrow against this authorization.

FIVE YEARS OUTSTANDING DEBT ⁽¹⁾

	<u>2024</u>	<u>2023</u>	<u>As of June 30,</u> <u>2022</u>	<u>2021</u>	<u>2020</u>
Within the General Debt Limit:					
Buildings	\$4,070,000	\$4,190,000	\$4,490,000	\$4,780,000	\$5,060,000
School Buildings	<u>190,000</u>	<u>385,000</u>	<u>585,000</u>	<u>785,000</u>	<u>985,000</u>
Total Within General Debt Limit	\$4,070,000	\$4,575,000	\$5,075,000	\$5,565,000	\$6,045,000
Outside the General Debt Limit:					
Solid Waste / Landfill	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total Outside General Debt Limit	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Total Long Term Indebtedness	<u>\$4,070,000</u>	<u>\$4,575,000</u>	<u>\$5,075,000</u>	<u>\$5,565,000</u>	<u>\$6,045,000</u>
Debt As a Percentage of Assessed Value ⁽²⁾	0.30%	0.38%	0.46%	0.54%	0.59%
Debt As a Percentage of Equalized Value ⁽³⁾	0.36%	0.40%	0.48%	0.53%	0.60%
Per Capital Debt Using 2020 Census	\$542	\$609	\$675	\$741	\$805
Per Capita Debt as a Percentage of Per Capita Income	1.17%	1.31%	1.45%	1.60%	1.73%
Assessed Value (\$000)	\$1,342,314	\$1,206,320	\$1,102,420	\$1,039,356	\$1,019,867
Equalized Value (\$000)	\$1,144,213	\$1,144,213	\$1,054,810	\$1,054,810	\$1,008,880
2020 Census Population	7,513	7,513	7,513	7,513	7,513
Per Capita Income ⁽²⁾	\$46,439	\$46,439	\$46,439	\$46,439	\$46,439

(1) Principal amount only. Excludes lease and installment purchase obligations, overlapping debt, unfunded pension liability, and OPEB.

(2) Source: Board of Assessors - Assessed valuation as of the prior January 1.

(3) Source: Massachusetts Department of Revenue - Equalized valuation in effect for that fiscal year (equalized valuations are established for January 1 of each even-numbered year).

(4) Source: Per Capita Income from U.S. Census Bureau. Used 2018-22 average, 2022 dollars.

ANNUAL DEBT SERVICE ⁽¹⁾⁽²⁾⁽³⁾

The following table presents the projected debt service payable by the Town as of June 30, 2024.

Year	Principal	Interest	% Principal	
			Total	Retired
2025	\$ 505,000	\$ 140,488	\$ 645,488	29.8%
2026	220,000	124,238	344,238	34.1
2027	230,000	113,238	343,238	38.6
2028	240,000	104,038	344,038	43.3
2029	245,000	94,438	339,438	48.2
2030	255,000	84,638	339,638	53.2
2031	265,000	74,438	339,438	58.4
2032	275,000	66,488	341,488	63.8
2033	285,000	58,238	343,238	69.5
2034	290,000	49,688	339,688	75.2
2035	300,000	40,988	340,988	81.1
2036	310,000	31,613	341,613	87.2
2037	320,000	21,538	341,538	93.5
2038	<u>330,000</u>	<u>11,138</u>	<u>341,138</u>	<u>100.0%</u>
Total	<u>\$4,070,000</u>	<u>\$1,015,200</u>	<u>\$5,085,200</u>	

(1) Excludes revenue anticipation notes, grant anticipation notes, bond anticipation notes, lease and installment purchase obligations, overlapping debt and unfunded pension liability.

(2) Principal totaling \$190,000 and interest totaling \$3,800 has been exempted from the provisions of Proposition 2 1/2.

(3) Principal totaling \$110,000 and interest totaling \$2,200 is self-supporting.

REVENUE ANTICIPATION BORROWING

The Town of Williamstown has not borrowed in anticipation of revenue in the last ten fiscal years.

CONTRACTS

Municipal contracts are generally limited to currently available appropriations. A city or town generally has authority to enter into contracts for the exercise of any of its corporate powers for any period of time deemed to serve its best interests, but generally only when funds are available for the first fiscal year; obligations for succeeding fiscal years generally are expressly subject to availability and appropriation of funds. Municipalities have specific authority in relatively few cases to enter into long-term contractual obligations that are not subject to annual appropriation, including contracts for refuse disposal and sewage treatment and disposal. Municipalities may also enter into long-term contracts in aid of housing and renewal projects. There may be implied authority to make other long-term contracts required to carry out authorized municipal functions, such as contracts to purchase water from private water companies. Municipal contracts relating to solid waste disposal facilities may contain provisions requiring the delivery of minimum amounts of waste and payments based thereon and requiring payments in certain circumstances without regard to the operational status of the facilities.

Municipal electric departments have statutory power to enter into long-term contracts for joint ownership and operation of generating and transmission facilities and for the purchase or sale of capacity, including contracts requiring payments without regard to the operational status of the facilities. The Town does not have an electric department.

Cities and towns are authorized to lease (as lessee) off-street parking facilities, school buildings, hospital equipment, data processing equipment, energy conservation equipment and educational equipment for periods ranging up to 10 years.

They may also lease equipment, with options to purchase, for a period up to 10 years. Contracts may also be made for the installment purchase of energy conservation equipment over a period up to 10 years. Cities and towns may also lease various properties as lessor. The Town has not entered into any lease or installment purchase contracts of a substantial nature.

Pursuant to the Home Rule Amendment to the Massachusetts Constitution, (see “Constitutional Status and Form of Government” herein), cities and towns may also be empowered to make other contracts and leases.

The Town is a member of the Northern Berkshire Solid Waste Management District where the District contracts for the removal and recycling of solid waste. The Town expended \$26,027 in fiscal 2024 for such services and has budgeted \$28,865 for such services in fiscal 2025. The Town has no other service contracts of a significant nature with any private service providers.

The Town has no service contracts of a significant nature with any private service providers.

OVERLAPPING DEBT

The following are the principal entities whose indebtedness is chargeable to Massachusetts cities and towns or payable from taxation of property within the cities and towns:

The following table sets forth the portion of overlapping debt relating to the Town (1):

	<u>Outstanding</u>	<u>Authorized Unissued</u>	<u>Assessment for Operations and Debt Service FY 2025</u>
Mount Greylock Regional School District (2)	\$25,285,000	\$2,550,922	\$13,775,335
Northern Berkshire Vocational Regional School District (3)	-	-	326,687
Berkshire Regional Transit Authority (4)	-	-	-
Hoosac Water Quality District (5)	2,378,348	-	1,024,845

(1) Excludes temporary loans in anticipation of revenue. Omits debt of the Commonwealth.
(2) Source: Treasurer, Mount Greylock Regional School District. Debt as of June 30, 2024. The Town share of the Mount Greylock Regional School District debt is approximately 68.0%.
(3) Source: Treasurer, Northern Berkshire Vocational Regional School District. Debt as of June 30, 2024.
(4) Source: Treasurer, Berkshire Regional Transit Authority. Debt as of June 30, 2024.
(5) Source: Treasurer, Hoosac Water Quality District. Debt as of June 30, 2024.

UNDERLYING DEBT

There are local districts within a number of towns organized for special purposes, such as fire protection, water and sewer. Except to the extent met from betterment assessments or user charges, their debt service is ordinarily assessed, along with operating expenses, on the taxable property within the district. The Williamstown Fire District provides fire protection services to all territory located within the Town. It currently has no outstanding debt and no authorized unissued debt.

