

**ROSELLI, CLARK & ASSOCIATES**  
Certified Public Accountants

**DEVENS ENTERPRISE**

**COMMISSION**

Report on Examination of  
Financial Statements

June 30, 2025



**DEVENS ENTERPRISE COMMISSION**

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**YEAR ENDED JUNE 30, 2025**

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## **INDEPENDENT AUDITORS' REPORT**

To the Devens Enterprise Commission  
Board of Directors  
Devens, Massachusetts

### **Opinions**

We have audited the accompanying financial statements of the Devens Enterprise Commission, (the Commission) as of and for the year ended June 30, 2025, and the related notes to the financial statements, which collectively comprise the Commission's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the Commission as of June 30, 2025, in accordance with accounting principles generally accepted in the United States of America.

### **Basis for Opinions**

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. 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 Commission 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 Commission'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 taken 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 generally accepted 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 generally accepted 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 Commission'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 Commission'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.

## **Other Matters**

### *Required Supplementary Information*

Accounting principles generally accepted in the United States of America require that management's discussion and analysis, and schedules of the Commonwealth's proportionate share of net pension and net OPEB liabilities as listed in the table of contents, be presented to supplement the basic financial statements. Such information, although not part of the basic financial statements is the responsibility of management, and 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 auditing standards generally accepted in the United States of America, 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.

*Roselli, Clark & Associates*

Roselli, Clark & Associates  
Certified Public Accountants  
Woburn, Massachusetts  
February 8, 2026

## MANAGEMENT'S DISCUSSION AND ANALYSIS

As the management of the Commission, we offer readers of the financial statements this narrative overview and analysis of the financial activities of the Commission for the fiscal year ended June 30, 2025. We encourage readers to consider the information presented here in conjunction with their review of the basic financial statements, notes to the financial statements, and required supplementary information as listed in the table of contents.

### **Financial Highlights**

- The assets of the Commission exceeded its liabilities at the close of the most recent fiscal year by over \$7.2 million (*total net position*). Nearly the entire amount represents total unrestricted net position. This may be used to meet the Commission's ongoing operations and financial commitments. Negligible amounts are either restricted for specific purposes or invested in capital assets.
- The Commission does not carry any long-term debt.

### **Overview of the Financial Statements**

This report consists of two parts: management's discussion and analysis and the basic financial statements. The financial statements also include notes that explain the information in the financial statements in more detail. The Commission is a self-supporting entity that follows enterprise fund reporting. Accordingly, the financial statements are presented using the economic resources measurement focus and the accrual basis of accounting. Enterprise fund statements offer short-term and long-term financial information about the activities and operations of the Commission. These statements are presented in a manner similar to a private business.

The *statement of net position* presents information on all of the Commission's assets, deferred outflows of resources, liabilities, and deferred inflows of resources, with the difference between those categories reported as *net position*. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the Commission is improving or deteriorating.

The *statement of revenues, expenses and changes in net position* presents information showing how the Commission's net position changed during the most recent 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 related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods (e.g., uncollected user charges.)

The *statement of cash flows* presents information on the Commission's cash receipts, cash payments, and changes in cash resulting from operations, investments, and financing activities.

**Notes to the Financial Statements** – The notes provide additional information that is essential to a full understanding of the data provided in the government-wide financial statements.

**Other Information** – In addition to the basic financial statements and accompanying notes, this report also presents certain required supplementary information concerning the Commission's pension and OPEB liabilities.

## **Government-wide Financial Analysis**

The following is a condensed Statement of Net Position:

	<u>June 30</u>	
	<u>2025</u>	<u>2024</u>
<u>Assets</u>		
Current and other assets	\$ 7,251,332	\$ 7,118,468
Capital assets net of accumulated depreciation	23,870	39,487
Total assets	<u>7,275,202</u>	<u>7,157,955</u>
<u>Liabilities</u>		
Current and other liabilities	56,888	111,104
Non-current liabilities	<u>12,101</u>	<u>10,003</u>
Total liabilities	68,989	121,107
<u>Net Position</u>		
Invested in capital assets	23,870	39,487
Restricted	10,000	10,000
Unrestricted	<u>7,172,343</u>	<u>6,987,361</u>
Net Position	<u>\$ 7,206,213</u>	<u>\$ 7,036,848</u>

As noted, earlier, net position may serve over time as a useful indicator of a Commission's financial position. In the case of the Commission, assets exceeded liabilities by \$7.2 million at the close of the most recent fiscal year. The majority of this balance is categorized as unrestricted net position and may be used to meet the Commission's ongoing obligations to rate payers and creditors.

The Commission's net position increased nearly \$0.2 million from the prior year, which also resulted in an increase to cash for about the same amount.

