

PRELIMINARY OFFICIAL STATEMENT DATED APRIL 29, 2024

NEW ISSUE

In the opinion of Bond Counsel, rendered in reliance upon and assuming the accuracy of and continuing compliance by the Town with certain representations and covenants relating to the applicable requirements of the Internal Revenue Code of 1986 (the "Code"), under existing law, interest on the Notes is excluded from gross income for federal income tax purposes and is not treated as an item of tax preference for purposes of the federal alternative minimum tax under the Code; however, such interest is taken into account in determining the annual adjusted financial statement income of certain corporations for the purpose of computing the alternative minimum tax imposed on corporations. In the opinion of Bond Counsel, under existing statutes, interest on the Notes is excluded from Connecticut taxable income for purposes of the Connecticut income tax on individuals, trusts and estates and is excluded from amounts on which the net Connecticut minimum tax is based in the case of individuals, trusts and estates required to pay the federal alternative minimum tax. 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 Notes. (See "Tax Matters" herein.)

TOWN OF MANSFIELD, CONNECTICUT

**\$1,757,400 GENERAL OBLIGATION BOND ANTICIPATION NOTES
(BANK QUALIFIED)**

Dated: Date of Delivery

Due: October 15, 2024

<u>Amount</u>	<u>Coupon</u>	<u>Yield</u>	<u>CUSIP</u> ¹
\$1,757,400			564198***

The Notes are being offered for sale in accordance with an Official Notice of Sale dated April 29, 2024. Telephone bids and electronic proposals via PARITY® for the Notes (as defined below) will be received at the office of the Town Manager, Audrey P. Peck Municipal Building, 4 South Eagleville Road, Mansfield, Connecticut 06268 until 11:30 A.M. (Eastern Time) on Monday, May 6, 2024 as described in the official Notice of Sale (see Appendix D to this Official Statement). Telephone bids will be received by an authorized agent of Munistat Services, Inc. at (203) 421-2880 until 11:25 A.M. (Eastern Time) in order to ensure compliance with the 11:30 A.M. (Eastern Time) bid deadline.

The \$1,757,400 General Obligation Bond Anticipation Notes (the "Notes") will be general obligations of the Town of Mansfield, Connecticut (the "Town"), and the Town will pledge its full faith and credit to pay the principal of and interest on the Notes when due. See "Security and Remedies" herein. The Notes are NOT subject to optional redemption prior to maturity.

The Notes will be issued by means of a book-entry system and registered in the name of Cede & Co., as nominee for The Depository Trust Company ("DTC"), New York, New York. DTC will act as securities depository for the Notes. Principal of, redemption premium, if any, and interest on the Notes will be payable by the Town or its agent to DTC or its nominee as registered owners of the Notes. Purchasers of the Notes will be made in book-entry form in denominations of \$5,000 or any integral multiples thereof. Purchasers of the Notes will not receive certificates representing their ownership interest in the Notes. So long as Cede & Co. is the Note Owner, as nominee of DTC, reference herein to the Note Owner or owners shall mean Cede & Co. as aforesaid, and shall not mean the Beneficial Owners (as described herein) of the Notes. See "Book-Entry-Only Transfer System" herein. If requested by the successful purchaser as described under "Option For No Book Entry" herein, the Notes will be issued in the form of a single fully-registered physical certificate in the par amount of the Notes.

Unless the successful purchaser of the Notes is designated as such as provided in "Option For No Book Entry" herein, the Registrar, Certifying Bank, Transfer Agent and Paying Agent for the Notes will be U.S. Bank Trust Company, National Association, CityPlace I, 185 Asylum Street, 27th Floor, Hartford, Connecticut.

The Notes are offered for delivery when, as and if issued, subject to the final approving opinions of Pullman & Comley, LLC, Bond Counsel, of Hartford, Connecticut. It is expected that delivery of the Notes in book-entry-only form will be made to DTC in New York, New York on or about May 15, 2024.

This cover page contains 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 the making of an informed investment decision.

¹ CUSIP® is a registered trademark of the American Bankers Association. CUSIP data herein is provided by CUSIP Global Services, managed on behalf of the American Bankers Association by Factset Research Systems, which numbers have been assigned by an independent company not affiliated with the Town and are included solely for the convenience of the holders of the Notes. The Town is not responsible for the selection or use of these CUSIP numbers, does not undertake any responsibility for their accuracy, and makes no representation as to their correctness on the Notes or as indicated above. The CUSIP number for a specific maturity is subject to being changed after the issuance of the Notes as a result of various subsequent actions including, but not limited to, a refunding in whole or in part of such maturity or as a result of the procurement of secondary market portfolio insurance or other similar enhancement by investors that is applicable to all or a portion of certain maturities of the Notes.

This Preliminary Official Statement and the information contained herein are subject to completion and amendment without notice. These securities may not be sold nor may offers to buy be accepted prior to the time the Official Statement is delivered in final form. Under no circumstances shall this Preliminary Official Statement constitute an offer to sell, or a solicitation of an offer to buy, nor shall there be any sale of these securities in any jurisdiction in which said offer, solicitation or sale would be unlawful prior to registration or qualification under the laws of any such jurisdiction.

No dealer, broker, salesperson or other person has been authorized by the Town of Mansfield, Connecticut (the “Town”) or the Municipal Advisor to give any information or to make any representations, other than those contained in this Official Statement, and if given or made, such other information or representations must not be relied upon as having been authorized by the Town or the Municipal Advisor. This Official Statement does not constitute an offer to sell or the solicitation of an offer to buy, nor shall there be any sale of the Notes by any person in any jurisdiction in which it is unlawful for such person to make such offer, solicitation or sale. The information set forth herein has been obtained by the Town from sources which are believed to be reliable but it is not guaranteed as to accuracy or completeness.

The Official Statement has been prepared only in connection with the initial offering and sale of the Notes and may not be reproduced or used in whole or in part for any other purpose.

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

Other than as to matters expressly set forth in Appendix A – “Basic Financial Statements” herein, the independent auditors for the Town are not passing on and do not assume any responsibility for the accuracy or adequacy of the statements made in this Official Statement and make no representation that they have independently verified the same. The independent auditor has not been engaged to perform and has not performed, since the date of its report included herein, any procedures on the financial statements addressed in that report. The independent auditor also has not performed any procedures relating to this Official Statement.

Other than matters expressly set forth in Appendix B to this Official Statement herein, Bond Counsel is not passing on and does not assume any responsibility for the accuracy or adequacy of the statements made in this Official Statement and makes no representation that it has independently verified the same.

The Town deems this Official Statement to be “final” as of its date for purposes of Securities and Exchange Commission Rule 15c2-12(b)(1), but is subject to revision or amendment.

Any references to website addresses presented herein are for informational purposes only and may be in the form of a hyperlink solely for the reader’s convenience. Unless specified otherwise, any such websites and the information or links contained therein are not incorporated into, and are not part of, this Official Statement.

The Municipal Advisor to the Town has provided the following sentence for inclusion in this Official Statement. The Municipal Advisor has reviewed the information in this Official Statement in accordance with, and as part of, its responsibilities to the Town and, as applicable, to investors under the federal securities laws as applied to the facts and circumstances of this transaction, but the Municipal Advisor does not guarantee the accuracy or completeness of such information.

This Official Statement may include “forward-looking statements” within the meaning of Section 27A of the Securities Act of 1933, as amended, and Section 21E of the Securities Exchange Act of 1934, as amended. Without limiting the foregoing, the words “may,” “believe,” “could,” “might,” “possible,” “potential,” “project,” “will,” “should,” “expect,” “intend,” “plan,” “predict,” “anticipate,” “estimate,” “approximate,” “contemplate,” “continue,” “target,” “goal” and similar expressions are intended to identify forward-looking statements, although not all forward-looking statements contain these words. All forward-looking statements included in this Official Statement are based on information available to the Town up to the date as of which such statements are to be made, or otherwise up to, and including, the date of this document, and the Town assumes no obligation to update any such forward-looking statements to reflect events or circumstances that arise after the date hereof or after the date of any report containing such forward-looking statement, as applicable. Actual results could differ materially from those anticipated in these forward-looking statements as a result of certain important factors, including, but not limited to (i) the effect of and from, future municipal, state and federal budgetary matters, including state and federal grants and other forms of financial aid to the Town; (ii) federal tax policy, including the deductibility of state and local taxes for federal tax purposes; (iii) macroeconomic economic and business developments, both for the country as a whole and particularly affecting the Town; (iv) financial services industry developments; (v) litigation or arbitration; (vi) climate and weather related developments, natural disasters and other acts of God; (vii) factors used in estimating future obligations of the Town; (viii) the effects of epidemics and pandemics, including economic effects; (ix) foreign hostilities or wars; (x) foreign or domestic terrorism or domestic violent extremism; and (xi) other factors contained in this Official Statement.

BOND COUNSEL

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(860) 424-4391

MUNICIPAL ADVISOR

MUNISTAT SERVICES, INC.
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(203) 421-2880

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NOTE ISSUE SUMMARY

The information in this Note Issue Summary and the front cover page is qualified in its entirety by the detailed information and financial statements appearing elsewhere in this Official Statement. This Official Statement speaks only as of its date and the information herein is subject to change.

Date of Sale:	Monday, May 6, 2024, 11:30 A.M (Eastern Time)
Issuer:	Town of Mansfield, Connecticut (the “Town”).
Issue:	\$1,757,400 General Obligation Bond Anticipation Notes (the “Notes”).
Dated Date:	May 15, 2024.
Interest Due:	At maturity October 15, 2024.
Principal Due:	At maturity October 15, 2024.
Purpose and Authority:	The proceeds of the Notes will be used to finance the costs of the design and construction of a new elementary school and the demolition of the existing Southeast Middle School as authorized by a resolution of the Town Council and the voters of the Town. See “Authorization and Use of Proceeds” herein.
Redemption:	The Notes are not subject to redemption prior to maturity.
Security:	The Notes will be general obligations of the Town and the Town will pledge its full faith and credit to the payment of principal of and interest on the Notes when due.
Credit Rating:	The Notes have not been rated. The long-term rating on certain outstanding bonds of the Town is currently “AA” by S&P and “Aa3” by Moody’s Investors Service.
Basis of Award:	Lowest Net Interest Cost (NIC), as of dated date.
Tax Exemption:	See “Tax Matters” herein.
Bank Qualification:	The Notes shall be designated as qualified tax-exempt obligations under the provisions of Section 265(b) of the Internal Revenue Code of 1986 for purposes of the deduction by financial institutions for interest expense incurred to carry the Notes.
Continuing Disclosure:	In accordance with the requirements of Rule 15c2-12 promulgated by the Securities and Exchange Commission, the Town will agree to provide or cause to be provided a notice of the occurrence of certain events with respect to the Notes within 10 business days of the occurrence of such events, as specified in the Continuing Disclosure Agreement to be executed by the Town substantially in the form of Appendix C to this Official Statement.
Registrar, Transfer Certifying and Paying Agent:	Unless the successful purchaser is designated as such as provided in “Option For No Book Entry” herein, U.S. Bank Trust Company, National Association, CityPlace I, 185 Asylum Street, 27 th Floor, Hartford, Connecticut 06103.
Legal Opinion:	Pullman & Comley, LLC, of Hartford, Connecticut will act as Bond Counsel.
Delivery and Payment:	It is expected that delivery of the Notes in book-entry-only form will be made to The Depository Trust Company (unless the successful purchaser has requested no book entry as described herein, then it is expected that delivery of the Notes will be made to the purchaser) on or about May 15, 2024 against payment in Federal Funds.
Issuer Official:	Questions concerning the Official Statement should be directed to Amanda L. Backhaus, Director of Finance, Town of Mansfield, Audrey P. Peck Municipal Building, 4 South Eagleville Road, Mansfield, Connecticut 06268. Telephone: (860) 429-3344.
Municipal Advisor:	Munistat Services, Inc., 129 Samson Rock Drive, Suite A, Madison, Connecticut 06443, attention: William N. Lindsay, Managing Director, Telephone: (203) 421-2880.