RETIREMENT PLAN

The Massachusetts General Laws provide for the establishment of contributory retirement systems for state employees, for teachers and for county, city and town employees other than teachers. Teachers are assigned to a separate statewide teachers' system and not to the city and town systems. For all employees other than teachers, this law is subject to acceptance in each city and town. Substantially all employees of an accepting city or town are covered. If a town has a population of less than 10,000 when it accepts the statute, its non-teacher employees participate through the county system and its share of the county cost is proportionate to the aggregate annual rate of regular compensation of its covered employees. In addition to the contributory systems, cities and towns provide non-contributory pensions to a limited number of employees, primarily persons who entered service prior to July 1, 1937 and their dependents. The Public Employee Retirement Administration Commission ("PERAC") provides oversight and guidance for and regulates all state and local retirement systems.

The obligations of a city or town, whether direct or through a county system, are contractual legal obligations and are required to be included in the annual tax levy. If a city or town, or the county system of which it is a member, has not established a retirement system funding schedule as described below, the city or town is required to provide for the payment of the portion of its current pension obligations which is not otherwise covered by employee contributions and investment income. "Excess earnings," or earnings on individual employees' retirement accounts in excess of a predetermined rate, are required to be set aside in a pension reserve fund for future, not current, pension liabilities. Cities and towns may voluntarily appropriate to their system's pension reserve fund in any given year up to five percent of the preceding year's tax levy. The aggregate amount in the fund may not exceed ten percent of the equalized valuation of the city or town.

If a city or town, or each member city and town of a county retirement system, has accepted the applicable law, it is required to annually appropriate an amount sufficient to pay not only its current pension obligations, but also a portion of its future pension liability. The portion of each such annual payment allocable to future pension obligations is required to be deposited in the pension reserve fund. The amount of the annual city or town appropriation for each such system is prescribed by a retirement system funding schedule which is periodically reviewed and approved by PERAC. A system (other than the state employees' retirement system and the teachers' retirement system) which conducts an actuarial valuation as of January 1, 2009, or later, may establish a revised schedule which reduces the unfunded actuarial liability to zero by not later than June 30, 2040, subject to certain conditions. If the schedule is so extended under such provisions and a later updated valuation allows for the development of a revised schedule with reduced payments, the revised schedule shall be adjusted to provide that the appropriation for each year shall not be less than that for such year under the prior schedule, thus providing for a shorter schedule rather than reduced payments.

The Berkshire County Retirement System ("BCRS"), of which the Town is a member, is currently on a schedule to fully amortize the unfunded liability by the end of fiscal 2028.

City, town and county systems may choose to participate in the Pension Reserves Investment Trust Fund (the "PRIT Fund"), which receives additional state funds to offset future pension costs of participating state and local systems. If a local system participates in the PRIT Fund, it must transfer ownership and control of all assets of its system to the Pension Reserves Investment Management Board, which manages the investment and reinvestment of the PRIT Fund. Cities and towns with systems participating in the PRIT Fund continue to be obligated to fund their pension obligations in the manner described above. The additional state appropriations to offset future pension liabilities of state and local systems participating in the PRIT Fund are required to total at least 1.3 percent of state payroll. Such additional state appropriations are deposited in the PRIT Fund and shared by all participating systems in proportion to their interests in the assets of the PRIT Fund as of July 1 for each fiscal year.

In addition to the contributory systems, cities and towns provide non-contributory pensions to a limited number of employees, primarily persons who entered service prior to July 1, 1937 and their dependents. The Town has no such noncontributory system.

The Town participates in the BCRS, the contributory retirement system of the former Berkshire County. The annual contributions of the Town to the BCRS for the most recent fiscal years and the amount assessed for fiscal 2025 are as follows:

<u>Fiscal Year</u>	<u>Amount</u>
2025 (budgeted)	\$1,143,289
2024	1,059,142
2023	1,042,333
2022	1,008,877
2021	938,356
2020	870,000

As of January 1, 2023, the estimated total actuarial liability of the System was \$348,666,604. The assets of the System were \$332,726,708, leaving an estimated unfunded actuarial liability of \$15,939,896, based on a discount rate of 6.75 percent.

The System is on a funding schedule that will fully amortized the unfunded liability by June 30, 2028. (Source: PERAC, January 1, 2023, also available at the following link: <https://www.mass.gov/doc/berkshire-county-retirement-systemvaluation-report-2023/download>)

There is no separate valuation of the liability of the Town. The Town of Williamstown's payment to the System in fiscal year 2024 is 7.92 percent of the total payments to be made to the System for that fiscal year. Based on the relative share of the Town's cost to the total plan cost for 2023, the approximate unfunded liability of the Town is \$1,259,252.

Cost-of-living increases for each local retirement system may be granted and funded only by the local system, and only if it has established a funding schedule. Those statutory provisions are subject to acceptance by the local retirement board and approved by the local legislative body, which acceptance may not be revoked.

The foregoing data do not include the retirement system costs or liabilities attributable to employees of the county or the retirement system costs or liabilities of any other entity of which the Town is a constituent part.

OTHER POST-EMPLOYMENT BENEFITS

In addition to pension benefits, cities and towns may provide retired employees with health care and life insurance benefits. The portion of the cost of such benefits paid by cities or towns is generally provided on a pay-as-you-go basis.

The Governmental Accounting Standards Board ("GASB") Statement Nos. 43 and 45 require public sector entities to report the future costs of these non-pension, post-employment benefits in their financial statements. These accounting standards do not require pre-funding such benefits, but the basis applied by the standards for measurement of costs and liabilities for these benefits is conservative if they continue to be funded on a pay-as-you-go basis and will result in larger yearly cost and liability accruals than if such benefits were pre-funded in a trust fund in the same manner as traditional pension benefits. Cities and towns that choose to self-insure all or a portion of the cost of the health care benefits they provide to employees and retirees may establish a trust fund for the purpose of paying claims. Cities and towns with general legal authority may establish a trust fund for the purpose of pre-funding other post-employment benefits liability in the same manner as traditional pension benefits.

The payments made by the Town for such benefits in recent years are as follows:

<u>Fiscal Year</u>	<u>Total (1)</u>
2025 (budgeted)	\$50,000
2024	50,000
2023	50,000
2022	50,000
2021	40,000
2020	50,000

(1) Actuarial estimate.

The Town was required to implement the GASB reporting requirements for other post-employment benefits beginning in fiscal year 2009. The Berkshire Region Group Purchasing Program, the group health insurance purchaser for member communities in Berkshire County, contracted with The Segal Group to prepare a valuation and review of the Other Post Employment Benefits of its members as of June 30, 2017. The actuarial accrued liability for the Town, assuming pay-as-you-go funding of the benefits provided, was \$16,493,120.

The Town appropriated \$40,000 in fiscal 2021, \$50,000 in fiscal 2022, \$50,000 in fiscal 2023 and \$50,000 in fiscal 2024 into the OPEB Trust. As of June 30, 2024, there was an unaudited balance of \$884,857 in the Trust.

Projections of benefits are based on the plan as understood by the Town and the plan members, and include the types of benefits provided at the time of each valuation and the historical pattern of sharing the benefit costs between the Town and plan members to that point in time. As such, any changes in benefits offered, cost sharing and the like, will have an impact upon the total amount of the Town's actuarial liability for OPEB costs.

VALUATIONS

The following shows the assessed and equalized valuations for the most recent fiscal years:

	<u>2025</u>	<u>2024</u>	<u>(\$000)</u> <u>2023</u>	<u>2022</u>	<u>2021</u>
Real Property ⁽¹⁾	\$1,461,642	\$1,313,981	\$1,181,353	\$1,077,644	\$1,015,539
Personal Property ⁽¹⁾	31,643	28,333	24,967	24,776	23,817
Total Assessed Value	<u>\$1,493,285</u>	<u>\$1,342,314</u>	<u>\$1,206,320</u>	<u>\$1,102,420</u>	<u>\$1,039,356</u>
Equalized Value ⁽²⁾	\$1,425,465	\$1,144,213	\$1,144,213	\$1,054,810	\$1,054,810
Percent of Total Assessed Value to Equalized Value	104.75%	117.30%	105.40%	104.50%	98.50%

(1) As of January 1 of Prior Fiscal Year.