The following is a condensed Statement of Revenues, Expenses and Changes in Net Position:

	June 30	
	2025	2024
<u>Revenues</u>		
Program revenues:		
Permits and other fees	\$ 579,541	\$ 1,128,017
Taxes	295,068	287,615
Operating grants	87,338	156,961
General revenues:		
Intergovernmental grants	-	-
Miscellaneous	2,305	20
Investment income	252,803	255,384
Total revenues	<u>1,217,055</u>	<u>1,827,997</u>
<u>Expenses</u>		
Operating expenses:		
Personnel	351,399	364,795
Non personnel	680,674	693,962
Depreciation	15,617	8,343
Total expenses	<u>1,047,690</u>	<u>1,067,100</u>
Change in net position	<u>169,365</u>	<u>760,897</u>
Net position - beginning of year	<u>7,036,848</u>	<u>6,275,951</u>
Net position - end of year	<u>\$ 7,206,213</u>	<u>\$ 7,036,848</u>

Total revenues were over \$1.2 million in the current year as compared to almost \$1.8 million in the prior year. Permits and related fees represented 60.25% of total revenues. Permit activity remained strong, as can be observed in the ten-year trend position in the table below:

<u>Fiscal Year</u>	<u>Total Net</u>	<u>Invested in</u>		
	<u>Assets</u>	<u>Capital Assets</u>	<u>Restricted</u>	
2025	\$ 7,206,213	\$ 23,870	\$ 10,000	\$ 7,172,343
2024	7,036,848	39,487	10,000	6,987,361
2023	6,275,951	4,185	10,000	6,261,766
2022	4,837,399	5,392	10,000	4,822,007
2021	4,548,219	6,697	10,000	4,531,522
2020	3,034,880	8,002	10,000	3,016,878
2019	1,730,593	9,307	10,000	1,711,286
2018	1,809,620	11,034	10,000	1,788,586
2017	1,483,208	12,902	10,000	1,460,306
2016	1,532,832	3,104	10,000	1,519,728
2015	1,496,885	-	10,000	1,486,885

No other revenues exceeded 10% of total revenues or fluctuated significantly from the prior year.

Expenses which were over \$1 million in the current year were consistent with the prior year. These were made up of salaries, operating and administrative expenses.

### **Capital Asset and Debt Administration**

**Capital Assets** – Capital assets are not material to the Commission’s financial statements.

**Long-Term Debt** – The Commission carries no long-term debt.

### **Economic Factors and Next Year’s Budgets and Rates**

- The Commission continues to be an active agency in Devens and expects support from permits, tax revenue and intergovernmental grants to continue at a moderate pace contingent on macro-economic events.
- Expenses are expected to be consistent with prior years.
- Due to the nature of the Commission's operations, net position is expected fluctuate consistent with economic trends.

### **Requests for Information**

This financial report is designed to provide a general overview of the Commission’s finances for all those with an interest in the Commission’s finances.

Questions concerning any of the information provided in this report or request for additional financial information should be addressed to the Devens Enterprise Commission, 33 Andrews Parkway, Devens, MA 01434.

**DEVENS ENTERPRISE COMMISSION**

**STATEMENT OF NET POSITION**

**JUNE 30, 2025**

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**Assets**

Current assets:

Cash and cash equivalents	\$ 7,187,750
Receivables:	
Pass through items	34,203
Prepaid expense	29,379
Total current assets	<u>7,251,332</u>

Noncurrent assets:

Capital assets net of accumulated depreciation	23,870
Total noncurrent assets	<u>23,870</u>

**Total Assets** 7,275,202

**Liabilities**

Current liabilities:

Accounts payable and other	5,911
Payroll and withholdings	19,818
Guaranteed deposits	31,159

Noncurrent liabilities:

Compensated absences	12,101
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**Total Liabilities** 68,989

**Net Position**

Invested in capital	23,870
Restricted	10,000
Unrestricted	7,172,343

**Total Net Position** \$ 7,206,213

See accompanying notes to basic financial statements.

**DEVENS ENTERPRISE COMMISSION**

**STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION  
YEAR ENDED JUNE 30, 2025**

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**Operating Revenues**

Permits and other fees	\$ 579,541
Tax surcharge	295,068
Intergovernmental	87,338
Total Operating Revenues	<u>961,947</u>

**Operating Expenses**

Salaries and wages	351,399
Outside contractors	137,689
Insurance	19,089
Benefits	83,292
Other operations	225,604
Depreciation	15,617
Total Operating Expenses	<u>832,690</u>

**Operating Income (Loss)**

129,257

**Nonoperating Revenues (Expenses)**

Funding to Devens Eco-Efficiency Center	(215,000)
Investment income	252,803
Miscellaneous	2,305
Total Nonoperating Revenues (Expenses), net	<u>40,108</u>

**Change in Net Position**

169,365

**Total Net Position - Beginning of year**

\$7,036,848

**Total Net Position - End of year**

\$ 7,206,213

See accompanying notes to basic financial statements.