I. SECURITIES OFFERED

INTRODUCTION

This Official Statement, including the cover page and appendices, is provided for the purpose of presenting certain information relating to the Town of Mansfield, Connecticut (the “Town”) in connection with the sale and issuance of \$1,757,400 General Obligation Bond Anticipation Notes (the “Notes”) of the Town, and may not be reproduced or used in whole or in part for any other purpose.

The Notes are being offered for sale at public bidding. A Notice of Sale dated April 29, 2024 has been furnished to prospective bidders. Reference is made to the Notice of Sale, attached hereto as Appendix D for the terms and conditions of the bidding on the Notes.

This Official Statement is not to be construed as a contract or agreement between the Town and the purchasers or holders of any of the Notes. Any statements made in this Official Statement involving matters of opinion or estimates are not intended to be representations of fact, and no representation is made that any such opinion or estimate will be realized. Neither the delivery of this Official Statement nor any sale made hereunder shall, under any circumstances, create any implication that there has been no change in the affairs of the Town since the date hereof. All quotations from and summaries and explanations of provisions of statutes, charters, or other laws and acts and proceedings of the Town contained herein do not purport to be complete and are qualified in their entirety by reference to the original official documents, and all references to the Notes and the proceedings of the Town relating thereto are qualified in their entirety by reference to the definitive form of the Notes and such proceedings.

The presentation of information is intended to show recent historical trends and is not intended to indicate future or continuing trends in the financial or other positions of the Town.

Munistat Services, Inc. (“Munistat”) is engaged as Municipal Advisor to the Town in connection with the issuance of the Notes. The Municipal Advisor’s fee for services rendered with respect to the sale of the Notes is contingent upon the issuance and delivery of the Notes. Munistat, in its capacity as Municipal Advisor, does not assume any responsibility for the information, covenants and representations contained in any of the legal documents with respect to the federal and state income tax status of the Notes, or the possible impact of any present, pending or future actions taken by any legislative or judicial bodies.

Set forth in Appendix A “Basic Financial Statements” hereto is a copy of the report of the independent auditors for the Town with respect to the financial statements of the Town included in that appendix. 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 Appendix A. Except as stated in their report, the auditors have not been engaged to verify the financial information set out in Appendix A and are not passing upon and do not assume responsibility for the sufficiency, accuracy or completeness of the financial information presented in that appendix.

Bond Counsel is not passing upon and does not assume responsibility for the sufficiency, accuracy or completeness of the statements made in this Official Statement (other than matters expressly set forth in its opinion in Appendix B hereto) and it makes no representation that it has independently verified the same.

The Town considers this Official Statement to be “final” for purposes of Securities and Exchange Commission Rule 15c2-12(b)(1), but is subject to revision or amendment.

DESCRIPTION OF THE NOTES

The Notes will be dated the date of delivery and will be due and payable as to both principal and interest at maturity, on October 15, 2024. Interest will be calculated on the basis of a 360-day year, consisting of twelve 30-day months.

Unless requested by the successful purchaser as described under “Option For No Book Entry” herein, the Notes will be issued as fully-registered notes in denominations of \$5,000 or any integral multiple thereof. A book-entry-only transfer system will be employed evidencing ownership of the Notes with transfers of ownership on the records of The Depository Trust Company, New York, New York (“DTC”), and its participants pursuant to rules and procedures established by DTC and its participants. See “Book-Entry-Only Transfer System” herein.

If requested by the successful purchaser as described under “Option For No Book Entry” herein, the Notes will be issued in the form of a single fully-registered physical certificate in the par amount of the Notes. Principal of and interest on the Notes will be payable by the Town or its agent to the successful purchaser, as registered owner of the Notes.

Unless the successful purchaser of the Notes is designated as the Certifying Agent, Paying Agent, Registrar, and Transfer Agent for the Notes as provided in “Option For No Book Entry”, herein, the Certifying Agent, Paying Agent, Registrar, and Transfer Agent will be U.S. Bank Trust Company, National Association, CityPlace I, 185 Asylum Street, 27th Floor, Hartford, Connecticut. The legal opinion on the Notes will be rendered by Pullman & Comley, LLC, in substantially the form set forth in Appendix B to this Official Statement.

The Notes are not subject to redemption prior to maturity.

OPTION FOR NO BOOK ENTRY

As described in the official Notice of Sale dated April 29, 2024, a bidder for the Notes may request that the Notes be issued in the form of a single fully-registered physical certificate in the par amount of the Notes, rather than in book-entry form through the facilities of DTC, provided the bid is for all the Notes at the same interest rate. A bidder for the Notes requesting that the Notes be issued in non-book-entry form may request that it be designated by the Town as the Certifying Agent, Registrar, Paying Agent and Transfer Agent for the Notes if it is a bank or trust company authorized to act in such capacity pursuant to the Connecticut General Statutes. The Town reserves the right to decline any request to issue the Notes in non-book-entry form, or to designate the successful bidder as Certifying Agent, Registrar, Paying Agent and Transfer Agent for the Notes, if it should determine, in its sole discretion, that issuing the Notes in this manner is not in its best interests. If the Notes are issued in non-book-entry form, they are non-transferable and must be held to maturity by the winning bidder requesting the no book entry option. The successful bidder shall not impose or charge the Town for any costs or expenses related to the services as Certifying Agent, Registrar, Paying Agent and Transfer Agent for the Notes if the successful bidder is so designated.

Unless the successful purchaser makes a request for no book entry as described herein and in the official Notice of Sale, the Notes will be issued by means of a book-entry system with no physical distribution of note certificates made to the public.

BOOK-ENTRY-ONLY TRANSFER SYSTEM

This section describes how ownership of the Notes is to be transferred and how the principal of, premium, if any, and interest on the Notes are to be paid to and accredited by DTC while the Notes are registered in its nominee name. The information in this section concerning DTC and the Book-Entry-Only System has been provided by DTC for use in disclosure documents such as this Official Statement. The Town believes the source of such information to be reliable, but takes no responsibility for the accuracy or completeness thereof.

The Town cannot and does not give any assurance that (1) DTC will distribute payments of debt service on the Notes, or redemption or other notices to DTC Participants, (2) DTC Participants or others will distribute debt service payments paid to DTC or its nominee (as the registered owner of the Notes), or redemption or other notices, to the Beneficial Owners, or that they will do so on a timely basis, or (3) DTC will serve and act in the manner described in this Official Statement. The current rules applicable to DTC are on file with the Securities and Exchange Commission, and the current procedures of DTC to be followed in dealing with DTC Participants are on file with DTC.

The Depository Trust Company (“DTC”), New York, New York, will act as securities depository for the Notes. The Notes will be issued as fully-registered Notes 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 Note certificate will be issued for each interest rate on the Notes, 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 (“Indirect Participants”). DTC has a Standard & Poor’s 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 Notes under the DTC system must be made by or through Direct Participants, which will receive a credit for the Notes on DTC's records. The ownership interest of each actual purchaser of each Note ("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 the Notes 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 the Notes, except in the event that use of the book-entry system for the Notes is discontinued.

To facilitate subsequent transfers, all Notes deposited by Direct Participants with DTC are registered in the name of DTC's partnership nominee, Cede & Co., or such other name as may be requested by an authorized representative of DTC. The deposit of Notes with DTC and their registration in the name of Cede & Co. or such other DTC nominee do not affect any change in beneficial ownership. DTC has no knowledge of the actual Beneficial Owners of the Notes; DTC's records reflect only the identity of the Direct Participants to whose accounts such Notes 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. Beneficial Owners of Notes may wish to take certain steps to augment the transmission to them of notices of significant events with respect to the Notes, such as redemptions, tenders, defaults, and proposed amendments to Note documents. For example, Beneficial Owners of Notes may wish to ascertain that the nominee holding the Notes for their benefit has agreed to obtain and transmit notices to Beneficial Owners. In the alternative, Beneficial Owners may wish to provide their names and addresses to the registrar and request that copies of notices be provided directly to them.

Neither DTC nor Cede & Co. (nor any other DTC nominee) will consent or vote with respect to Notes unless authorized by a Direct Participant in accordance with DTC's MMI Procedures. Under its usual procedures, DTC mails an Omnibus Proxy to the Town 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 the Notes are credited on the record date (identified in a listing attached to the Omnibus Proxy).

Principal and interest payments on, and redemption premium, if any, with respect to the Notes 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 Town or the Paying Agent/Registrar, on 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 Notes 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, the Paying Agent/Registrar, or the Town, subject to any statutory or regulatory requirements as may be in effect from time to time. Payment of principal and interest, and redemption premium, if any, to Cede & Co. (or such other nominee as may be requested by an authorized representative of DTC) is the responsibility of the Town or the Paying Agent/Registrar, 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 Notes at any time by giving reasonable notice to the Town or the Paying Agent/Registrar. Under such circumstances, in the event that a successor depository is not obtained, Note certificates are required to be printed and delivered.

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

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

REPLACEMENT NOTES

In the event that: (a) DTC determines not to continue to act as securities depository for the Notes, and the Town fails to identify another qualified securities depository for the Notes to replace DTC; or (b) the Town determines to discontinue the book-entry system of evidence and transfer of ownership of the Notes, the Town is authorized to issue fully registered Note directly to the Beneficial Owner. A Beneficial Owner of the Notes, upon registration of certificates held in such Beneficial Owner's name, will become the registered owner of the Notes.