(2) Based on the equalized valuation in effect for each year as determined every even numbered year by State Department of Revenue.

CLASSIFICATION OF PROPERTY

The table on the following page shows the breakdown of the total assessed valuation for fiscal years 2025, 2024, and 2023 by classification:

Fiscal Year Ending June 30: (\$000)

	2025		2024		2023	
	Valuation	% of Total	Valuation	% of Total	Valuation	% of Total
Residential	\$1,343,051	89.90%	\$1,209,366	90.10%	\$1,078,285	89.39%
Commercial	106,946	7.20%	94,411	7.03%	93,145	7.72%
Industrial	11,645	.80%	10,204	0.76%	9,923	0.82%
Personal	31,643	2.10%	28,333	2.11%	24,967	2.07%
Total	<u>\$1,493,285</u>	<u>100.00%</u>	<u>\$1,342,314</u>	<u>100.00%</u>	<u>\$1,206,320</u>	<u>100.00%</u>

(1) Source: Massachusetts Department of Revenue

TAX RATES

The following shows the actual tax rates per \$1,000 of assessed valuation for the most recent fiscal years:

Fiscal Year	Residential	Open Space	Commercial	Industrial	Personal Property	Average Tax Rate	Full Value Tax Rate (2)
2025	\$13.80	0	\$13.80	\$13.80	\$13.80	\$13.80	\$14.46
2024	15.15	0	15.15	15.15	15.15	15.15	17.77
2023	16.17	0	16.17	16.17	16.17	16.17	17.05
2022	16.92	0	16.92	16.92	16.92	16.92	17.68
2021	17.3	0	17.3	17.3	17.3	17.3	17.05

(1) Source: Massachusetts Department of Revenue.

(2) Based on the equalized valuation in effect for each year.

LARGEST TAXPAYERS ⁽¹⁾

The following is a list of the ten largest taxpayers for fiscal year 2025:

The following shows the calculation of levy limits for the most recent fiscal years:

<u>Name</u>	<u>Nature of Business</u>	<u>Assessed Valuation</u>	<u>Amount of Tax</u>	<u>% of Total Levy</u>
Williams College ⁽²⁾	Private Education	\$68,195,974	\$ 941,104	4.57%
160 Water LLC – Cable Mills	Apartment	17,610,000	243,018	1.18
National Grid	Utility	11,164,127	154,065	0.75
HAA Corporation/Herbert Allen	Private Residence	9,055,241	124,962	0.61
Berkshire Gas Company	Utility	8,868,130	122,380	0.59
ENL, LLC	Residential/Apartment	7,786,500	107,454	0.52
430 Main Hotel, LLC.	Hotel	6,955,540	95,986	0.47
1611 Cold Spring Rd	Assisted Living	5,799,387	80,032	0.39
Steinerfilm, Inc.	Manufacturing	5,306,500	73,230	0.36
Halvorsen, Ole Andreas	Residential	<u>5,147,525</u>	<u>71,036</u>	<u>0.34</u>
		<u>\$145,888,924</u>	<u>\$2,013,267</u>	<u>9.77%</u>

(1) All of the largest ten taxpayers are current on their real estate tax payments.

(2) Includes taxable properties owned by the College.

CALCULATION OF TAX LEVIES AND LEVY LIMITS

The following table shows the details of the calculation of the tax levies for the most recent fiscal years:

Fiscal Year Ending June 30: (\$000)

	<u>2024</u>	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>
Gross Amount to be Raised:					
Appropriations	\$28,770	\$30,062	\$26,647	\$25,471	\$25,363
Other Local Expenditures	22	300	15	12	12
State and County Charges	48	43	45	39	48
Overlay Reserve	101	106	102	84	129
Total Amount to be Raised	<u>\$28,940</u>	<u>\$30,511</u>	<u>\$26,808</u>	<u>\$25,606</u>	<u>\$25,553</u>
Less Estimated Receipts From:					
State	1,466	1,412	1,299	1,207	1,243
Local	5,483	8,446	5,393	5,284	5,229
Available Funds Appropriated:					
Free Cash	1,640	872	782	676	590
Other Available Funds	15	25	446	202	15
Free Cash & Other Revenue	-	250	235	257	527
Used to Reduce the Tax Rate					
Total Estimated Receipts and Revenue	<u>8,604</u>	<u>11,005</u>	<u>8,155</u>	<u>7,625</u>	<u>7,603</u>
Net Amount to be Raised (Tax Levy)	\$20,336	\$19,506	\$18,653	\$17,981	\$17,950

	<u>2025</u>	<u>2024</u>	<u>2023</u>	<u>2022</u>	<u>2021</u>
Primary Levy Limit (1)	\$37,332	\$33,558	\$30,158	\$27,561	\$25,984
Prior Fiscal Year Levy Limit	21,795	20,629	19,863	19,136	18,254
2.5% Levy Growth	545	516	497	478	456
New Growth (2)	267	651	270	248	425
Overrides	-	-	-	-	-
Growth Levy Limit	22,607	21,795	20,629	19,863	19,136
Current Fiscal Year Debt Exclusions	1,344	1,358	1,246	1,245	1,530
Capital Expenditure Exclusion	-	-	-	-	-
Tax Levy Limit	23,951	23,153	21,875	21,108	20,666
Tax Levy	20,607	20,336	19,506	18,653	17,981
Unused Levy Capacity (3)	3,344	2,817	2,368	2,455	2,685
Unused Primary Levy Capacity (4)	<u>\$14,725</u>	<u>\$11,763</u>	<u>\$9,529</u>	<u>\$7,698</u>	<u>\$6,848</u>

TAX COLLECTIONS AND ABATEMENTS

The following shows the total tax levy, the reserve for abatements, the net levy and the amounts collected during each fiscal year and as of a more recent date for the most recent fiscal years:

Fiscal Year Ending June 30: (\$000)

	<u>2024</u>	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>
Total Tax Levy	\$20,336	\$19,506	\$18,653	\$17,981	\$17,950
Overlay Reserve for Abatements	101	106	102	84	129
Net Tax Levy (1)	<u>\$20,235</u>	<u>\$19,400</u>	<u>\$18,551</u>	<u>\$17,897</u>	<u>\$17,820</u>
Amount Collected					
During Fiscal Year Payable (2)	\$19,995	\$19,313	\$18,388	\$17,687	\$17,451
Percent of Net Tax Levy	98.81%	99.55%	99.12%	98.83%	97.93%

(1) Net after deduction of overlay reserve for abatements.

(2) Actual collections of levy less refunds and amounts refundable. Includes proceeds of tax titles and tax possessions attributed to levy but not including abatements or other credits.

Abatements and Overlay

The following table shows the abatements granted during each of the last five fiscal years.

Fiscal Year Ending June 30: (\$000)

	<u>2024</u>	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>
Total Tax Levy	\$20,336	\$19,506	\$18,653	\$17,981	\$17,950
Overlay Reserve for Abatements	101	106	102	84	129
Percent of Tax Levy	0.50%	0.54%	0.55%	0.46%	0.72%
Abatements Granted:					
<u>During Fiscal Year of Levy (2)</u>	\$37	\$32	\$35	\$61	\$62

(1) Source: Massachusetts Department of Revenue.

(2) As of July 3, 2024 for fiscal 2024.