**DEVENS ENTERPRISE COMMISSION**

**STATEMENT OF CASH FLOWS  
YEAR ENDED JUNE 30, 2025**

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**Cash Flows from Operating Activities**

Program revenue	\$ 1,014,028
Payments to vendors	(458,132)
Payments for wages and benefits	(379,515)
<b>Net cash provided by operating activities</b>	<u>176,381</u>

**Cash Flows from Noncapital Financing Activities**

Devens Eco-Efficiency Center funding	(215,000)
Other	2,305
<b>Net cash used in noncapital financing activities</b>	<u>(212,695)</u>

**Cash Flows from Capital and Related Financing Activities**

Acquisition of Capital Assets	-
<b>Net cash provided by capital and related financing activities</b>	<u>-</u>

**Cash Flows from Investing Activities**

Investment income	252,803
<b>Net cash provided by investing activities</b>	<u>252,803</u>

**Net Change in Cash and Cash Equivalents**

216,489

**Cash and Cash Equivalents**

Beginning of year	<u>6,971,261</u>
End of year	<u>\$ 7,187,750</u>

**Reconciliation of Operating Income to Net Cash Provided By  
(Used In) Operating Activities**

Operating income (loss)	\$ 129,257
Add: Depreciation expense	15,617

Adjustments to reconcile operating income (loss) to net cash provided by (used in) operating activities:

Changes in assets and liabilities:

Accounts receivable	83,625
Prepaid expenses	-
Accounts payable and other liabilities	(54,216)
Compensated absences	2,098
Guaranteed deposits	<u>-</u>

**Net cash provided by operating activities** \$ 176,381

See accompanying notes to basic financial statements.

# DEVENS ENTERPRISE COMMISSION

## NOTES TO BASIC FINANCIAL STATEMENTS YEAR ENDED JUNE 30, 2025

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### I. Summary of Significant Accounting Policies

The basic financial statements of the Commission have been prepared in conformity with generally accepted accounting principles (GAAP) as applied to state and local governments. GAAP is prescribed by the Governmental Accounting Standards Board (GASB), which is the primary standard-setting body for state and local governmental entities. The following is a summary of the more significant policies and practices used by the Commission:

#### A. Reporting Entity

The Commission is the regulatory and permitting authority for Devens a regional enterprise zone located in the Towns of Ayer, Shirley, and Harvard Massachusetts. Its role is to administer and enforce the reuse plan, bylaws, regulations, and sustainability vision of Devens. The Commission functions as a board of health, conservation commission, zoning board of appeals, historic district commission, and planning board.

Created under Chapter 498 of the Commonwealth of Massachusetts Acts of 1993, the affairs of the Commission are administered by an appointed Board of twelve directors. The main office facilities are located at 33 Andrews Parkway, Devens, Massachusetts.

Component units, while separate entities, are in substance part of the governmental operations if the significance of their operations and/or financial relationship with the Commission meet certain criteria. Pursuant to these criteria there are no component units required to be included in the financial statements.

#### B. Measurement Focus, Basis of Accounting, and Financial Statement Presentation

The accounting policies of the Commission conform to accounting principles generally accepted in the United States of America as applicable to governmental units.

The following are the accounting and reporting policies of the Commission:

*Basis of Presentation* – The Commission’s financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting* as specified by the Governmental Accounting Standards Board’s (“GASB”) requirements for an enterprise fund.

Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. User fees are recognized as revenues in the year in which they are used, as either assessed or unbilled.

Proprietary funds distinguish *operating* revenues and expenses from *non-operating* items. Operating revenues and expenses generally result from providing services and producing or delivering goods in connection with a proprietary fund’s principal ongoing operations.

The principal operating revenues are user charges and fees associated with the regulatory and permitting process. In addition, the Commission receives 2% of all Devens related tax revenue

received by the Massachusetts Development Finance Agency (MassDevelopment) as well as grants from the Commonwealth of Massachusetts.

Operating expenses consist of salaries, development costs, ordinary maintenance, administration expenses, and depreciation.

Taxes – The Commission is exempt from all federal and state income taxes and real estate taxes.

### C. Assets, Liabilities, and Deferred Outflows/Inflows of Resources and Net Position

Deposits and Investments – The Commission’s cash and cash equivalents are generally considered to be cash on hand, demand deposits, and short-term investments with original maturities of three months or less from the date of acquisition. Other short-term investments may also be classified as cash and cash equivalents due to their highly liquid nature.

Investments are recorded at fair value in accordance with GASB Statement No. 72, *Fair Value Measurement and Application*. Accordingly, the change in fair value of investments is recognized as an increase or decrease to investment assets and investment income.

Receivables – Services rendered on behalf of local businesses are reimbursable from those local businesses and are reflected as pass through receivables. Amounts owed from the Commonwealth, if any, are reflected as intergovernmental receivables.

Inventories and Prepaid Items – Inventories, which are not material to the basic financial statements, are considered to be expenses at the time of purchase. Inventory is stated at cost (first-in, first-out). Inventory consists primarily of materials and supplies.

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

Capital Assets – Capital assets, which include property, plant, and equipment, are recorded at historical cost, or estimated historical cost if purchased or constructed.

Donated capital assets are recorded at the estimated fair market value at the date of donation. Net interest incurred during the construction phase of capital assets, if material, is included as part of the capitalized value of the assets constructed.

All purchases and construction costs in excess of \$5,000 are capitalized at the date of acquisition or construction, respectively, with expected lives of greater than two years. The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized.