DTC PRACTICES

The Town can make no assurances that DTC, Direct Participants, Indirect Participants or other nominees of the Beneficial Owners of the Notes 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.

SECURITY AND REMEDIES

The Notes will be general obligations of the Town and the Town will pledge its full faith and credit to pay the principal of and interest on the Notes when due.

Unless paid from other sources, the Notes are payable from general property tax revenues. The Town has the power under Connecticut General Statutes to levy ad valorem taxes on all taxable property in the Town without limit as to rate or amount, except as to certain classified property such as certified forest land taxable at a limited rate and dwelling houses of qualified elderly persons of low income or qualified disabled persons taxable at limited amounts. Under existing statutes, the State of Connecticut is obligated to pay the Town the amount of tax revenue that the Town would have received except for the limitation upon its power to tax such dwelling houses.

Payment of the Notes is not limited to property tax revenues or any other revenue source, but certain revenues of the Town may be restricted as to use and therefore may not be available to pay debt service on the Notes.

There are no statutory provisions for priorities in the payment of general obligations of the Town. There are no statutory provisions for a lien on any portion of the tax levy or other revenues to secure the the Notes, or judgments thereon, in priority to other claims.

The Town is subject to suit on its general obligation bonds and notes (the "obligations") and a court of competent jurisdiction has the power in appropriate proceedings to render a judgment against the Town. Courts of competent jurisdiction also have the power in appropriate proceedings to order payment of a judgment on such obligations from funds lawfully available therefor or, in the absence thereof, to order the Town to take all lawful action to obtain the same, including the raising of the required amount in the next annual tax levy. In exercising their discretion as to whether to enter such an order, the courts may take into account all relevant factors including the current operating needs of the Town and the availability and adequacy of other remedies.

Enforcement of a claim for payment of principal of or interest on such obligations would also be subject to the applicable provisions of Federal bankruptcy laws as well as other bankruptcy, insolvency, reorganization, moratorium and other similar laws affecting creditors' rights heretofore or hereafter enacted by the Congress or the Connecticut General Assembly and to the exercise of judicial discretion. Under the Federal bankruptcy code, the Town may seek relief only, among other requirements if it is specifically authorized in its capacity as a municipality or by name, to be a debtor under Chapter 9 thereof, or by State law or a governmental officer or organization empowered by State law to authorize such entity to become a debtor under such Chapter. Section 7-566 of the Connecticut General Statutes provides that no Connecticut municipality shall file a petition in bankruptcy under Chapter 9 of Title 11 of the United States Code without the express prior written consent of the Governor. This prohibition applies to any town, city, borough, metropolitan district and any other political subdivision of the State having the power to levy taxes and issue notes or other obligations.

TAX MATTERS

Federal Taxes. In the opinion of Bond Counsel, under existing law, (i) interest on the Notes is excluded from gross income for federal income tax purposes, and (ii) such interest is not an item of tax preference for purposes of the federal alternative minimum tax; however, such interest is taken into account in determining the annual adjusted financial statement income of certain corporations for the purpose of computing the alternative minimum tax imposed on corporations.

Bond Counsel's opinion with respect to the Notes will be rendered in reliance upon and assuming the accuracy of and continuing compliance by the Town with its representations and covenants relating to certain requirements of the Internal Revenue Code of 1986 (the "Code"). The Code and regulations promulgated thereunder establish certain requirements which must be satisfied at and subsequent to the issuance of the Notes in order that interest on the Notes be and remain excludable from gross income for federal income tax purposes. Failure to comply with such requirements may cause interest on the Notes to be included in gross income for federal income tax purposes retroactively to the date of issuance of the Notes irrespective of the date on which such noncompliance occurs. In the Tax Regulatory Agreement, which will be delivered concurrently with the issuance of the Notes, the Town will covenant to comply with certain provisions of the Code and will make certain representations designed to assure compliance with such requirements of the Code including, but not limited to, investment restrictions, periodic payments of arbitrage profits to the United States, requirements regarding the proper use of the Note proceeds and certain other matters. The opinion of Bond Counsel delivered on the date of issuance of the Notes is conditioned upon compliance by the Town with such requirements.

No other opinion is expressed by Bond Counsel regarding the federal tax consequences of the ownership of, or the receipt or accrual of interest on, the Notes.

Original Issue Premium. The initial public offering prices of certain maturities of the Notes may be more than their stated principal amounts payable at maturity (the "OIP Notes"). In general, an owner who purchases an OIP Note must amortize the original issue premium as provided in the applicable Treasury Regulations, and amortized premium reduces the owner's basis in the OIP Note for federal income tax purposes. Prospective purchasers of OIP Notes at a premium to its principal amount should consult their tax advisors regarding the amortization of premium and its effect upon basis.

Other Federal Tax Matters. Prospective purchasers of the Notes should be aware that ownership of the Notes may result in collateral federal income tax consequences to certain taxpayers, including, without limitation, financial institutions, certain insurance companies, recipients of Social Security or Railroad Retirement benefits, certain S corporations, foreign corporations subject to the branch profits tax, taxpayers eligible for the earned income credit, and taxpayers who may be deemed to have incurred or continued indebtedness to purchase or carry tax-exempt obligations. Bond Counsel does not express any opinion regarding such collateral tax consequences. Prospective purchasers of the Notes should consult their tax advisors regarding collateral federal income tax consequences. Prospective purchasers of the Notes may also wish to consult with their tax advisors with respect to the need to furnish certain taxpayer information in order to avoid backup withholding.

State Taxes. In the opinion of Bond Counsel, under existing statutes, interest on the Notes is excluded from Connecticut taxable income for purposes of the Connecticut income tax on individuals, trusts and estates and is excluded from amounts on which the net Connecticut minimum tax is based for individuals, trusts and estates required to pay the federal alternative minimum tax.

Interest on the Notes is included in gross income for purposes of the Connecticut corporation business tax.

Owners of the Notes should consult their own tax advisors with respect to the determination for state and local income tax purposes of original issue discount or original issue premium accrued upon sale or redemption thereof, and with respect to the state and local tax consequences of owning or disposing of such Notes.

Changes in Federal and State Tax Law. Legislation affecting tax-exempt obligations is regularly considered by the United States Congress. Court proceedings may also be filed, the outcome of which could modify the tax treatment of obligations such as the Notes. There can be no assurance that legislation enacted or proposed, or actions by a court, after the issuance of the Notes will not have an adverse effect on the tax status of interest on the Notes or the market value or marketability of the Notes. 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 Notes from gross income for federal or state income tax purposes for all or certain taxpayers.

Investors in the Notes should be aware that future legislative actions may increase, reduce or otherwise change (including retroactively) the financial benefits and the treatment of all or a portion of the interest on the Notes for federal income tax purposes for all or certain taxpayers. In all such events, the market value of the Notes may be adversely affected and the ability of holders to sell their Notes in the secondary market may be reduced. The Notes are not subject to special mandatory redemption, and the interest rates on the Notes are not subject to adjustment, in the event of any such change in the tax treatment of interest on the Notes.

General. The opinion of Bond Counsel is rendered as of its date, and Bond Counsel assumes no obligation to update or supplement its opinion to reflect any facts or circumstances that may come to its attention or any changes in law that may occur after the date of its opinion. Bond Counsel's opinion is based on existing law, which is subject to change. Such opinion is

further based on factual representations made to Bond Counsel as of the date of issuance. Moreover, Bond Counsel's opinion is not a guarantee of a particular result, and is not binding on the Internal Revenue Service or the courts; rather, such opinion represents Bond Counsel's professional judgment based on its review of existing law, and in reliance on the representations and covenants that it deems relevant to such opinion.

The discussion above does not purport to deal with all aspects of federal or state or local taxation that may be relevant to a particular owner of the Notes. Prospective owners of the Notes, particularly those who may be subject to special rules, are advised to consult their own tax advisors regarding the federal, state and local tax consequences of owning and disposing of the Notes.

GLOBAL HEALTH EMERGENCY RISKS

The COVID-19 Outbreak and Future Pandemics

On January 30, 2020, the outbreak of COVID-19 was declared a Public Health Emergency of International Concern by the World Health Organization. On March 13, 2020, the President of the United States declared a national emergency as a result of the COVID-19 outbreak. On March 10, 2020, Governor Lamont declared a state of emergency throughout the State of Connecticut (the "State") and took steps to mitigate the spread and impacts of COVID-19. As of May 11, 2023, the federal and State public health emergency declarations have been terminated.

In response to the COVID-19 pandemic, on March 11, 2021, President Biden signed into law the \$1.9 trillion American Rescue Plan Act of 2021 (the "Rescue Plan") that provided various forms of financial assistance and other relief to state and local governments. The Town received \$7.543 million from the Rescue Plan. The Town has developed a plan for the use of such funds that will focus on infrastructure improvements and other initiatives that comply with the program eligibility criteria.

For up-to-date information concerning the State's actions in response to COVID-19, see <https://portal.ct.gov/coronavirus>. Neither the Town, nor the parties involved with the issuance of the Notes, has reviewed the information provided by the State on its website and such parties take no responsibility for the accuracy thereof.

To date, the COVID-19 outbreak has had no material adverse effect on the finances of the Town.

Pandemics, epidemics and other public health emergencies, may adversely impact the Town and its revenues, expenses and financial condition. The Town cannot predict the duration and extent of such pandemics, epidemics and other health emergencies, or quantify the magnitude of their ultimate impact on the State and regional economy, or on the revenues and expenses of the Town. Pandemics, epidemics and other health emergencies may be ongoing, and their dynamic nature may lead to many uncertainties, including (i) the geographic spread as they evolve; (ii) the severity as they mutate; (iii) the duration of the outbreak; (iv) actions that may be taken by governmental authorities to contain or mitigate future outbreaks; (v) the development of medical therapeutics or vaccinations; (vi) travel restrictions; (vii) the impact of the outbreak on the local, State or global economy; (viii) whether and to what extent the State Governor may order additional public health measures; and (ix) the impact of the outbreak and actions taken in response to the outbreak on Town revenues, expenses and financial condition.

Prospective investors should assume that restrictions and limitations related to COVID-19 and any future variants or pandemics may be instituted by the State or federal government.

CYBERSECURITY

The Town like many other public and private entities, relies on technology to conduct its operations. The Town and its departments face cyber threats from time to time, including but not limited to hacking, viruses, malware, phishing, and other attacks on computers and other sensitive digital networks and systems. To mitigate the risk of business operations impact and/or damage from cyber incidents or cyber-attacks, the Town invests in various forms of cybersecurity and operational controls, as well as subscribes to cyber insurance coverage. No assurances can be given, however, that such security and operational control measures will be completely successful to guard against cyber threats and attacks. The results of any such attack could impact business operations and/or damage the Town's digital networks and systems and the costs of remedying any such damage could be substantial.