TOWN FINANCES

The following table sets forth the budgets for fiscal years 2024 through 2026:

	<u>FY2024</u>	<u>FY2025</u>	<u>FY2026</u>
General Government	\$ 383,550.00	\$ 446,667.38	\$ 456,152.00
Admin & Finance	3,687,621.01	3,803,306.22	4,258,509.00
Community Development	459,992.17	461,611.06	482,201.00
Public Safety	1,784,072.19	1,831,526.45	1,922,765.00
Public Works	2,373,087.07	2,414,574.17	2,452,919.00
Human Services	1,008,747.57	1,057,505.51	1,061,450.00
Debt Service	547,187.50	533,287.50	344,238.00
Education	13,518,946.68	14,102,023.00	15,243,392.00
Finance Committee Reserve	75,000.00	75,000.00	50,000.00
Transfer Station Transfer	<u>20,000.00</u>	<u>20,000.00</u>	<u>20,000.00</u>
Total	\$23,858,204.19	\$24,745,501.29	\$26,291,626.00

STATE AID

The following table shows the actual receipts in each of the most recent fiscal years and the amount estimated to be received in fiscal year 2025:

<u>Fiscal Year</u>	<u>Total Amount from State</u>
2025 (estimated)	\$1,507,313
2024	1,466,114
2023	1,411,920
2022	1,299,178
2021	1,251,272
2020	1,242,587

STATE SCHOOL BUILDING ASSISTANCE PROGRAM

Under its school building assistance program, the Commonwealth of Massachusetts provides grants to cities, towns and regional school districts for school construction projects. Until July 26, 2004, the State Board of Education was responsible for approving grants for school projects and otherwise administering the program. Grant amounts ranged from 50% to 90% of approved project costs. Municipalities generally issued bonds to finance the entire project cost, and the Commonwealth disbursed the grants in equal annual installments over the term of the related bonds. Approved project costs included the interest expense incurred on debt issued by a municipality to finance the school project. In recent years, demand for school building assistance grants far exceeded available funds.

Pursuant to legislation which became effective on July 26, 2004, the Commonwealth created the Massachusetts School Building Authority (the "Authority") to finance and administer the school building assistance program. The Authority has assumed all powers and obligations of the Board of Education with respect to the program. In addition to certain other amounts, the legislation dedicates a portion of Commonwealth sales tax receipts to the Authority to finance the program.

Projects previously approved for grants by the State Board of Education are entitled to receive grant payments from the Authority based on the approved project cost and reimbursement rate applicable under the prior law. The Authority has paid and is expected to continue to pay the remaining amounts of the grants for such projects in annual installments to reimburse debt service on bonds issued by the municipalities to finance such projects, or as lump sum payments to contribute to the defeasance of such bonds.

Projects on the priority waiting list as of July 1, 2004 are also entitled to receive grant payments from the Authority based on the eligible project costs and reimbursement rates applicable under the prior law. With limited exceptions, the Authority is required to fund the grants for such projects in the order in which they appear on the waiting list. Grants for any such projects that have been completed or substantially completed have been paid and are expected to be paid in lump sum payments, thereby eliminating the need for the Authority to reimburse interest expenses that would otherwise be incurred by the municipalities to permanently finance the Authority's share of such project costs. Interest on debt issued by municipalities prior to July 1, 2004 to finance such project costs, and interest on temporary debt until receipt of the grant, shall be included in the approved costs of such projects.

The maximum reimbursement rate for new project grant applications submitted to the Authority on or after July 1, 2007, is 80% of approved project costs. The Authority promulgated new regulations with respect to the application and approval process for projects submitted after July 1, 2007. The Authority expects to pay grants for such projects as project costs are incurred pursuant to project funding agreements between the Authority and the municipalities. None of the interest expense incurred on debt issued by municipalities to finance their portion of the costs of new projects will be included in the approved project costs eligible for reimbursement.

The Town is currently not receiving any grant payments from the Authority.

MOTOR VEHICLE EXCISE

An excise is imposed on the registration of motor vehicles (subject to exemptions) at the rate of \$25 per \$1,000 of valuation. The excise is collected by and for the benefit of the municipality in which the motor vehicle is customarily kept. Valuations are determined by a statutory formula based on manufacturer's list price and year of manufacture. Bills not paid when due bear interest at 12 percent per annum. Provision is also made, after notice to the owner, for suspension of the owner's operating license or registration by the registrar of motor vehicles. The following table shows the actual receipts in each of the most recent fiscal years and the amount budgeted to be received in fiscal 2025.

<u>Fiscal Year</u>	<u>Receipts (1)</u>
2025 (budgeted)	\$740,000
2024	763,380
2023	749,099
2022	675,000
2021	686,614
2020	677,739

(1) Net after refunds. Includes receipts for prior years.

OTHER TAXES

Three additional sources of revenue for local governments are the room occupancy excise tax, a local meals excise tax and an aviation fuel tax. Each tax takes effect only where accepted by individual municipalities. Under the room occupancy excise tax, local governments may tax the provision of hotel, motel, lodging house and bed and breakfast rooms at a rate not to exceed six percent of the cost of renting such rooms. The tax is paid by the operator of each establishment to the State Commissioner of Revenue, who in turn pays the tax back to the municipality in which the rooms are located. The Town has voted to impose the room occupancy excise tax.

The table below shows the amount budgeted to be received in fiscal 2025 and the actual receipts of the room occupancy tax for the most recent fiscal years:

<u>Fiscal Year</u>	<u>Receipts</u>
2025 (budgeted)	\$845,699
2024	845,739
2023	896,626
2022	792,745
2021	347,585
2020	446,981

The Town has voted to impose the meals excise tax. The table below shows the amount budgeted to be received in fiscal 2025 and the actual receipts of the meals excise tax for the most recent fiscal years:

<u>Fiscal Year</u>	<u>Receipts</u>
2025 (budgeted)	\$200,000
2024	205,701
2023	203,634
2022	184,346
2021	106,573
2020	165,635

The Town has voted to impose the cannabis excise tax. The table below shows the amount budgeted to be received in fiscal 2025 and the actual receipts of the cannabis excise tax for the most recent fiscal years:

<u>Fiscal Year</u>	<u>Receipts</u>
2025 (budgeted)	\$121,000
2024	136,561
2023	255,159
2022	341,363
2021	310,916
2020	223,448

COMMUNITY PRESERVATION ACT

The Massachusetts Community Preservation Act (the “CPA” or the “Community Preservation Act”) permits cities and towns that accept its provisions to levy a surcharge on its real property tax levy, dedicate revenue (other than state or federal funds), and to receive state matching funds for (i) the acquisition, creation, preservation, rehabilitation and restoration of land for recreational use, open space, and affordable housing and (ii) the acquisition, preservation, rehabilitation and restoration of historic resources. The provisions of the CPA must be accepted by the voters of the city or town at an election after such provisions have first been accepted by either a vote of the legislative body of the city or town or an initiative petition signed by 5% of its registered voters.

A city or town may approve a surcharge of up to 3% (but not less than 1% under certain circumstances) and may make an additional commitment of funds by dedicating revenue other than state or federal funds, provided that the total funds collected do not exceed 3% of the real property tax levy, less any exemptions adopted (such as an exemption for low-income individuals and families and for low and moderate-income senior citizens, an exemption for \$100,000 of the value of each taxable parcel of residential real property or \$100,000 of the value of each taxable parcel of class three, commercial property, and class four, industrial property as defined in Chapter 59, Section 2A of the General Laws, and an exemption for commercial and industrial properties in cities and towns with classified tax rates). In the event that the municipality shall no longer dedicate all or part of the additional funds to community preservation, the surcharge on the real property tax levy of not less than 1% shall remain in effect, provided that any such change must be approved pursuant to the same process as acceptance of the CPA. The surcharge is not counted in the total taxes assessed for the purpose of determining the permitted levy amount under Proposition 2½ (see “Tax Limitations” under “PROPERTY TAXATION” herein). A city or town may revoke its acceptance of the provisions of the CPA at any time after 5 years from the date of such acceptance and may change the amount of the surcharge or the exemptions to the surcharge at any time, including reducing the surcharge to 1% and committing additional municipal funds as outlined above, provided that any such revocation or change must be approved pursuant to the same process as acceptance of the CPA.