Capital assets (excluding land and construction-in-process) are depreciated using the straight-line method over the following estimated useful lives:

Buildings and improvements	25 years
Machinery and equipment	3 years
Infrastructure	25 years

Compensated Absences – Full time employees earn paid vacation time in accordance with policies established by the Commission.

Employees are granted fifteen (15) days of sick leave every July 1st. Sick leave can accumulate up to sixty (60) days. Upon termination, unused sick leave is not "bought back" by the Commission. As a result, an accumulated sick leave liability is not reported.

Net Position – Net position reported as “net investment in capital assets” includes capital assets, net of accumulated depreciation, less the principal balance of outstanding debt used to acquire capital assets. Unspent proceeds of capital related debt are not considered to be capital related debt.

Net position is reported as restricted when amounts are not available for appropriation or are legally restricted by outside parties for a specific use.

Net position that does not meet the definition of *invested in capital assets* or *restricted* are reported as *unrestricted net position*.

When both restricted and unrestricted resources are available for use, it is the Commission’s policy to use restricted resources first, then unrestricted resources, as they are needed.

#### **D. Budgetary Data**

GAAP requires a budgetary comparison schedule to be presented for funds with a legally adopted budget. The Commission is not required to and does not have a legally adopted budget. The Commission does have an operating budget approved by the Board of Directors; however, the budget serves primarily as a guideline for operations and is not legally restricting.

#### **E. Use of Estimates**

The preparation of basic financial statements in conformity with GAAP requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure for contingent assets and liabilities at the date of the basic financial statements and the reported amounts of the revenues and expenses during the fiscal year. Actual results could vary from estimates that were used.

## **II. Detailed Notes to All Funds**

### **A. Deposits and Investments**

A cash and investment pool is maintained that is available for use by all funds. Each fund type’s portion of this pool is displayed on the balance sheet as “cash and cash equivalents”.

State laws and regulations require the Commission to invest funds only in pre-approved investment instruments which include but are not necessarily limited to bank deposits, money markets, certificates of deposit, U.S. obligations, repurchase agreements, and State Treasurer’s investment pool (the “Pool”). In addition, the statutes impose various limitations on the amount and length of investments and deposits. Repurchase agreements cannot be for a period of over ninety days, and the underlying security must be a United States obligation. During the fiscal year, the Commission did not enter into any repurchase agreements.

Custodial Credit Risk: Deposits - In the case of deposits, this is the risk that in the event of a bank failure, the government’s deposits may not be returned to it. The Commission does not have a deposit policy for custodial credit risk relative to cash holdings. At year-end, the carrying amount of the Commission’s deposits was \$4,001,076 and the bank balance of \$4,079,911 of which

\$3,187,411 was covered by either federal depository insurance or by the depositors' insurance fund. The remainder of the balance was uninsured as of June 30, 2025.

Custodial Credit Risk: Investments – In the case of investments, this is the risk that in the event of the invested party not being able to provide required payments to investors, ceasing to exist, or filing of bankruptcy, the Commission may not be able to recover the full amount of its principal investment and/or investment earnings.

The Commission's investments in U.S. government obligations are exposed to custodial credit risk because the related securities are uninsured, unregistered and held by the counterparty. The Commission does not have a policy for custodial credit risk of investments.

Fair Value of Investments – The Commission reports its investments at fair value. When actively quoted observable prices are not available, the Commission generally uses either implied pricing from similar investments or valuation models based on net present values of estimated future cash flows (adjusted as appropriate for liquidity, credit, market and/or other risk factors).

The Commission categorizes its fair value measurements within the fair value hierarchy established by GAAP. This hierarchy is based on valuation inputs used to measure the fair value of the asset or liability. The three levels of the hierarchy are as follows:

- *Level 1* – Inputs are quoted prices in active markets for identical investments at the measurement date.
- *Level 2* – Inputs (other than quoted prices included in Level 1) are either directly or indirectly observable for the investment through correlation with market data at the measurement date and for the duration of the instrument's anticipated life.
- *Level 3* – Inputs reflect the Commission's best estimate of what market participants would use in pricing the investment at the measurement date.

Debt and equity securities and U.S. Government obligations classified in Level 1 are valued using prices quoted in active markets for those securities. Corporate bonds, fixed income mutual funds and equity mutual funds classified in Level 2 are valued using matrix pricing based on the securities' relationship to benchmark quoted prices.

Interest Rate Risk: Investments – Debt securities are subject to interest rate risk. Such securities may be adversely affected by changes in interest rates, which may negatively affect the fair value of individual debt instruments, through fair value losses arising from increasing interest rates. The Commission has formal investment policies that limit investment maturities as a way of managing its exposure to fair value losses arising from rising interest rates.