CLIMATE CHANGE

Numerous scientific studies have detailed changing global weather patterns and the potential for increasing extreme weather events across the world. Like much of Connecticut, the Town is vulnerable to inland wetland, river and stream flooding. Furthermore, the Town faces other threats due to climate change, including damaging wind that could become more

severe and frequent. The Town has a very active program of tree inspections and removals to help limit potential power outages and storm damage. However, the Town cannot predict the timing, extent or severity of climate change and its impact on its operations and finances.

QUALIFICATIONS FOR FINANCIAL INSTITUTIONS

The Notes **shall** be designated by the Town as qualified tax-exempt obligations under the provisions of Section 265(b) of the Internal Revenue Code of 1986, for purposes of the deduction by financial institutions for interest expense allocable to the Notes.

AVAILABILITY OF CONTINUING DISCLOSURE

The Town prepares, in accordance with State law, annual audited financial statements and files such annual audits with the State Office of Policy and Management within six months of the end of its fiscal year. The Town provides, and will continue to provide, to the rating agency ongoing disclosure in the form of annual audited financial statements, adopted budgets and other materials relating to its management and financial condition as may be necessary or requested.

The Town will enter into a continuing disclosure agreement with respect to the Notes, substantially in the forms attached as Appendix C to this Official Statement to provide or cause to be provided, in accordance with the requirements of SEC Rule 15c2-12, timely notice of the occurrence of certain events within 10 days of the occurrence of such events.

The Town has previously undertaken in Continuing Disclosure Agreements entered into for the benefit of holders of certain of its general obligation bonds or notes to provide annual financial information and event notices pursuant to Rule 15c2-12(b)(5). In the past five years, the Town has not failed to comply in any material respect with its previous undertakings under such agreements with the exception of filing its annual financial information and operating data for the fiscal years ending June 30, 2021, June 30, 2022 and June 30, 2023. Due to turn-over in the finance department and delays in completing the fiscal year ending 2021 Annual Comprehensive Financial Report (“ACFR”) and financial information and operating data, the Town filed a failure to file notice on February 28, 2022 and upon its completion, the Town filed the 2021 ACFR along with the requisite financial information and operating data on April 9, 2022. Due to turn-over in the finance department and to delays in completing the fiscal year ending 2022 ACFR and financial information and operating data, the Town filed a failure to file notice on February 28, 2023. Upon the completion of 2022 ACFR, the Town filed the ACFR along with the requisite financial information and operating data on September 19, 2023. Due to delays in completing the fiscal year ending 2023 ACFR and financial information and operating data, the Town filed a failure to file notice on February 29, 2024. The Town currently expects that the fiscal year ending 2023 ACFR along with the requisite financial information and operating data will be available by the end of May 2024.

AUTHORIZATION AND USE OF PROCEEDS

Authorization: The Notes are being issued pursuant to Titles 7 and 10 of the Connecticut General Statutes, as amended, the Charter of the Town of Mansfield, and bond resolutions approved by the Town Council and passed by the voters at a Special Town Meeting or referendum.

Mansfield New Elementary School - An appropriation and bond authorization in the amount of \$50,512,000 was approved by the Town Council on June 10, 2019 and by the voters of the Town at a Special Town Meeting on November 5, 2019 for the design, construction, equipping and furnishing of a pre-K through grade 4 elementary school and for the demolition of the existing Southeast Elementary School.

Use of Proceeds: The proceeds of the Notes will be used to finance the following project authorized by the Town:

Projects	Authorization	Previously Bonded	Grants Received	The Notes (This Issue)
New Elementary School.....	\$ 50,512,000 ¹	\$22,000,000	\$25,077,765	\$ 1,757,400
Total	\$101,024,000	\$44,000,000	\$50,155,530	\$ 1,757,400

¹ This project qualifies for State of Connecticut School Building Grant of approximately \$28.6 million. See “School Building Grant Reimbursements” herein.

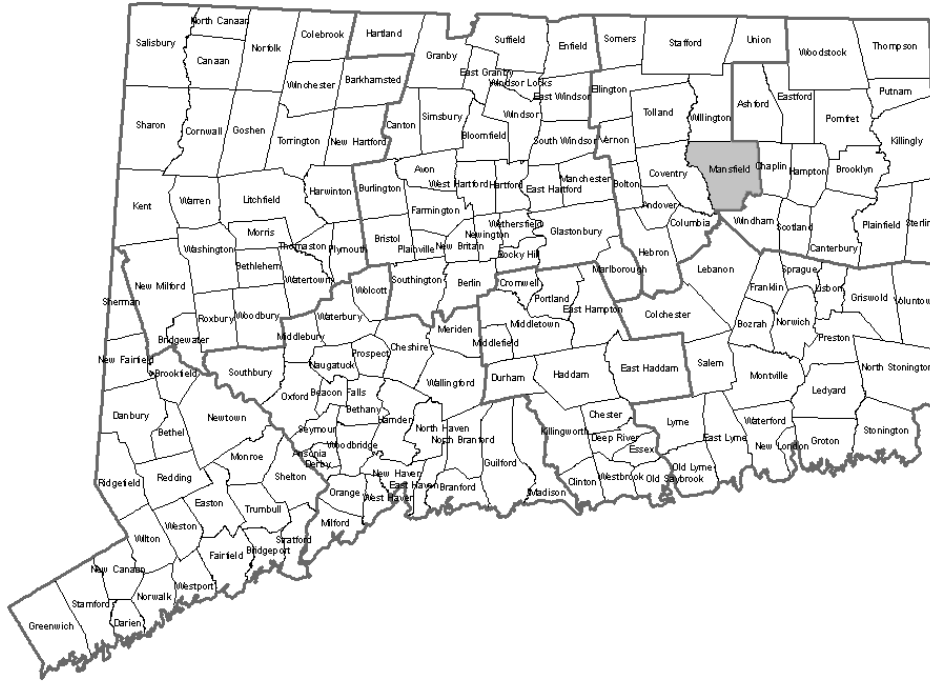
RATINGS

The Notes have NOT been rated. The rating on certain outstanding long-term bonds of the Town are currently “AA” by S&P Global Ratings (“S&P”). Certain outstanding bonds of the Town are also rated “Aa3” by Moody’s Investors Service (“Moody’s”).

The rating reflects only the view of the rating agency and an explanation of the significance of such rating may be obtained from S&P Global Ratings, 55 Water Street, 45th Floor, New York, New York 10041. Generally, a rating agency bases ratings on the information and materials furnished to it and on investigations, studies and assumptions of its own. There is no assurance that the rating will continue for any given period of time or that it will not be lowered or withdrawn entirely by such rating agency if in its judgment circumstances so warrant. Any such downward change in or withdrawal of a rating may have an adverse effect on the marketability or market price of the Town’s bonds or notes, including the Notes.

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II. THE ISSUER



DESCRIPTION OF THE TOWN

The Town of Mansfield encompasses approximately 45.1 square miles. The Town is bounded on the east by Chaplin, on the north by Willington and Ashford, on the south by Windham, Lebanon and Columbia, and on the west by Coventry. The Town of Mansfield was first settled in 1692 as part of Windham. In October, 1702, the Connecticut General Assembly granted a charter of incorporation to the Town of Mansfield which was formed out of Windham.

The Town is served by three major highways: the Middle Post Road and Turnpike (Route 44), the Norwich-Tolland Turnpike (Route 195) and Interstate 84 for east-west access to Hartford and Boston. Mansfield is served by bus by Connecticut Transit from Hartford, Connecticut, Bonanza/Peter Pan Bus Lines, Inc. from Hartford, Connecticut and Providence, Rhode Island, WRD from Storrs and Windham and UConn's Department of Parking and Transportation in the greater Storrs area.

Mansfield is also located within an hour's drive of Bradley International Airport in Windsor Locks, Connecticut and T.F. Greene Airport located south of Providence, Rhode Island.

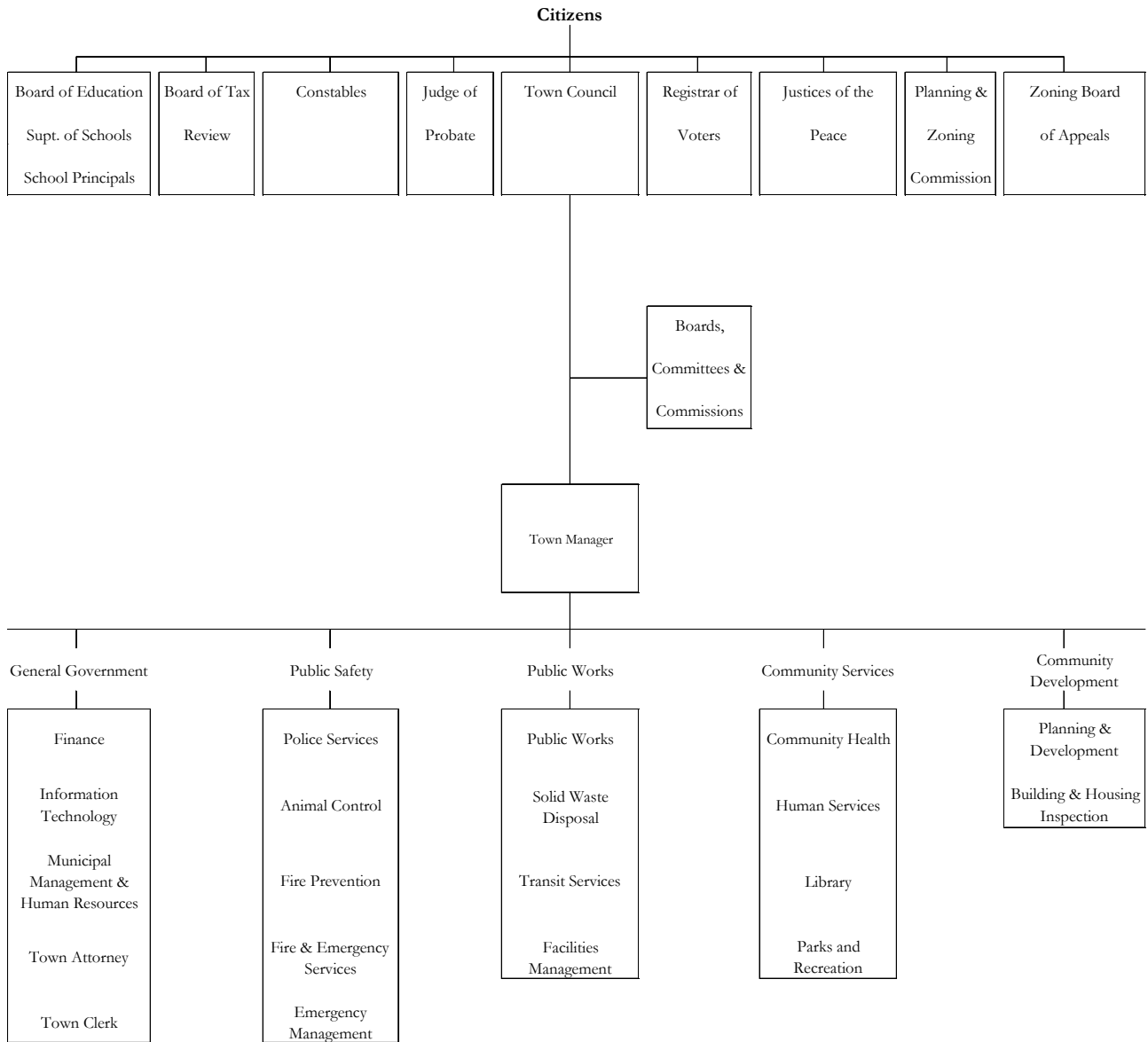
The Town and the immediate region are the beneficiary of the University of Connecticut being located in Mansfield. The University is a land grant University that was founded in 1881 as Storrs Agricultural School. With over 5,000 employees, the University is a major employer for the Town and the surrounding region.