Any city or town that accepts the provisions of the CPA will receive annual state matching grants to supplement amounts raised by its surcharge and dedication of revenue. The state matching funds are raised from certain recording and filing fees of the registers of deeds. Those amounts are deposited into a state trust fund and are distributed to cities and towns that have accepted the provisions of the CPA, which distributions are not subject to annual appropriation by the state legislature. The amount distributed to each city and town is based on a statutory formula and the total state distribution made to any city or town may not exceed 100% of the amount raised locally by the surcharge on the real property tax levy.

The amounts raised by the surcharge on taxes, the dedication of revenue and received in state matching funds are required to be deposited in a dedicated community preservation fund. Each city or town that accepts the provisions of the CPA is required to establish a community preservation committee to study the community preservation needs of the community and to make recommendations to the legislative body of the city or town regarding the community preservation projects that should be funded from the community preservation fund. Upon the recommendations of the committee, the legislative body of the city or town may appropriate amounts from the fund for permitted community preservation purposes or may reserve amounts for spending in future fiscal years, provided that at least 10% of the total

annual revenues to the fund must be spent or set aside for open space purposes, 10% for historic resource purposes and 10% for affordable housing purposes. The CPA authorizes cities and towns that accept its provisions to issue bonds and notes in anticipation of the receipt of surcharge and dedicated revenues to finance community preservation projects approved under the provisions of the CPA. Bonds and notes issued under the CPA are general obligations of the city or town and are payable from amounts on deposit in the community preservation fund. In the event that a city or town revokes its acceptance of the provisions of the CPA, the surcharge shall remain in effect until all contractual obligations incurred by the city or town prior to such revocation, including the payment of bonds or notes issued under the CPA, have been fully discharged.

The Town has accepted this legislation, implementing a surcharge of 2% of the real estate tax levy and allowing the exemption of \$100,000 of the value of each taxable parcel. As of June 30, 2024, the Town has an unaudited balance of \$387,508 in the Community Preservation Fund. The Town has appropriated \$301,100 of this amount for use in fiscal 2025.

TAX INCREMENT FINANCING FOR DEVELOPMENT DISTRICTS

Cities and towns are authorized to establish development districts to encourage increased residential, industrial and commercial activity. All or a portion of the taxes on growth in assessed value in such districts may be pledged and used solely to finance economic development projects pursuant to the city or town's development program for the district. This includes pledging such "tax increments" for the payment of bonds issued to finance such projects. As a result of any such pledge, tax increments raised from new growth properties in development districts are not available for other municipal purposes. Tax increments are taken into account in determining the total taxes assessed for the purpose of calculating the maximum permitted tax levy under Proposition 2½. The Town has not voted to establish any development districts.

INVESTMENTS

Investments of funds of cities and towns, except for trust funds, are generally restricted by Massachusetts General Laws Chapter 44, s.55. That statute permits investments of available revenue funds and bond and note proceeds in term deposits and certificates of deposit of banks and trust companies, in obligations issued or unconditionally guaranteed by the federal government or an agency thereof with a maturity of not more than one year, in repurchase agreements with a maturity of not more than 90 days secured by federal or federal agency securities, in participation units in the Massachusetts Municipal Depository Trust ("MMDT"), or in shares of SEC-registered money market funds with the highest possible rating from at least one nationally recognized rating organization.

MMDT is an investment pool created by the Commonwealth. The State Treasurer is the sole trustee, and the funds are managed under contract by an investment firm under the supervision of the State Treasurer's office. According to the State Treasurer, the Trust's investment policy is designed to maintain an average weighted maturity of 90 days or less and is limited to high-quality, readily marketable fixed income instruments, including U.S. Government obligations and highly rated corporate securities with maturities of one year or less.

Trust funds, unless otherwise provided by the donor, may be invested in accordance with section 54 of Chapter 44, which permits a broader range of investments than section 55, including any bonds or notes that are legal investments for savings banks in the Commonwealth. The restrictions imposed by sections 54 and 55 do not apply to city and town retirement systems.

UNASSIGNED GENERAL FUND BALANCE AND FREE CASH

Under Massachusetts law an amount known as "free cash" is certified as of the beginning of each fiscal year by the State Bureau of Accounts and this, together with certain subsequent tax receipts, is used as the basis for subsequent appropriations from available funds, which are not required to be included in the annual tax levy. Subject to certain adjustments, free cash is surplus revenue less uncollected and overdue property taxes from prior years. The Town

Accountant may certify as available for appropriation an adjusted free cash figure by adding back those uncollected and overdue property taxes which are subsequently collected between July 1 and the following March 31 of any year. The following table sets forth the unassigned general fund balance and certified free cash for the most recent fiscal years for which data are available:

	Unassigned General	
<u>June 30</u>	<u>Fund Balance</u>	<u>Free Cash</u>
2024	\$3,165,143	\$1,248,858
2023	3,252,510	1,864,854
2022	3,338,878	1,895,508
2021	3,533,119	1,741,201
2020	3,392,702	1,311,474

STABILIZATION FUND

The Town maintains a Stabilization Fund. Under Massachusetts statutes, funds may be appropriated from the Fund for any municipal purpose by a two-thirds vote of the town meeting. The following table presents the balance in the Fund at the end of the most recent fiscal years.

<u>Fiscal Year</u>	<u>Stabilization Fund Balance</u>
2024	\$1,170,829
2023	877,250
2022	803,091
2021	1,266,004
2020	1,430,719

COLLECTIVE BARGAINING

Under Massachusetts Law, strikes by municipal employees are prohibited. Employees of Massachusetts municipalities have certain organizational and representational rights which include the right to organize, to bargain collectively by representatives of their choice on questions of wages, hours and other terms and conditions of employment, and to engage in lawful concerted activities for bargaining or other mutual aid or protection. The Town has approximately 79 full and permanent part-time employees, of which approximately 34 percent belong to unions or other collective bargaining groups as follows.

<u>Union</u>	<u>Department</u>	<u>Number of People</u>	<u>Contract Expires</u>
IUE Local 256 AFL-CIO	Public Works	16	6/30/25*
Williamstown Police Association	Police	<u>11</u>	6/30/25*

*Currently in negotiation.

PHYSICAL AND ECONOMIC CHARACTERISTICS

The Town of Williamstown is located in Berkshire County approximately 130 miles from Boston, approximately 30 miles from Albany, New York, and approximately 170 miles from New York City. The Town is primarily a residential community, with large areas of open space. The principal highways serving the Town are State Routes 2 and 7. The Town, often labeled the “Village Beautiful”, is a scenic rural community and is the home of Williams College, a prominent liberal arts college. Other educational facilities include Pine Cobble School, Buxton School and Mount Greylock Regional High School. A considerable number of tourist attractions are located in or near Williamstown. Major attractions include the Clark Art Institute, the Williamstown Summer Theatre, the Williams College Museum of Art and Massachusetts Museum of Contemporary Art.