At June 30, 2025, the Commission's investments had the following maturities:

Investments	Fair Value Total	Time Until Maturity	
		< 1 Year	1 - 5 Years
Government Obligations	\$ 526,779	\$ -	\$ 526,779
Certificates of Deposit	1,026,938	1,026,938	-
Total investments with maturities	1,553,717	<u>\$ 1,026,938</u>	<u>\$ 526,779</u>
<u>Other investments</u>			
Pooled Investments - MMDT	1,686,983		
Total investment without maturities	1,686,983		
<b>Total Investments</b>	<u>\$ 3,240,700</u>		

Concentration of Credit Risk – The Commission does not place a limit on the amount that may be invested in any one issuer. The Commission maintains 28% of its investments in U.S. Government obligations.

Credit Risk – The Commission has not adopted a formal policy related to credit risk.

At June 30, 2025 the Government obligations were rated AAA and matured in 1 – 5 years, and the certificates of deposit were not rated and matured in less than a year.

## B. Receivables

Receivables of the Commission as of June 30, 2025, consists almost entirely of pass-through amounts related to permit activity.

## C. Capital Assets

Capital asset activity for the year ended June 30, 2025, was as follows:

	Beginning Balance	Increases	Decreases	Ending Balance
<b>Capital Assets Being Depreciated:</b>				
Furniture and Fixtures	\$ 25,875	\$ -	\$ -	\$ 25,875
Software	43,645	-	-	43,645
Office resource material	22,707	-	-	22,707
Total Capital Assets Being Depreciated	<u>92,227</u>	<u>-</u>	<u>-</u>	<u>92,227</u>
Total Capital Assets	<u>92,227</u>	<u>-</u>	<u>-</u>	<u>92,227</u>
<b>Less Accumulated Depreciation for:</b>				
Furniture and Fixtures	22,759	1,069	-	23,828
Software	7,274	14,548	-	21,822
Office resource material	22,707	-	-	22,707
Total Accumulated Depreciation	<u>52,740</u>	<u>15,617</u>	<u>-</u>	<u>68,357</u>
Total Fixed Assets, Net	<u>\$ 39,487</u>	<u>\$ (15,617)</u>	<u>\$ -</u>	<u>\$ 23,870</u>

### III. Other Information

#### A. Retirement System

Retirement System Description – The Commission is a member of the Massachusetts State Employees’ Retirement System (SERS), an agency multiple-employer defined benefit pension plan that covers substantially all employees of the Commonwealth of Massachusetts and certain independent Commissions, authorities and agencies. SERS was established under Chapter 32 of the General Laws of the Commonwealth of Massachusetts and is not part of the reporting entity. Standalone financial statements for SERS have not been issued, however an annual report is available at the Office of the Comptroller, Commonwealth of Massachusetts, One Ashburton Place Room 901, Boston, Massachusetts 02108.

Membership – Membership of all member employers of the SERS as of January 1, 2024 (actuarial date) was as follows:

Retirees and beneficiaries currently receiving benefits	69,750
Active plan members	90,988
Nonvested terminated entitled only to a refund of their accumulated total	31,737
Terminated employees entitled to benefits but not yet receiving them	5,453
Total	<u><u>197,928</u></u>

Benefit Terms – Membership in SERS is mandatory for all full-time employees and non-seasonal, part-time employees who, in general, regularly work more than twenty hours per week. Teachers and certain administrative personnel participate in a separate pension plan administered by the Massachusetts Teachers’ Retirement System, which is the legal responsibility of the Commonwealth of Massachusetts. Members of SERS do not participate in the federal Social Security retirement system.

Massachusetts contributory retirement system benefits are uniform from retirement system to retirement system. SERS provides for retirement allowance benefits up to a maximum of 80% of a participant’s highest three-year or five-year average annual rate of regular compensation, depending on the participant’s date of hire. Benefit payments are based upon a participant’s age, length of creditable service, level of compensation and job classification.

The most common benefits paid by SERS include normal retirement, disability retirement and survivor benefits.

Normal retirement generally occurs at age 65. However, participants may retire after twenty years of service or at any time after attaining age 55, if hired prior to April 2, 2012 or at any time after attaining age 60 if hired on or after April 2, 2012. Participants with hire dates subsequent to January 1, 1978 must have a minimum of ten years’ creditable service in order to retire at age 55. Participants become vested after ten years of service. Benefits commencing before age 65 are provided at a reduced rate. Members working in certain occupations may retire with full benefits earlier than age 65.

Ordinary disability retirement is where a participant is permanently incapacitated from a cause unrelated to employment. Accidental disability retirement is where the disability is the result of an injury or illness received or aggravated in the performance of duty. The amount of benefits to be received in such cases is dependent upon several factors, including the age at

which the disability retirement occurs, the years of service, average compensation and veteran status.

Survivor benefits are extended to eligible beneficiaries of participants whose death occurs prior to or following retirement.

Contributions Requirements – The provisions of Chapter 32, Section 22C mandate the establishment of a funding schedule for the pension obligation. Such a funding schedule is in place, with final amortization payment scheduled for the year ended June 30, 2036. Under provisions of this law, participating employers are assessed their share of the total retirement cost based on the entry age, normal actuarial cost method.

Special Funding Situation - The Commonwealth is a nonemployer contributor to the SERS and is legally responsible by statute for all actuarially determined employer contributions and future benefit requirements of SERS on behalf of the Commission. Therefore, the Commission is considered to be in a special funding situation as defined by GASB Statement No. 68, *Accounting and Financial Reporting for Pensions*.