Since 1990, the Town has expended in excess of \$3.4 million to acquire open space land. During this period, the Town has purchased over 1,230 acres of land. In addition to town purchases, the Town has acquired open space through donations and dedication requirements included in the Town's land use regulations. As of December 1, 2018, the town owns or manages over 2,300 acres of undeveloped open space land, including over 550 acres of private land with conservation easements. These acquisitions include nine properties with agricultural land (approximately 70 acres) that is leased to local farmers.

FORM OF GOVERNMENT

The Town operates under the provisions of its Charter and the General Statutes of the State of Connecticut. Since 1970, when the Town established the Town Manager/Council form of government, the legislative power of the Town is vested in a nine-member council, elected at large for terms of two years, and the Town Meeting. The Mayor is elected by majority vote of the council. The Town Manager, who is the chief executive officer, manages the operations of the Town.

ORGANIZATIONAL CHART



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PRINCIPAL TOWN OFFICIALS

<u>Town Council</u>	<u>Current Term Expires</u>
Antonia Moran, Mayor.....	November, 2025
Ben Shaiken, Deputy Mayor.....	November, 2025
Samuel Bruder.....	November, 2025
Brian Coleman.....	November, 2025
Dr. Carlita Cotton.....	November, 2025
Chris Kueffner.....	November, 2025
David Litrico.....	November, 2025
Ronald Shurin.....	November, 2025
Bill Tomecko.....	November, 2025
 <u>Other Officials</u>	
Ryan J. Aylesworth, Town Manager.....	Appointed
Maria E. Capriola, Chief of Shared Services & Administration..	Appointed
Amanda L. Backhaus, Director of Finance.....	Appointed
John C. Carrington, Director of Public Works.....	Appointed
Jennifer Kaufman, Director of Planning & Development.....	Appointed
Peter Dart, Superintendent of Schools.....	Appointed

Source: Town Officials.

SUMMARY OF MUNICIPAL SERVICES

Police Protection: The Town is provided patrol coverage by eight Resident State Troopers and one Resident State Trooper Sergeant under the State of Connecticut Resident State Trooper Program. The Town Manager acts as the Director of Public Safety. The University of Connecticut provides its own police protection.

Fire Protection: The Town of Mansfield has a municipal department of fire and emergency services which provides fire protection and emergency medical services through a combination of paid and volunteer firefighters/EMTs. The department also provides fire and life safety education and fire marshal services. The combination workforce operates out of three fire stations which are staffed twenty-four (24) hours per day.

The combination workforce currently consists of twenty-two full-time and two part-time firefighters/EMTs that are Town employees. The Town employees are complemented by the service and support provided by twenty-seven volunteer association of firefighters/EMTs.

The University of Connecticut, which is located within the Town, provides for its own fire protection. However, the Town has cooperative assistance agreements with the University of Connecticut fire department as well as fire departments in neighboring towns.

Public Works: The Department of Public Works provides a number of services: Public Works Administration, Road Services, Grounds Maintenance, Recycling and Waste Disposal, Equipment Maintenance, and Engineering.

All major public improvements such as bridge replacement, street reconstruction, storm water drains, and public buildings are constructed under contracts awarded to the lowest qualified bidder after public advertising.

There are 107.3 miles of town roads which are maintained, patched, cleaned and cleared of snow and storm damage. There are 70 acres of turf, 24 parking areas and 18 athletic fields that are also maintained by the Department of Public Works.

Refuse and Recycling Programs: The Town of Mansfield contracts with Willimantic Waste Paper Co., Inc. for refuse collection and disposal. Tipping fees for fiscal year 2023-24 are \$115.00 per ton for municipal waste and \$187.20 per ton for recycling.

The Town contracts with two private collectors for refuse and recycling pickup, one of which is utilized for single family home collection and the other for multifamily home collection. The collectors transfer the refuse to Willimantic Waste Paper Co.,

Inc. who then invoices the Town monthly for the refuse received. The Town invoices individual homeowners and apartment owners based upon their collection contracts, per quarter, in advance.

Since 1990, the Town has had curbside recycling and solid waste pickup. The Town's contractors pick-up recyclables at the curb on a contract basis. Homeowners that do not use collection services may bring their refuse to the Town's transfer station where they are charged for each bag of refuse or cubic yard of bulky waste delivered. It is the policy of the Town to maintain fees at a level that they cover the cost of disposal and handling of the refuse. The Town's bulky waste landfill was closed in 2003 and residential bulky waste is now transferred to a regional bulky waste processing facility in Windham.

Human Services: The Mansfield Department of Human Services exists to enhance the well-being and to help meet the basic human needs of all residents. This is accomplished by offering a wide range of services and by working in collaboration with other community and area agencies. The department pays particular attention to the needs and empowerment of residents who are potentially at risk or in need of services. The Department assists residents through three service divisions: Adult Services, Senior Services and Youth Services. The Town also provides a number of direct and indirect support services to a local non-profit daycare located in Mansfield.

Public Health Services: Public health services are provided by the Eastern Highlands Health District which was formed on June 7, 1997. The District now provides full-time public health services to ten communities, including Mansfield (one of three original members of the District). The staff is comprised of administrative and support staff, sanitarians, environmental health inspectors, a Health Educator, and other interim project-based positions (mostly supported through grant funds). The scope of services includes all of the mandated environmental health services such as restaurant inspection, soil testing and septic system inspection. As a full-time professional health department, the District provides programs in public health education, communicable disease control, housing and nuisance complaints. In addition, the District works very closely with other area charitable, social and health organizations to ensure that basic public health services are being provided to the community.

Health Care Facilities: Mansfield is served by Windham Community Memorial Hospital, a 175-bed facility located in Windham. The Town is also within an hour of four major teaching hospitals: Hartford Hospital, Yale New Haven Medical Center, UConn Health Center, and Massachusetts General.

Parks and Recreation: The Parks and Recreation Department enhances the quality of life for the community by providing a variety of leisure opportunities, promoting health and wellness, increasing cultural awareness, protecting natural resources, and developing the recreational needs and interests of area residents. The Department also oversees management plans for parks, preserves and open space.

The Department supervises and operates the Mansfield Community Center, a \$7.6 million facility that has been operating since 2003. The Community Center includes a six-lane 25-yard swimming pool, therapy pool, suspended walking/jogging track, fitness center, arts & crafts room, teen center, child care room, dance and aerobic studio, meeting rooms and locker/changing rooms. The Community Center provides area residents with a friendly and vibrant recreational facility by promoting health and wellness, encouraging family activity, strengthening sense of community, and stimulating active living.

Library: The Town maintains a main library and two satellite locations with a full-time Director of Library Services, responsible to the Town Manager. Mansfield Public Library serves as the popular materials library for the Town of Mansfield, providing recreational reading materials and information resources in a wide variety of formats. Other services provided are preschool programs, a reference service, and special summer programs. The Library Board consists of nine residents appointed by the Town Manager with overlapping terms.

Sewers: Town sewage is primarily treated through individual septic systems. However, portions of the Town are serviced by sewers that connect to the Town of Windham and the University of Connecticut waste disposal facilities. The construction and enlargement of Windham's plant was funded partially by a subsidy from the Town of Mansfield. The Town recently completed a sewer extension in the Four-Corners section of Town which is intended to promote economic development opportunities.

Water: Town residents are primarily serviced by individual wells, however, a portion of the residents are serviced by the Town of Windham's water system. The elderly complexes and municipal buildings are serviced by the University of Connecticut's water system. Accounting for both sewer and water systems is handled in an enterprise fund. It is the intention of the Town that the users shall bear the cost of the service being provided.

Affordable Housing: As of 2020, 396 units, or 6.6%, of the Town's total housing units are protected affordable units. According to the Department of Economic and Community Development (DECD), this includes 175 governmentally assisted units, 124 units receiving tenant rental assistance, 96 USDA or CHFA mortgages, and 2 deed restricted units on White Oak Road. A summary of current affordable housing programs is described in the sections below. Additional information about

affordable housing in Mansfield is available in the Mansfield Affordable Housing Plan, adopted by the Planning and Zoning Commission and the Town Council in July of 2021.

Mansfield Housing Authority

During the latter part of the 1970's, the Town created a Housing Authority to provide for elderly and low and middle-income housing. The Mansfield Housing Authority ("MHA") consists of five members who are appointed by the Town Council for staggered five-year terms. MHA owns and operates two housing developments totaling 75 units. Wright's Village is a 40-unit complex for elderly persons at least 62 years old and persons of any age certified as totally disabled by federal agencies. Eligible households must make less than 80% of AMI. Wright's Village is located adjacent to the Mansfield Senior Center, providing convenient access to other services. Wright's Village typically has a waiting list of 20 to 25 households.

Holinko Estates is a 35-unit development that supports moderate-income families who make less than 80% of AMI. To qualify for a two-bedroom unit, a family must have a minimum income of approximately \$35,500 to \$49,500 depending on the family composition, unreimbursed medical expenses, childcare expenses, and style of unit. Holinko Estates contains 21 two-bedroom units, 13 three-bedroom units, and 1 four-bedroom unit. Like Wright's Village, there is typically a waiting list of 20 to 25 households for units, with the longest wait list for 2-bedroom units.