PRINCIPAL EMPLOYERS

The following are the principal employers other than the Town itself, located in the Town:

<u>Company</u>	<u>Nature of Business</u>	Approximate Number
		<u>of Employees</u>
Williams College	Private Education	1,300
Williamstown Commons	Health Care	201
Sterling & Francine Clark Art	Museum	120
Buxton School	Private Education	50
Pine Cobble School	Private Education	50
Sweetwood of Williamstown	Assisted Living	32

EMPLOYMENT BY INDUSTRY

<u>Industry</u>	<u>Establishments</u>	<u>Average Employment</u>	<u>Average Weekly Wage (\$)</u>
Total, All Industries	274	3,812	1,193
Agriculture, Forestry, Fishing and Hunting	3	26	491
Construction	16	93	1,134
Manufacturing	5	67	810
Retail Trade	24	213	710
Transportation and Warehousing	4	42	849
Information	10	48	1,874
Finance and Insurance	11	39	1,287
Real Estate and Rental and Leasing	8	19	1,047
Professional and Technical Services	33	104	1,542
Administrative and Waste Services	12	124	816
Health Care and Social Assistance	40	333	1,020
Arts, Entertainment, and Recreation	12	222	1,076
Accommodation and Food Services	41	542	566
Other Services, Except Public Administration	39	108	653
Public Administration	5	76	1,078

Source: Mass. Dept of Economic Research, Executive Office of Labor and Workforce Development, 2023 Data

BUILDING PERMITS

Calendar		Estimated
<u>Year</u>	<u>Number</u>	<u>Value</u>
2024	700	\$192,405,668
2023	569	45,844,228
2022	511	47,198,364
2021	588	28,732,372
2020	611	28,623,955

(1) Increase in value is the result of construction of the River Loft condos, continued development of homes on Sweet Farm Road, the MRC Building (Williams College recreation bldg.) & the construction of the Williams College Museum of Art.

PUBLIC SCHOOL ENROLLMENTS (1)

The following table presents the school enrollment of students attending the Town elementary school and the students from the Town of Williamstown at the Mount Greylock Regional School District (grades 7-12) as of October 1, 2019, through October 1, 2025.

	Actual					
	<u>2019-2020</u>	<u>2020-2021</u>	<u>2021-2022</u>	<u>2022-2023</u>	<u>2023-2024</u>	<u>2024-2025</u>
Preschool –						
Kindergarten	50	49	82	83	77	77
Grades 1 – 4	223	198	192	198	197	200
Grades 5 – 6	102	122	120	114	123	102
Grades 7-12	<u>305</u>	<u>284</u>	<u>300</u>	<u>327</u>	<u>332</u>	<u>323</u>
Total	<u>680</u>	<u>653</u>	<u>694</u>	<u>722</u>	<u>729</u>	<u>702</u>

Source: Massachusetts Dept. of Education – As of October 1, each school year

As of October 1, 2024, the Town had 22 students enrolled at the Northern Berkshire Regional Vocational Technical School District.

Employment (1)

Unemployment Rate % Labor

Year	Force	Employed	Town	County	State	U.S.
2024(a)	3,315	3,186	3.9	3.5	2.6	4.1
2023	3,221	3,119	3.2	3.6	3.4	3.6
2022	3,254	3,143	3.4	4.3	3.7	3.6
2021	3,170	3,024	4.6	6.3	5.5	5.3
2020	3,100	2,892	6.7	9.9	9.4	8.1
2019	3,349	3,260	2.7	3.7	3.0	3.7

(a) Month of October, not seasonally adjusted for Town and County

Sources: Mass. Executive Office of Labor and Workforce Development (Town, County) and U.S. Bureau of Labor

Comparative Statement of General Fund Balance Sheet

Set forth below is a General Fund Comparative Balance Sheet, which has been prepared from audited financial statements for the fiscal years ended June 30, 2020 - 2024.

Town of Williamstown Balance Sheet General Fund⁽¹⁾ June 30,					
	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>
Assets					
Cash and cash equivalents	\$ 1,128,487	\$ 1,282,094	\$ 1,021,452	\$ 12,021,519	\$ 12,875,089
Investments	9,708,102	10,201,819	10,855,874	877,250	1,170,829
Receivables, net	582,854	608,539	579,348	178,656	553,451
Prepaid expenses	15,094	-	-	6,811	108,162
Interfund receivables	3,130	18,523	5,755	-	-
Total Assets	<u>\$ 11,437,667</u>	<u>\$ 12,110,975</u>	<u>\$ 12,462,429</u>	<u>\$ 13,084,236</u>	<u>\$ 14,707,531</u>
Liabilities					
Warrants and accounts payable	124,706	221,818	224,241	347,320	167,481
Payroll and related liabilities	273,956	303,432	223,711	249,594	512,093
Interfund payable	5,461,745	5,523,363	6,293,329	6,788,776	7,435,248
Deferred Revenue	-	-	-	-	-
Total Liabilities	<u>\$ 5,860,407</u>	<u>\$ 6,048,613</u>	<u>\$ 6,741,281</u>	<u>\$ 7,385,690</u>	<u>\$ 8,114,822</u>
Deferred Inflows of Resources	<u>\$ 259,715</u>	<u>\$ 324,201</u>	<u>\$ 290,989</u>	<u>\$ 263,313</u>	<u>\$ 512,028</u>
Fund Balances					
Restricted	19,656	12,500	(262,984)	3,202	-
Assigned	1,905,187	2,192,542	2,354,265	2,312,784	2,915,538
Unassigned	3,392,702	3,533,119	3,338,878	3,419,247	3,165,143
Committed	-	-	-	-	-
Total Fund Balances	<u>\$ 5,317,545</u>	<u>\$ 5,738,161</u>	<u>\$ 5,430,159</u>	<u>\$ 5,735,233</u>	<u>\$ 6,080,681</u>
Total Liabilities, Deferred Inflows, and Fund Balances	<u>\$ 11,437,667</u>	<u>\$ 12,110,975</u>	<u>\$ 12,462,429</u>	<u>\$ 13,384,236</u>	<u>\$ 14,707,531</u>

(1) Prepared from Audited Financial Statements.

Comparative Statement of Revenue, Receipts and Expenditures and Fund Balance

Set forth below is a General Fund Comparative Statement of Revenue Receipts and Expenditures, which has been prepared from audited financial statements for the fiscal years ended June 30, 2020 - 2024.