The Commission’s proportionate share of the collective SERS net pension liability assumed by the Commonwealth at this reporting date was 0.00433%, which was based on the actual, actuarially determined contribution made by the Commonwealth on behalf of the Commission as a percentage of the total annual contribution made by the Commonwealth on behalf of all employers.

The table below presents the Commission’s net proportionate share of the following:

	Gross Commission Portion	Paid (or assumed) On Behalf of the Commission	Net Commission portion
Net pension liability	612,078	612,078	-
Pension expense	58,184	58,184	-
Commission annual required contribution	65,475	65,475	-

The Commission recognized \$58,184 in intergovernmental revenue and pension expense relative to this arrangement.

Fiduciary Net Position – The elements of SERS basic financial statements (that is, all information about SERS assets, deferred outflows of resources, liabilities, deferred inflows of resources and fiduciary net position) can be found in SERS full financial statements. SERS full financial statements as of and for the year ended June 30, 2024, can be obtained by contacting the Office of the Comptroller of the Commonwealth of Massachusetts.

Discount Rate – The discount rate used to measure the total pension liability in the January 1, 2024 actuarial valuation report was 7.0%. The projection of cash flows used to determine the discount rate assumed plan member contributions were made at the current contribution rate and that employer contributions will be made at rates equal to the actuarially-determined contribution rates and the member rate. Based on those assumptions, SERS fiduciary net position was projected to be available to make all projected future 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. SERS fiduciary net position was determined using the accrual basis of accounting. SERS accounting records are maintained on a fiscal-year basis in accordance with the standards and

procedures established by PERAC. Contributions from employers and employees are recognized in the period in which they become due pursuant to formal commitments, statutory or contractual requirements. Benefit payments (including refunds of employee contributions) are recorded when incurred, regardless of the timing of payment. Investments are reported at fair value; fair value is determined as the price one would receive in an orderly transaction between market participants at a measurement date.

Actuarial Valuation – The measurement of SERS total pension liability is developed by an independent actuary. The latest actuarial valuation was performed as of January 1, 2024, with the following significant actuarial assumptions:

Discount rate	7.00%, net of pension plan investment expense
Projected salary increases	4.0% to 9.0% depending on group and length of service.
Inflation rate	2.5%
Mortality rates:	
Pre-retirement	RP-2014 Blue Collar Employees table projected generationally with Scale MP-2021, set forward 1 year for females.
Post-retirement	RP-2014 Blue Collar Healthy Annuitant table projected generationally with Scale MP-2021, set forward 1 year for females.
Disabled retiree	RP-2014 Blue Collar Healthy Annuitant table projected generationally with Scale MP-2021, set forward 1 year.

The investment rate of 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. The target allocation and best estimates of arithmetic real returns for each major asset class are summarized in the following table:

Asset Class	Target Allocation	Expected Investment Rate of Return
Global equity	36.00%	4.60%
Core fixed income	15.00%	2.10%
Private equity	16.00%	7.40%
Portfolio completion strategies	10.00%	3.90%
Real estate	10.00%	3.70%
Value added fixed income	9.00%	5.10%
Timber/natural resources	4.00%	4.40%
	100.00%	

Sensitivity Analysis – The following presents the Commonwealth assumed Commission proportionate share of the net pension liability calculated using the discount rate of 7.0% as well as the Commonwealth assumed Commission proportionate share of the net pension liability using

a discount rate that is one percentage point lower or one percentage point higher than the current rate:

Net pension liability			
Current rate	Decrease 1%	Current	Increase 1%
7.00%	\$ 844,056	\$ 612,078	\$ 415,601

**B. Other Postemployment Benefits**

OPEB Plan Description – The Commission is a member of the Massachusetts Other Postemployment Benefits Plan (the OPEB Plan). Benefits are managed by the Group Insurance Commission (GIC) and investments are managed by PRIM. The GIC has representation on the Board of Trustees of the State Retiree’s Benefits Trust (SRBT).

The OPEB Plan was established under Chapter 32A of the General Laws of the Commonwealth of Massachusetts and is not part of the reporting entity. Standalone financial statements for the OPEB Plan have not been issued.

The SRBT is set up solely to pay for OPEB benefits and the cost to administer those benefits. It can only be revoked when all such health care and non-pension related benefits have been paid or defeased. Management of the SRBT is vested with the Board of Trustees.

Membership – Membership of all member employers of the OPEB Plan as of July 1, 2024 (actuarial date) was as follows:

Retirees and beneficiaries currently receiving benefits	86,816
Active plan members	69,517
Terminated employees entitled to benefits but not yet receiving them	4,735
Total	161,068

Under Chapter 32A of the Massachusetts General Laws (MGL) the Commonwealth is required to provide certain health care and life insurance benefits for retired employees of the Commonwealth, housing authorities, redevelopment authorities, and certain other governmental entities for which the Commission is one.