Housing Vouchers

Housing vouchers provide income eligible households with a subsidy that is then used to pay rent in the private marketplace. Eligible households pay 30% of their income towards rent, while the housing voucher covers the remaining costs up to the rent limits set by the U.S. Department of Housing and Urban Development (HUD). MHA administers 149 housing vouchers, although due to funding limitations only leases up about 120 to 125 units annually. Housing vouchers are reserved for households making below 50% of AMI and are required to be utilized for the first year in Mansfield, Coventry, Willington, Ashford, and Chaplin. After one year, the voucher holder can rent anywhere. Only about 70 to 80 vouchers are used in Mansfield annually. There are currently 135 households on the MHA waiting list, and it will be one year or less until all households on the waiting list can participate in the program. The waiting list last opened in 2018 and had approximately 2,000 applicants. Through this process, 250 households were randomly selected and placed on the waiting list, indicating a very high demand for affordable housing for households making less than 50% of AMI.

Private Affordable Housing

Many affordable units in Mansfield are privately owned and maintained or developed by non-profit organizations. The Mansfield Nonprofit Housing Development Corporation (MNHDC) is a non-profit corporation that seeks to build additional affordable housing in Mansfield. The MNHDC currently has an approval to build a 42 unit mixed-income development on South Eagleville Road. The development is proposed to contain a mix of market-rate units, units affordable to households making less than 50% of AMI, and units affordable to households making less than 60% of AMI.

Juniper Hill Village is a 100-unit community managed by Elderly Housing Management, a non-profit affordable housing organization. All units are funded through the U.S. Department of Housing and Urban Development Section 202 program. Eligibility is restricted to residents who have a head or co-head of household who is aged 62 years or older or a head or co-head with a disability and needing the features of an accessible unit. There are units that are fully adapted for persons with disabilities. In addition, there are 96 single-family homes that receive subsidized mortgages through the Connecticut Housing Finance Authority (CHFA).

EDUCATIONAL SYSTEM

The Town's school system consists of four schools for pupils in grades Pre-K through 8. Grades 9-12 are under the jurisdiction of Regional School District No. 19.

The Board of Education of the Town of Mansfield is independent of the municipal government in governance and operation of the school system. The Board of Education is required by State Law and Town Charter to submit an annual budget to the Town Council for approval. The school budget is included with the Town's operating budget and submitted to the Annual Town Meeting for budget consideration for final approval. The school budget cannot be amended by line item by either the Town Council or the Town Meeting; only the total amount may be changed.

The facilities and offices of Regional School District Number 19 (E. O. Smith High School), are located in the Town of Mansfield. The District services the Towns of Ashford, Mansfield and Willington and accepts students on a tuition basis from the Town of Columbia. The District presently serves all of the public-school population within the Member Towns in grades

nine through twelve. Regional School District Number 19 also offers a non-traditional, internship-based curriculum located off-site at the UConn Depot Campus.

HIGHER EDUCATION

Mansfield is the home of the University of Connecticut, a major land grant university. The University of Connecticut was founded in 1881 as Storrs Agricultural School. In 1939, it became The University of Connecticut, and the Graduate School was established. The University has a Medical School located in Farmington, a School of Law in Hartford, a School of Social Work in Hartford, a Marine Sciences Institute at Noank, and an Agricultural Extension program. There are four undergraduate regional campuses located in Connecticut. The University Library system contains the largest publicly-supported collection of research materials in Connecticut. The University provides public cultural facilities, including the Benton Museum of Art, Jorgenson Auditorium and Theater, Von de Mahden Recital Hall, Atrium Gallery, Museum of Natural History, and Mobius Environmental Theater.

MUNICIPAL EMPLOYEES

The following table illustrates the full equivalent Town employees for the last five fiscal years:

<u>Fiscal Year</u>	<u>Full-time Equivalent Employees</u>				
	<u>2024</u>	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>
Town.....	174.8	177.5	174.0	157.7	164.8
Board of Education.....	243.3	239.8	244.5	232.2	232.2
Total	418.1	417.3	418.5	389.9	397.0

Source: Town Officials.

MUNICIPAL EMPLOYEES BY CATEGORY

The following is a breakdown by category of the Town’s current full-time equivalent employees:

<u>Department</u>	<u>Full-time Equivalent Positions</u>
Town Manager/Human Resources.....	6.0
Registrar.....	2.1
Town Clerk.....	3.0
Finance.....	14.7
Information Technology.....	5.0
Police Protection.....	11.0
Canine Control.....	2.0
Fire Marshal/Emergency Management.....	2.5
Fire & Emergency Services.....	25.6
Public Works.....	30.4
Building & Housing Inspection.....	6.9
Facilities Management.....	2.9
Human Services.....	15.8
Library.....	13.3
Parks & Recreation.....	29.6
Planning.....	4.0
Education.....	243.3
Total Full-time Equivalent Positions.....	418.1

As of April 1, 2024.

Source: Town Officials.

MUNICIPAL EMPLOYEE BARGAINING UNITS

<u>Organization</u>	<u>Number of Employees Represented</u>	<u>Contract Expiration</u>
<u>General Government</u>		
Public Works - Connecticut State Employees Association.....	25	June 30, 2024 ¹
Firefighters/EMTs - International Association of Firefighters.....	22	June 30, 2025
Clerical/Professional - Connecticut State Employees Association.....	45	June 30, 2024 ¹
Sub-Total Union General Government.....	<u>92</u>	
Non-Union Regular - N/A.....	<u>82.81</u>	N/A
Total General Government.....	174.81	
<u>Board of Education</u>		
Teachers - Connecticut Education Association.....	112.35	June 30, 2027
Cafeteria/Custodians - UPSEU.....	23.15	June 30, 2026
Administrators - Mansfield Administrators Association.....	10	June 30, 2027
Instructional Assistants - Connecticut State Employees Association..	72.2	June 30, 2026
Nurses - Mansfield School Nurses Association.....	3	June 30, 2024 ¹
Secretary - Mansfield Secretary Association.....	10	June 30, 2025
Sub-Total Union Board of Education.....	<u>230.7</u>	
Non-Union Regular - N/A	<u>12.6</u>	N/A
Total Board of Education.....	243.3	
Total All Governmental Units.....	<u>418.11</u>	

¹ In negotiations

Source: Town of Mansfield.

The negotiation of collective bargaining agreements is subject to binding arbitration under Connecticut General Statutes Sections 7-473c, 7-474 and 10-153a to 10-153n to provide a procedure for binding arbitration of collective bargaining agreements between municipal employers and organizations representing municipal employees, including certified teachers and certain other employees. The legislative body of a municipal entity may reject an arbitration panel's decision by a two-thirds majority vote. The State of Connecticut and the employee organization must be advised in writing of the reasons for rejection. The State then appoints a new panel of either one or three arbitrators to review the decisions on each of the rejected issues. The panel must accept the last best offer of either party. In reaching its determination, the arbitration panel gives priority to the public interest and the financial capability of the municipal employer, including consideration of other demands on the financial capability of the municipal employer. For binding arbitration of teachers' contracts, in assessing the financial capability of a municipal entity, there is an irrefutable presumption that a budget reserve of: (i) 5% or less with respect to teachers' contracts, and (ii) 15% or less with respect to municipal employees, is not available for payment of the cost of any item subject to arbitration. In light of the employer's financial capability, the panel considers prior negotiations between the parties, the interests and welfare of the employee group, changes in the cost of living, existing employment conditions, and the wages, salaries, fringe benefits and other conditions of employment prevailing in the labor market, including developments in private sector wages and benefits.

EDUCATIONAL FACILITIES

<u>School</u>	<u>Grades</u>	<u>Date of Construction/ (Improvements)</u>	<u>Number of Classrooms</u>	<u>Enrollment 10/1/2023</u>	<u>Capacity</u>
Mansfield Elementary School ¹	K-4	2023	46	580	600
Mansfield Middle School.....	5-8	1969 (1990, 1999, 2021)	55	421	800
E. O. Smith High School ²	9-12	1958 (1968, 1986, 1999, 2021)	89	578	1,400
Total				1,579	2,800

¹ In 2023, the Town opened Mansfield Elementary School which took the place of the previous Vinton School and Goodwin School.

² Reflects total enrollment including students from Mansfield, Ashford, Willington and Columbia.

Source: Town of Mansfield Department of Education; Regional School District #19.

SCHOOL ENROLLMENT HISTORY

Actual					
As of October 1	Pre-K	K-4	5-8	9 - 12 ¹	Total
2014-15	78	642	519	573	1,812
2015-16	84	633	530	551	1,798
2016-17	79	602	533	563	1,777
2017-18	67	520	546	554	1,687
2018-19	71	517	552	556	1,696
2019-20	66	512	552	532	1,662
2020-21	55	463	521	554	1,593
2021-22	63	459	474	591	1,587
2022-23	66	495	464	570	1,595
2023-24	73	507	421	578	1,579
Projected					
As of October 1	Pre-K	K-4	5-8	9 - 12	Total
2024-25	61	456	411	563	1,491
2025-26	62	452	350	558	1,422
2026-27	62	433	393	558	1,446
2027-28	63	418	395	558	1,434

¹ Reflects total enrollment including students from Mansfield, Ashford, Willington and Columbia.

² For the projected enrollments, Pre-K projections have included in the K-4 figures.

Source: Town of Mansfield Department of Education; Regional School District #19.

ECONOMIC DEVELOPMENT

The Town of Mansfield is presently engaged in four major economic development projects and the University of Connecticut is continuing construction on-campus through the UConn 2000/21st century program.

Overview of the local economy

As described in more detail under material economic developments below, the Town's economic status continues to improve. Interest in development, particularly multi-family residential development, continues unabated. The Town is also proactively working with the University of Connecticut on ways in which the two organizations can collaborate on economic development initiatives.

The northwest portion of Mansfield, including the Four Corners area described below, is designated as a federal Opportunity Zone. All of the projects identified below as being located in the Four Corners and North Eagleville/King Hill area are within the federal Opportunity Zone.

Material Economic Developments

Four Corners

Expansion of sanitary sewer service to the Four Corners area was completed in 2019. A conservative estimate prepared in 2014 anticipated that there would be \$34M in new construction within 10 years of sewer installation, resulting in \$18M of new assessed value; total tax revenue of \$500,000, and net annual revenue of \$255,162 after municipal costs are counted. While this estimate assumed limited multi-family development (90) units, that number will be significantly higher as described below.