Town of Williamstown Balance Sheet General Fund⁽¹⁾ June 30,					
	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>
Revenues					
Taxes	\$ 19,267,823	\$ 19,706,209	\$ 20,898,229	\$ 21,707,404	\$ 22,151,534
Licenses and permits	362,533	529,486	649,633	382,677	327,249
Charges for services	134,135	136,725	145,225	141,038	138,343
Intergovernmental revenues	1,234,369	1,230,301	1,299,997	1,392,995	1,425,515
Fines & forfeitures	25,068	7,857	8,400	13,216	13,042
Earnings on investments	204,456	106,970	18,474	179,470	287,800
Miscellaneous revenues	41,613	162,201	27,074	26,366	82,002
Total Revenues	<u>\$ 21,269,997</u>	<u>\$ 21,879,749</u>	<u>\$ 23,047,032</u>	<u>\$ 23,843,166</u>	<u>\$ 24,425,485</u>
Expenditures					
General government	1,511,045	1,476,945	2,063,947	1,949,715	1,858,428
Public safety	1,699,209	1,741,006	1,800,817	1,937,306	2,108,101
Health and human service	489,141	472,620	444,854	424,511	454,568
Highways and streets	2,083,662	1,804,968	1,800,817	2,153,483	2,277,888
Employee benefits	1,181,717	1,182,757	1,185,431	1,285,818	1,220,578
Education	12,435,161	12,380,519	12,636,494	13,171,571	13,517,069
Library and recreation	456,387	610,633	637,480	-	753,682
Cemeteries and other	362,501	285,008	299,034	363,647	335,279
State and county assessments	52,281	36,564	44,384	43,335	47,864
Retirement	865,595	938,356	1,008,877	1,042,333	1,059,142
Capital outlay	-	-	-	-	-
Debt service:					
Principal retirement	380,000	370,000	380,000	390,000	395,000
Interest and fiscal charges	211,888	197,188	182,687	167,688	152,188
Total Liabilities	<u>\$ 21,728,587</u>	<u>\$ 21,496,564</u>	<u>\$ 22,484,822</u>	<u>\$ 22,929,407</u>	<u>\$ 24,179,787</u>
Excess (Deficiency) of Revenues Over Expenditures	<u>\$ (458,590)</u>	<u>\$ 383,185</u>	<u>\$ (315,277)</u>	<u>\$ 261,052</u>	<u>\$ 245,698</u>
Other Financing Sources (Uses)					
Transfers in	214,300	401,194	224,004	224,004	464,300
Transfers out	(247,257)	(363,763)	(216,729)	(179,982)	(364,550)
Other sources - bond proceeds	-	-	-	-	-
Total Other Financing Sources (Uses)	<u>\$ (32,957)</u>	<u>\$ 37,431</u>	<u>\$ 7,275</u>	<u>\$ 44,022</u>	<u>\$ 99,750</u>
Net Change in Fund Balance	<u>\$ (491,547)</u>	<u>\$ 420,616</u>	<u>\$ (398,002)</u>	<u>\$ 305,074</u>	<u>\$ 345,448</u>
Fund Balances on July 1	<u>5,809,092</u>	<u>5,317,545</u>	<u>5,735,161</u>	<u>5,430,159</u>	<u>5,735,233</u>
Fund Balances on June 30	<u><u>\$ 5,317,545</u></u>	<u><u>\$ 5,738,161</u></u>	<u><u>\$ 5,427,159</u></u>	<u><u>\$ 5,735,233</u></u>	<u><u>\$ 6,080,681</u></u>

(1) Prepared from Audited Financial Statements.

LITIGATION

In the opinion of the Town, no pending litigation is considered likely to result, either individually or in the aggregate, in final judgments which would materially affect the Town's financial position.

PROPOSED FORM OF LEGAL OPINION

(Date of Delivery)

BillieJo Sawyer, District Treasurer
Williamstown Fire District
Williamstown, Massachusetts

Re: Williamstown Fire District, Massachusetts
\$21,400,000* General Obligation Fire Station Bonds
dated July 10, 2025

Ladies and Gentlemen:

We have acted as bond counsel to the Williamstown Fire District, Massachusetts (the “District”) in connection with the issuance by the District of the above-referenced bonds (the “Bonds”). In such capacity, we have examined the law and such certified proceedings and other papers as we have deemed necessary to render this opinion.

As to questions of fact material to our opinion, we have relied upon representations and covenants of the District contained in the certified proceedings and other certifications of public officials furnished to us, without undertaking to verify the same by independent investigation. We have not assumed any responsibility with respect to the financial condition of the District or the disclosure thereof in connection with the sale of the Bonds.

Based on our examination, we are of the opinion, under existing law, as follows:

1. The Bonds are valid and binding general obligations of the District and, except to the extent they are paid from other sources, the principal of and interest on the Bonds are payable from taxes which may be levied upon all property within the territorial limits of the District and taxable by it without limitation as to rate or amount. The total amount of ad valorem taxes that may be assessed in any fiscal year upon the real and personal property located within the Town of Williamstown, Massachusetts is subject to the limitations imposed by Chapter 59, Section 21C of the Massachusetts General Laws, and the taxes levied by the District upon such property may be includable in such total amount.

2. Interest on the Bonds is excluded from the gross income of the owners of the Bonds for federal income tax purposes. In addition, interest on the Bonds is not a specific preference item for purposes of the federal alternative minimum tax imposed on individuals; however, such interest is taken into account in the determination of the “adjusted financial statement income” of “applicable corporations” (as such terms are defined in Sections 56A and 59, respectively, of the Internal Revenue Code of 1986, as amended (the “Code”)), for purposes of computing the alternative minimum tax imposed on such corporations. In rendering the opinions set forth in this paragraph, we have assumed compliance by the District with all requirements of the Code, that must be satisfied

**Preliminary, subject to change.*

subsequent to the issuance of the Bonds in order that interest thereon be, and continue to be, excluded from gross income for federal tax purposes. The District has covenanted to comply with all such requirements. Failure by the District to comply with certain of such requirements may cause interest on the Bonds to become included in gross income for federal income tax purposes retroactive to the date of issuance of the Bonds. We express no opinion regarding any other federal tax consequences arising with respect to the Bonds

3. Interest on the Bonds is exempt from Massachusetts personal income taxes and the Bonds are exempt from Massachusetts personal property taxes. We express no opinion regarding any other Massachusetts tax consequences arising with respect to the Bonds or any tax consequences arising with respect to the Bonds under the laws of any state other than Massachusetts.

This opinion is expressed as of the date hereof, and we neither assume nor undertake any obligation to update, revise, supplement or restate this opinion to reflect any action taken or omitted, or any facts or circumstances or changes in law or in the interpretation thereof, that may hereafter arise or occur, or for any other reason.

This opinion is subject to the following additional qualifications and exceptions:

A. This opinion is conditioned as to matters within our actual knowledge. As used in the opinion, matters within our actual knowledge shall be limited to those matters actually known by members of our firm who have devoted substantive attention to this transaction.

B. The opinion is limited to the matters expressly set forth herein, and no opinion may be implied or inferred beyond the specific language and scope so stated.

C. The foregoing opinions are further subject to the effect of any applicable public policy, bankruptcy, insolvency, reorganization, moratorium or similar laws affecting creditors' rights generally.

Very truly yours,

KP LAW, P.C.

WILLIAMSTOWN FIRE DISTRICT, MASSACHUSETTS

PROPOSED FORM OF CONTINUING DISCLOSURE CERTIFICATE

This Continuing Disclosure Certificate (the "Disclosure Certificate") is executed and delivered by the Williamstown Fire District, Massachusetts (the "Issuer") in connection with the issuance of its \$21,400,000* General Obligation Fire Station Bonds, dated July 10, 2025 (the "Bonds"). The Issuer covenants and agrees as follows:

SECTION 1. Purpose of the Disclosure Certificate.

This Disclosure Certificate is being executed and delivered by the Issuer for the benefit of the Owners of the Bonds and in order to assist the Participating Underwriter in complying with the Rule.

SECTION 2. Definitions.

For purpose of this Disclosure Certificate the following capitalized terms shall have the following meanings:

"Annual Report" shall mean any Annual Report provided by the Issuer pursuant to, and as described in, Sections 3 and 4 of this Disclosure Certificate.

"Listed Events" shall mean any of the events listed in Section 5(a) of this Disclosure Certificate.

"MSRB" shall mean the Municipal Securities Rulemaking Board as established pursuant to Section 15(b)(1) of the Securities Exchange Act of 1934, or any successor thereto or to the functions of the MSRB contemplated by this Disclosure Certificate. Filing information relating to the MSRB is set forth in Exhibit A attached hereto.

"Obligated Person" shall mean the Issuer.

"Owners of the Bonds" shall mean the registered owners, including beneficial owners, of the Bonds.

"Participating Underwriter" shall mean any of the original underwriter(s) of the Bonds required to comply with the Rule in connection with the offering of the Bonds.

"Rule" shall mean Rule 15c2-12 adopted by the Securities and Exchange Commission under the Securities Exchange Act of 1934, as the same may be amended from time to time.

SECTION 3. Provision of Annual Reports.