Substantially all employees may become eligible for these benefits if they reach retirement age while working for an eligible member. Eligible retirees are required to contribute a specified percentage of the health care/benefit costs, which are comparable to contributions required from employees.

As of June 30, 2024, participants contributed 10% to 20% of premium costs depending on date of hire and whether the participant is active, retiree, or survivor status.

Special Funding Situation - The Commonwealth is a nonemployer contributor to the OPEB Plan and is legally responsible by statute for all actuarially determined employer contributions and future benefit requirements of the OPEB Plan on behalf of the Commission. Therefore, the Commission is considered to be in a special funding situation as defined by GASB Statement No. 75, *Accounting and Financial Reporting for OPEB*.

The Commission’s proportionate share of the collective OPEB Plan liability assumed by the Commonwealth at this reporting date was 0.005%, which was based on the actual, actuarially determined contribution made by the Commonwealth on behalf of the Commission as a percentage of the total annual contribution made by the Commonwealth on behalf of all employers.

The table below presents the Commission’s net proportionate share of the following:

	Gross Commission Portion	Paid (or assumed) On Behalf of the Commission	Net Commission portion
Net OPEB liability	616,281	616,281	-
OPEB expense	(31,639)	(31,639)	-
Commission annual required cc	27,438	27,438	-

The Commission recognized \$31,639 in intergovernmental revenue and OPEB expense relative to this arrangement.

Fiduciary Net Position – The elements of the OPEB Plan basic financial statements (that is, all information about the OPEB Plan assets, deferred outflows of resources, liabilities, deferred inflows of resources and fiduciary net position) can be found in the Commonwealth’s Annual Comprehensive Financial Report. This financial statement as of and for the year ended June 30, 2024, can be obtained by contacting the Office of the Comptroller of the Commonwealth of Massachusetts.

Discount Rate – The discount rate used to measure the total OPEB liability in the July 1, 2024 actuarial valuation report was 4.61%. The projection of cash flows used to determine the discount rate assumed plan member contributions were made at the current contribution rate and that employer contributions will be made at rates equal to the actuarially determined contribution rates and the member rate.

Based on those assumptions, the OPEB Plan fiduciary net position was not projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on plan investments of 7.0% was blended with the Aa municipal bond rate of 3.93% and applied to all periods of projected benefit payments to determine the total OPEB liability.

The OPEB Plan fiduciary net position was determined using the accrual basis of accounting. the OPEB Plan accounting records are maintained on a fiscal-year basis. Contributions from employers and employees are recognized in the period in which they become due pursuant to formal commitments, statutory or contractual requirements.

Benefit payments (including refunds of employee contributions) are recorded when incurred, regardless of the timing of payment. Investments are reported at fair value; fair value is determined as the price one would receive in an orderly transaction between market participants at a measurement date.

Actuarial Valuation – The measurement of the OPEB Plan net liability is developed by an independent actuary. The latest actuarial valuation was performed as of July 1, 2024. The significant actuarial assumptions used included:

Investment rate of return	7.00%
Discount rate	4.61%, net of OPEB plan investment
Health care trend rate	Getzen model
Inflation rate	2.5%

Mortality rates:

RP 2014 Blue Collar Mortality Table projected with scale MP-2021 with females set forward one year.

The investment rate of 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. The target allocation and best estimates of arithmetic real returns for each major asset class are summarized in the following table:

Asset Class	Target Allocation	Investment Rate of Return
Global equity	36.00%	4.60%
Core fixed income	15.00%	2.10%
Private equity	16.00%	7.40%
Portfolio completion strategy	10.00%	3.90%
Real estate	10.00%	3.70%
Value added fixed income	9.00%	5.10%
Timber/natural resources	4.00%	4.40%
	100.00%	

Sensitivity Analysis – The following presents the Commonwealth assumed Commission proportionate share of the net OPEB liability calculated using the discount rate of 4.3% as well as the Commonwealth assumed Commission proportionate share of the net OPEB liability using a discount rate that is one percentage point lower or one percentage point higher than the current rate:

Net OPEB liability			
Discount rate			
Current rate	Decrease 1%	Current	Increase 1%
4.61%	\$ 719,200	\$ 616,281	\$ 531,851

The following presents the Commonwealth assumed Commission proportionate share of the net OPEB liability calculated using the current health care trend rate as well as the Commonwealth assumed Commission proportionate share of the net OPEB liability using a health care trend rate that is one percentage point lower or one percentage point higher than the current rate:

Net OPEB liability			
Health care trend rate			
Current rate	Decrease 1%	Current	Increase 1%
Getzen Model	\$ 516,443	\$ 616,281	\$ 745,700

## B. Risk Financing

The Commission is exposed to various risks of loss related to torts; theft, damage, and destruction of assets; errors and omissions; and natural disasters for which the Commission carries commercial insurance. The amount of claim settlements has not exceeded insurances coverage in any of the previous three years.

## C. Commitments and Contingencies

*Legal Claims* - The Commission may be party to certain legal terms that arise during the normal course of operations. These legal claims, if any, are subject to many uncertainties, the outcome of which is not always predictable. The Commission does not believe any such claims currently exist.