- **The Standard at Four Corners 1725 Storrs Rd.** - Currently under construction and anticipated to open in the Summer of 2025, this project includes 392 residential units (including 35 units for households at or below 80% of Area Median Income ("AMI"), and 17 units for households at or below 120% AMI) 15,609 square feet of ground floor commercial space and a 443 space multi-level parking garage. This project is estimated at \$91.7 million.
- **497 Middle Turnpike.** - In September 2024, the Planning and Zoning Commission approved a special permit for the construction of 261 residential units (including 39 units for households at or below 80% of AMI, and 13 units for households at or below 120% AMI).
- **Villages at Four Corners-1659 Storrs Road.** - In September 2024, the PZC granted special permit approval for 116 residential units (including 17 units for households at or below 80% of AMI, and 6 units for households at or below 120% AMI). In addition to the existing two restaurants and gas station/convenience store, there will be 12,200 square feet of commercial space.

North Eagleville Road/King Hill Road Area

- **The HUB at Mansfield-22 and 28-32 King Road and 125 and 134 North Eagleville Road.** The PZC issued a special permit for an 1,165-bedroom group dwelling. The approved development includes 227 apartments and 13,908 square feet of retail space and a 549-space parking garage. A \$3.2 million fee in lieu of providing onsite affordable housing will be paid into the Town's Affordable Housing Trust Fund upon prior to the issuance of a zoning permit.

Downtown Storrs

- **Eagleville Green.** This 42-unit mixed-income development was approved by the Planning and Zoning Commission in March 2020. As it will be developed, owned, and operated by a non-profit organization, a PILOT agreement was approved by the Town Council for the project in 2021. The primary benefit of this project will be a significant increase in the number of units affordable including 22 units that will be affordable to households at 50% of median income and 12 units at 60% of AMI. These units will provide much needed affordable housing within walking distance of both Downtown Storrs and the University of Connecticut, the Town's primary employer.
- **Communities Challenge Grant.** In April 2022, the Town was awarded a \$4.85 million grant to provide gap financing for the development of Eagleville Green and significant improvements to South Eagleville Road to calm traffic, improve pedestrian safety, and beautify the corridor. It is anticipated that this grant award will spur the additional

investment needed start construction on Eagleville Green. Additionally, part of the Town's match for this project will be the construction of a sewer connection and pump station upgrades. These infrastructure improvements will also support potential redevelopment of three other properties located on South Eagleville Road.

Southern Gateway

- **Redevelopment of Champagne Motors.** A special permit application to reduce the size of an existing used car dealership by approximately 8,000 square feet for the purpose of developing a new 8,250 square foot commercial building on a separate lot with four tenant spaces, including three restaurants and one retail space. Two of the restaurants are requesting drive-through facilities. Construction is underway.

University of Connecticut

The increase in private multi-family development in Mansfield has been mirrored by recent implementation of the University of Connecticut's housing plan to develop more modern and appealing housing for its students.

- **UConn Apartments replacing Mansfield Apartments.** UConn is in the process of obtaining bids to redevelop site of the 1940s era Mansfield Apartments housing with an approximately 700-bed complex with a contemporary design and climate friendly technology. The 16-acre site is located at the corner of Routes 195 and 275. The site was cleared in 2023 and ready for construction.
- **New South Campus Residence Hall.** The construction of a new residence hall adjacent to the current South Campus Residence Halls, has broken ground and is expected to open in fall 2024. The new residence hall will have 657 beds and a new dining hall with 500 seats.

Both housing projects will incorporate LEED building standards per UConn's standards.

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III. ECONOMIC AND DEMOGRAPHIC INFORMATION

POPULATION TRENDS

<u>Year</u>	<u>Town of Mansfield ¹</u>	<u>Capital Planning Region ²</u>	<u>State of Connecticut</u>
1990	21,103	128,699	3,287,116
2000	20,720	136,364	3,405,565
2010	26,009	151,689	3,588,570
2020	25,682	150,947	3,570,549
2022	28,378	977,165	3,611,317

¹ Includes UConn students residing in dormitories.

² Starting with the 2018-2022 American Community Survey data, the area was adjusted to reflect the Capital Planning Region. Previous to the 2022 data, Tolland County data is displayed.

Source: U.S. Census Bureau, 2018-2022 American Community Survey.

AGE DISTRIBUTION OF THE POPULATION

<u>Age</u>	<u>Town of Mansfield ¹</u>		<u>Capital Planning Region ²</u>		<u>State of Connecticut</u>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
Under 5	362	1.3	50,362	5.2	182,768	5.1
5 - 9	655	2.3	53,129	5.4	196,600	5.4
10 - 14	820	2.9	59,933	6.1	222,267	6.2
15 - 19	8,091	28.5	68,784	7.0	247,501	6.9
20 - 24	9,074	32.0	69,711	7.1	241,391	6.7
25 - 34	1,895	6.7	126,124	12.9	449,466	12.4
35 - 44	1,357	4.8	123,134	12.6	445,052	12.3
45 - 54	1,301	4.6	123,554	12.6	475,109	13.2
55 - 59	932	3.3	70,572	7.2	266,117	7.4
60 - 64	919	3.2	64,577	6.6	255,938	7.1
65 - 74	1,813	6.4	95,634	9.8	362,365	10.0
75 - 84	723	2.5	47,447	4.9	178,746	4.9
85 and over	436	1.5	24,204	2.5	87,997	2.4
Total	<u>28,378</u>	<u>100.0</u>	<u>977,165</u>	<u>100.0</u>	<u>3,611,317</u>	<u>100.0</u>
Median Age (years)	21.1		39.8		40.9	

¹ Includes UConn students residing in dormitories.

² Starting with the 2018-2022 American Community Survey data, the area was adjusted to reflect the Capital Planning Region. Previous to the 2022 data, Tolland County data was used.

Source: U.S. Census Bureau, 2018-2022 American Community Survey.

SELECTED WEALTH AND INCOME INDICATORS

	Town of Mansfield ¹	Capital Planning Region ²	State of Connecticut
Per Capita Income, 2022.....	\$25,565	\$47,802	\$52,034
Median Family Income, 2022.....	\$128,298	\$114,273	\$115,539
Median Household Income, 2022.....	\$64,194	\$88,190	\$90,213
Percent of Families Below Poverty Level ...	5.9%	7.1%	6.8%

¹ Includes UConn students residing in dormitories.

² Starting with the 2018-2022 American Community Survey data, the area was adjusted to reflect the Capital Planning Region. Previous to the 2022 data, Tolland County data was used.

Source: U.S. Census Bureau, 2018-2022 American Community Survey.

INCOME DISTRIBUTION

	Town of Mansfield ¹		Capital Planning Region ²		State of Connecticut	
	Families	Percent	Families	Percent	Families	Percent
Less than \$10,000	107	3.3	6,572	2.7	21,866	2.4
\$ 10,000 to 14,999	26	0.8	3,530	1.4	13,844	1.5
\$ 15,000 to 24,999	71	2.2	9,144	3.7	32,363	3.5
\$ 25,000 to 34,999	84	2.6	10,524	4.3	38,177	4.2
\$ 35,000 to 49,999	250	7.7	18,071	7.3	65,393	7.2
\$ 50,000 to 74,999	283	8.7	29,651	12.0	112,628	12.4
\$ 75,000 to 99,999	321	9.8	30,257	12.3	109,739	12.0
\$100,000 to 149,999	862	26.4	53,255	21.6	184,504	20.2
\$150,000 to 199,999	537	16.5	35,539	14.4	125,406	13.8
\$200,000 or more	721	22.1	49,990	20.3	207,948	22.8
Total	3,262	100.0	246,533	100.0	911,868	100.0

¹ Includes UConn students residing in dormitories.

² Starting with the 2018-2022 American Community Survey data, the area was adjusted to reflect the Capital Planning Region. Previous to the 2022 data, Tolland County data was used.

Source: U.S. Census Bureau, 2018-2022 American Community Survey.

EDUCATIONAL ATTAINMENT

Years of School Completed Age 25 and Over

Educational Attainment Group	Town of Mansfield		Capital Planning Region ¹		State of Connecticut	
	Number	Percent	Number	Percent	Number	Percent
Less than 9th grade	236	2.5	25,897	3.8	101,820	4.0
9th to 12th grade, no diploma	163	1.7	34,778	5.2	118,256	4.7
High School graduate	1,482	15.8	169,941	25.2	650,788	25.8
Some college, no degree	1,318	14.1	111,307	16.5	414,533	16.4
Associates degree	689	7.3	55,774	8.3	192,167	7.6
Bachelor's degree	2,299	24.5	154,850	22.9	573,917	22.8
Graduate or professional degree	3,189	34.0	122,699	18.2	469,309	18.6
Total	9,376	100.0	675,246	100.0	2,520,790	100.0
Percent of High School Graduates ..		95.7%		91.0%		91.3%
Percent of College Graduates		58.5%		41.1%		41.4%

¹ Starting with the 2018-2022 American Community Survey data, the area was adjusted to reflect the Capital Planning Region. Previous to the 2022 data, Tolland County data was used.

Source: U.S. Census Bureau, 2018-2022 American Community Survey.

MAJOR EMPLOYERS

<u>Name of Employer</u>	<u>Nature of Entity</u>	<u>Estimated Number of Employees</u>
University of Connecticut.....	University.....	5,127
Natchaug Hospital, Inc.....	Hospital.....	250-499
Town of Mansfield.....	Government.....	418
Regional School District #19.....	Education.....	128
Mansfield Nursing and Rehab Center....	Healthcare.....	100-249
Big Y.....	Grocery Store.....	100-249
Price Chopper.....	Grocery Store.....	100-249
Backus Healthcare @ Home.....	Healthcare.....	100-249
Total		<u><u>6,270-7,115</u></u>

Source: Town Officials.

EMPLOYMENT BY INDUSTRY

<u>Employment Sector</u>	<u>Town of Mansfield</u>		<u>Capital Planning Region ¹</u>		<u>State of Connecticut</u>	
	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>	<u>Number</u>	<u>Percent</u>
Agriculture, Forestry, Fishing, & Mining ..	0	0.0	1,695	0.3	7,460	0.4
Construction	466	4.0	25,532	5.1	112,421	6.1
Manufacturing	150	1.3	54,221	10.9	194,805	10.6
Wholesale Trade	52	0.4	11,359	2.3	40,518	2.2
Retail Trade	828	7.0	52,235	10.5	196,267	10.7
Transportation, Warehousing & Utilities	215	1.8	26,102	5.3	82,215	4.5
Information	129	1.1	8,652	1.7	36,440	2.0
Finance, Insurance & Real Estate	275	2.3	52,798	10.6	164,811	9.0
Professional, Scientific & Management	838	7.1	54,817	11.0	217,442	11.9
Educational Services & Health Care	6,265	53.2	132,345	26.6	485,013	26.5
Arts, Entertainment, Recreation	1,750	14.9	36,444	7.3	148,594	8.1
Other Service (including nonprofit)	546	4.6	19,975	4.0	80,864	4.4
Public Administration	264	2.2	20,533	4.1	65,675	3.6
Total	<u>11,778</u>	<u>100.0</u>	<u>496,708</u>	<u>100.0</u>	<u>1,832,525</u>	<u>100.0</u>

¹ Starting with the 2018-2022 American Community Survey data, the area was adjusted to reflect the Capital Planning Region. Previous to the 2022 data, Tolland County data was used.