1. (a) The Issuer shall, not later than 270 days after the end of each fiscal year, provide to the MSRB an Annual Report which is consistent with the requirements of Section 4 of this Disclosure Certificate. The Annual Report may be submitted as a single document or as separate documents comprising a package, and may cross-reference other information as provided in Section 4 of this Disclosure Certificate; provided that the audited financial statements of the Issuer may be submitted when

**Preliminary, subject to change.*

available separately from the balance of the Annual Report.

(b) If the Issuer is unable to provide to the MSRB an Annual Report by the date required in subsection (a), the Issuer shall send a notice to the MSRB in a timely manner, in substantially the form attached as Exhibit B.

SECTION 4. Content of Annual Reports.

The Issuer's Annual Report shall contain or incorporate by reference the following:

(a) quantitative information for the preceding fiscal year of the type presented in the Issuer's Official Statement of July 2, 2025 relating to the Bonds regarding (i) the revenues and expenditures of the Issuer relating to its operating budget, (ii) capital expenditures, (iii) fund balances, (iv) property tax information, (v) outstanding indebtedness and overlapping debt of the Issuer, (vi) pension obligations of the Issuer, and (vii) other post-employment benefits liability of the Issuer, and

(b) the most recently available audited financial statements of the Issuer, prepared in accordance with generally accepted accounting principles, with certain exceptions permitted by the Massachusetts Uniform Municipal Accounting System promulgated by the Department of Revenue of the Commonwealth. If audited financial statements for the preceding fiscal year are not available when the Annual Report is submitted, the Annual Report will include unaudited financial statements for the preceding fiscal year and audited financial statements for such fiscal year shall be submitted when available.

Any or all of the items listed above may be incorporated by reference from other documents, including official statements of debt issues of the Issuer or related public entities, which (i) are available to the public on the MSRB internet website or (ii) have been filed with the Securities and Exchange Commission. The Issuer shall clearly identify each such other document so incorporated by reference.

SECTION 5. Reporting of Significant Events.

(a) The Issuer shall give notice in accordance with Section 5(b) below, of the occurrence of any of the following events with respect to the Bonds:

1. Principal and interest payment delinquencies.
2. Non-payment related defaults, if material.
3. Unscheduled draws on debt service reserves reflecting financial difficulties.
4. Unscheduled draws on credit enhancements reflecting financial difficulties.
5. Substitution of credit or liquidity providers, or their failure to perform.
6. Adverse tax opinions, the issuance by the Internal Revenue Service of proposed or final determinations of taxability, Notices of Proposed Issue (IRS Form 5701-TEB) or other material notices or determinations with respect to the tax status of the Bonds, or other material events affecting the tax status of the Bonds.

7. Modifications to rights of owners of the Bonds, if material.
8. Bond calls, if material, and tender offers.
9. Defeasances.
10. Release, substitution, or sale of property securing repayment of the Bonds, if material.
11. Rating changes.
12. Bankruptcy, insolvency, receivership or similar event of the Obligated Person.
13. The consummation of a merger, consolidation, or acquisition involving the Obligated Person or the sale of all or substantially all of the assets of the Obligated Person, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material.
14. Appointment of a successor or additional trustee or the change of name of a trustee, if material.
15. Incurrence of a financial obligation of the Obligated Person, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a financial obligation of the Obligated Person, any of which affect Owners of the Bonds, if material.
16. Default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a financial obligation of the Obligated Person, any of which reflect financial difficulties.

(b) Upon the occurrence of a Listed Event, the Issuer shall, in a timely manner not in excess of ten (10) business days after the occurrence of the event, file a notice of such occurrence with the MSRB.

(c) For the purposes of the event identified in subparagraph (a)(12) above, the event is considered to occur when any of the following occur: (i) the appointment of a receiver, fiscal agent or similar officer for the Obligated Person in a proceeding under the U.S. Bankruptcy Code or in any other proceeding under state or federal law in which a court or governmental authority has assumed jurisdiction over substantially all of the assets or business of the Obligated Person, or if such jurisdiction has been assumed by leaving the existing governing body and officials or officers in possession but subject to the supervision and orders of a court or governmental authority, or (ii) the entry of an order confirming a plan of reorganization, arrangement or liquidation by a court or governmental authority having supervision or jurisdiction over substantially all of the assets or business of the Obligated Person.

(d) For the purposes of the events identified in subparagraph (a)(15) and (a)(16) above, the term “financial obligation” means a (i) debt obligation; (ii) derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation; or (iii) guarantee of (i) or (ii). The term “financial obligation” excludes municipal securities for which a final offering statement has been provided to the MSRB consistent with the Rule.

(e) Nothing in this Disclosure Certificate shall preclude the Issuer from disseminating any information in addition to that required hereunder. If the Issuer disseminates any such additional information, nothing in this Disclosure Certificate shall obligate the Issuer to update such information or to include it in any future materials disseminated.

SECTION 6. Transmission of Information and Notices.

Unless otherwise required by law, all notices, documents and information provided to the MSRB shall be provided in electronic format as prescribed by the MSRB and shall be accompanied by identifying information as prescribed by the MSRB.

SECTION 7. Termination of Reporting Obligation.

The Issuer's obligations under this Disclosure Certificate shall terminate upon the legal defeasance, in accordance with the terms of the Bonds, prior redemption or payment in full of all of the Bonds. If such termination occurs prior to the final maturity of the Bonds, the Issuer shall give notice of such termination in the same manner as for a Listed Event under Section 5(b).

SECTION 8. Amendment; Waiver.

Notwithstanding any other provision of the Disclosure Certificate, the Issuer may amend this Disclosure Certificate and any provision of this Disclosure Certificate may be waived if such amendment or waiver is permitted by the Rule, as evidenced by an opinion of counsel expert in federal securities law (which may include bond counsel to the Issuer), to the effect that such amendment or waiver would not cause the Disclosure Certificate to violate the Rule. The first Annual Report filed after enactment of any amendment to or waiver of this Disclosure Certificate shall explain, in narrative form, the reasons for the amendment or waiver and the impact of the change in the type of information being provided in the Annual Report.

If the amendment provides for a change in the accounting principles to be followed in preparing financial statements, the Annual Report for the year in which the change is made shall present a comparison between the financial statements or information prepared on the basis of the new accounting principles and those prepared on the basis of the former accounting principles. The comparison shall include a qualitative discussion of the differences in the accounting principles and the impact of the change in the accounting principles on the presentation of the financial information in order to provide information to investors to enable them to evaluate the ability of the Issuer to meet its obligations. To the extent reasonably feasible, the comparison shall also be quantitative. A notice of the change in the accounting principles shall be sent to the MSRB.

SECTION 9. Default.

In the event of a failure of the Issuer to comply with any provision of this Disclosure Certificate any Owners of the Bonds may seek a court order for specific performance by the Issuer of its obligations under this Disclosure Certificate. A default under this Disclosure Certificate shall not constitute a default with respect to the Bonds, and the sole remedy under this Disclosure Certificate in the event of any failure of the Issuer to comply with this Disclosure Certificate shall be an action for specific performance of the

Issuer's obligations hereunder and not for money damages in any amount.

SECTION 10. Beneficiaries.

This Disclosure Certificate shall inure solely to the benefit of the Owners of the Bonds from time to time, and shall create no rights in any other person or entity.

SECTION 11. Governing Law.

This Disclosure Certificate shall be governed by and construed in accordance with the laws of The Commonwealth of Massachusetts and applicable law of the United States of America.

IN WITNESS WHEREOF, the Issuer has caused this Disclosure Certificate to be executed by its duly authorized officers under seal to be hereunto attested, all as of the date and year first above written.

Date: July 10, 2025

WILLIAMSTOWN FIRE DISTRICT,
MASSACHUSETTS

By _____
Treasurer

Prudential Committee

[EXHIBIT A: Filing Information for the MSRB]
[EXHIBIT B: Form of Notice of Failure to File Annual Report]