## IV. Implementation of New GASB Pronouncements

### Current Year Implementations –

In June 2022, the GASB issued GASB Statement No. 101, *Compensated Absences*. The objective of this Statement is to update the recognition and measurement guidance for compensated absences by aligning the recognition and measurement guidance under a unified model and by amending certain previously required disclosures.

The provisions of this Statement are effective for financial reporting periods beginning after December 15, 2023 (fiscal year 2025). The implementation of this pronouncement did not have a material impact on the financial statements.

In December 2023, the GASB issued GASB Statement No. 102, *Certain Risk Disclosures*. The objective of this Statement is to provide users of government financial statements with essential information about risks related to a government’s vulnerabilities due to certain concentrations or constraints.

The provisions of this Statement are effective for financial reporting periods beginning after June 15, 2024 (fiscal year 2025). The implementation of this pronouncement did not have a material impact on the financial statements.

### Future Implementations –

In April 2024, the GASB issued GASB Statement No. 103, *Financial Reporting Model Improvements*. The objective of this Statement is to improve key components of the financial

reporting model to enhance its effectiveness in providing information that is essential for decision making and assessing a government's accountability. The provisions of this Statement are effective for financial reporting periods beginning after June 15, 2025 (fiscal year 2026). The District is currently evaluating whether adoption will have a material impact on the financial statements.

**DEVENS ENTERPRISE COMMISSION**

**REQUIRED SUPPLEMENTARY INFORMATION - PENSIONS**

**YEAR ENDED JUNE 30, 2025**

**SCHEDULE OF THE COMMONWEALTH'S COLLECTIVE SHARE OF THE NET PENSION LIABILITY  
MASSACHUSETTS STATE EMPLOYEES RETIREMENT SYSTEM**

Year Ended June 30*	Commonwealth's proportion of the collective net pension liability	Commonwealth's proportion of the collective net pension liability associated with the Commission	Commonwealth's proportionate share of the net pension liability (asset)	Commissions expense and revenue recognized for Commonwealth support	Plan Fiduciary Net Position as a Percentage of the Total Pension Liability
2025	100.0%	0.0%	\$ 612,078	\$ 63,183	72.90%
2024	100.0%	0.0%	921,839	109,451	70.71%
2023	100.0%	0.0%	683,206	53,702	71.05%
2022	100.0%	0.0%	533,678	32,594	77.54%
2021	100.0%	0.0%	828,710	123,713	62.48%
2020	100.0%	0.0%	704,421	117,051	66.28%
2019	100.0%	0.0%	632,577	83,338	67.91%
2018	100.0%	0.0%	601,662	77,851	67.21%
2017	100.0%	0.0%	642,249	89,195	63.48%
2016	100.0%	0.0%	534,624	59,783	67.87%
2015	100.0%	0.0%	336,532	23,931	76.32%

Measurement date is a year earlier than fiscal year date; therefore June 30, 2025 is measured June 30, 2024 etc.

This schedule is presented to illustrate the requirement to show information for ten years.

However, until a full ten-year trend is compiled, information is presented for those years in which information is available.

See accompanying independent auditors' report.

**DEVENS ENTERPRISE COMMISSION**

**REQUIRED SUPPLEMENTARY INFORMATION - OPEB  
YEAR ENDED JUNE 30, 2025**

**SCHEDULE OF THE COMMISSIONS PROPORTIONATE SHARE OF  
COMMONWEALTH OF MASSACHUSETTS OTHER POST EMPLOYMENT BENEFIT PLAN  
MASSACHUSETTS OTHER POSTEMPLOYMENT BENEFIT PLAN**

<u>Year Ended June 30, *</u>	<u>Commonwealth's Proportionate Share of the Collective Net Other Postemployment Benefits Liability</u>	<u>Commission's Proportionate Share of the Collective Net Other Postemployment Benefits Liability</u>	<u>Commonwealth's Proportionate Share of the Net Other Postemployment Benefits Liability Associated with the Commission</u>	<u>Expense and (Revenue) Recognized for the Commonwealth's Support</u>	<u>Plan Fiduciary Net Position as a Percentage of the Total Pension Liability</u>
2025	100.0%	0.0%	\$ 616,281	\$ (31,639)	15.60%
2024	100.0%	0.0%	927,763	34,204	13.80%
2023	100.0%	0.0%	679,101	(29,002)	13.00%
2022	100.0%	0.0%	846,782	21,174	10.70%
2021	100.0%	0.0%	1,035,108	59,391	6.40%
2020	100.0%	0.0%	912,385	45,539	6.96%
2019	100.0%	0.0%	738,434	18,590	7.38%
2018	100.0%	0.0%	848,747	50,763	5.39%

\* Amounts determined for the previous year ended June 30.

Contributions are the responsibility of the Commonwealth of Massachusetts. Accordingly, the Commission has not recognized any portion of the net pension liability relative to employees covered under the plan.

These schedules are presented to illustrate the requirement to show information for ten years however information is presented for only those years available since the ten-year trend period is not completed.