Source: U.S. Census Bureau, 2018-2022 American Community Survey.

EMPLOYMENT DATA

Period	Town of Mansfield		Percentage Unemployed		
	Employed¹	Unemployed¹	Town of Mansfield (%)¹	Hartford Labor Market (%)¹	State of Connecticut (%)¹
Feb-2024.....	11,846	676	5.4	5.2	5.4
Jan-2024.....	11,943	469	3.8	4.9	5.0
Annual Average					
2023.....	11,972	509	4.1	3.7	3.8
2022.....	12,044	539	4.3	4.1	4.1
2021.....	11,408	597	5.0	6.4	6.4
2020.....	11,512	598	4.9	7.8	8.0
2019.....	12,350	456	3.6	3.6	3.6
2018.....	12,378	463	3.6	3.9	3.9
2017.....	12,295	499	3.9	4.4	4.4
2016.....	12,063	581	4.6	4.9	4.8
2015.....	11,977	656	5.2	5.6	5.6
2014.....	11,770	793	6.3	6.6	6.6

¹ Not seasonally adjusted.

² Estimated

Source: Department of Labor, State of Connecticut.

NUMBER OF DWELLING UNITS ¹

2022	2020	2010	2000	1990	% Change 1990-2022	% Change 2000-2022	% Change 2010-2022
7,134	6,342	6,017	5,481	5,158	137.0%	30.2%	18.6%

¹ Does not include student dormitories.

Source: U.S. Census Bureau.

AGE DISTRIBUTION OF HOUSING

Year Structure Built	Town of Mansfield		Capital Planning Region ¹		State of Connecticut	
	Number	Percent	Number	Percent	Number	Percent
1939 or earlier	1,079	15.1	75,599	18.3	316,471	20.7
1940 to 1949	375	5.3	28,596	6.9	99,909	6.5
1950 to 1959	750	10.5	69,380	16.8	223,821	14.6
1960 to 1969	923	12.9	59,223	14.3	200,651	13.1
1970 to 1979	859	12.0	54,494	13.2	209,518	13.7
1980 to 1989	688	9.6	52,749	12.7	193,340	12.6
1990 to 1999	653	9.2	31,158	7.5	118,948	7.8
2000 to 2009	944	13.2	26,261	6.3	104,310	6.8
2010 to 2019	863	12.1	15,766	3.8	61,429	4.0
2020 or later	0	0.0	734	0.2	2,935	0.2
Total housing units	7,134	100.0	413,960	100.0	1,531,332	100.0

¹ Starting with the 2018-2022 American Community Survey data, the area was adjusted to reflect the Capital Planning Region. Previous to the 2022 data, Tolland County data was used.

Source: U.S. Census Bureau, 2017-2021 American Community Survey.

HOUSING INVENTORY

Type	Town of Mansfield		Capital Planning Region ¹		State of Connecticut	
	Units	Percent	Units	Percent	Units	Percent
1-unit detached	3,896	54.6	236,009	57.0	898,891	58.7
1-unit attached	495	6.9	24,478	5.9	91,794	6.0
2 to 4 units	1,174	16.5	66,798	16.1	249,361	16.3
5 to 9 units.....	367	5.1	25,015	6.0	78,127	5.1
10 or more units	908	12.7	58,876	14.2	201,378	13.2
Mobile home, trailer, other	294	4.1	2,784	0.7	11,781	0.8
Total Inventory	7,134	100.0	413,960	100.0	1,531,332	100.0

¹ Starting with the 2018-2022 American Community Survey data, the area was adjusted to reflect the Capital Planning Region. Previous to the 2022 data, Tolland County data was used.

Source: U.S. Census Bureau, 2017-2021 American Community Survey.

OWNER-OCCUPIED HOUSING VALUES

Value of Owner Occupied Units	Town of Mansfield		Capital Planning Region ¹		State of Connecticut	
	Number	Percent	Number	Percent	Number	Percent
Less than \$50,000	117	3.0	5,372	2.1	20,646	2.2
\$ 50,000 to \$ 99,999	86	2.2	4,934	2.0	19,506	2.1
\$ 100,000 to \$149,999	233	6.0	12,998	5.2	46,916	5.0
\$ 150,000 to \$199,999	419	10.8	33,103	13.1	96,168	10.3
\$ 200,000 to \$299,999	1,313	33.8	82,458	32.7	238,687	25.6
\$ 300,000 to \$499,999	1,487	38.3	84,743	33.6	307,876	33.0
\$ 500,000 to \$999,999	223	5.7	25,736	10.2	149,216	16.0
\$1,000,000 and over	9	0.2	2,797	1.1	53,573	5.7
Total	3,887	100.0	252,141	100.0	932,588	100.0
Median Value	\$285,500		\$283,800		\$323,700	

¹ Starting with the 2018-2022 American Community Survey data, the area was adjusted to reflect the Capital Planning Region. Previous to the 2022 data, Tolland County data was used.

Source: U.S. Census Bureau, 2018-2022 American Community Survey.

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BUILDING PERMITS

Fiscal Year Ending 6/30	Residential ¹		Commercial		Total	
	Number	Value	Number	Value	Number	Value
2024 ²	589	\$11,965,814	143	\$ 3,789,066	732	\$ 15,754,880
2023	662	18,066,386	217	111,460,591	879	129,526,977
2022	294	4,832,026	72	5,040,034	366	9,872,060
2021	784	9,269,763	170	42,565,703	954	51,835,466
2020	635	15,290,629	204	7,531,205	839	22,821,834
2019	635	5,637,373	212	2,776,616	847	8,413,989
2018	562	8,156,447	136	7,655,363	698	15,811,810
2017	573	6,166,123	207	6,620,061	780	12,786,184
2016	657	13,349,902	232	14,010,677	889	27,360,578
2015	634	9,306,916	225	34,430,396	859	43,737,312

¹ Includes multi-family units.

² As of April 4, 2024.

Source: Building Department, Town of Mansfield.

LAND USE SUMMARY

Land Use Category	Total Area		Developed		Undeveloped	
	Acreage	Percent	Acreage	Percent	Acreage	Percent
Farm/Forest.....	7,903	25.8	-	-	7,903	25.8
Residential.....	10,511	34.3	8,278	27.0	2,233	7.3
Commercial.....	2,403	7.8	2,146	7.0	257	0.8
Industrial.....	40	0.1	37	0.1	3	0.0
Public Utilities.....	42	0.1	42	0.1	0	-
Public and Tax Exempt.....	9,723	31.8	6,431	21.0	3,293	10.8
Total	30,622	100.0	16,934	55.3	13,689	44.7

Source: Town Officials.

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IV. TAX BASE DATA

ASSESSMENTS

The maintenance of an equitable tax base, and the location and appraisal of all real and personal property within the Town for inclusion on the Grand List is the responsibility of the Assessor's Office. The Grand List represents the total of assessed values for all taxable real, personal property and motor vehicles located within the Town on October 1. A Board of Assessment Appeals determines whether adjustments to the Assessor's list on assessments under appeal are warranted. Assessments for real property are computed at seventy percent (70%) of the estimated market value at the time of the last general revaluation.

When a new structure or modification to an existing structure is undertaken, the Assessor's Office receives a copy of the permit issued by the Building Inspector. A physical appraisal is then completed and the structure classified and priced from a schedule developed at the time of the last revaluation. Property depreciation and obsolescence factors are also considered when arriving at an equitable value.

Motor vehicle lists are furnished to the Town by the State of Connecticut, and appraisals of motor vehicles are accomplished in accordance with an automobile price schedule as recommended by the State of Connecticut Office of Policy and Management. Section 12-71b of the Connecticut General Statutes provides that motor vehicles which are registered with the Commissioner of Motor Vehicles after the October 1 assessment date but before the next July 31 are subject to a property tax as if the motor vehicle had been included on the October 1 Grand List. The tax is prorated, and the proration is based on the number of months of ownership between October 1 and the following July 31. Motor vehicles purchased in August and September are not taxed until the next October 1 Grand List. If the motor vehicle replaces a motor vehicle that was taxed on the October 1 Grand List, the taxpayer is entitled to certain credits.

All commercial personal property (furniture, fixtures, equipment, machinery and leased equipment) is assessed annually with manufacturers and businesses completing and returning to the Assessor's Office standard worksheets for computing value. An assessor's check and audit is completed periodically. Assessments for personal property and motor vehicles are computed at seventy percent (70%) of present value.

The Town's most recently completed revaluation was effective on the Grand List of October 1, 2019. The Town is currently undertaking a new revaluation for the Grand List effective as of October 1, 2024. Under Section 12-62 of the General Statutes, as amended, the Town must do a revaluation every five years based on generally accepted mass appraisal methods and a revaluation by physical inspection no later than 10 years from the preceding physical inspection. Public Act 09-60 permits any municipality required to effect a revaluation of real property under Section 12-62 of the Prior to the completion of each revaluation, the Assessor shall conduct a field review.

MOTOR VEHICLE PROPERTY TAX RATE

Section 12-71e(a) of the Connecticut General Statutes (the "General Statutes") has been amended whereby the mill rate for motor vehicles shall not exceed 32.46 mills for the assessment year commencing October 1, 2021, and each assessment year thereafter. Section 12-71e(b) of the General Statutes has been amended to state that no district or borough may set a motor vehicle mill rate that if combined with the motor vehicle mill rate of the town, city, consolidated town and city or consolidated town and borough in which such district or borough is located would result in a combined motor vehicle mill rate above 32.46 mills for the assessment year commencing October 1, 2021, and each assessment year thereafter. Section 4-661 of the General Statutes diverts a portion of State collected sales tax revenue to provide funding to municipalities to mitigate the revenue loss attributed to the motor vehicle property tax cap. The Town's mill rate for motor vehicles for the assessment year commencing October 1, 2022 (for fiscal year ending June 30, 2024) was 31.52 mills.

PROPERTY TAX COLLECTION PROCEDURE

Taxes for the fiscal year are paid on the grand list of the prior October 1, and are due July 1, payable in two installments, one half on July 1 and one half on January 1. Payments not received by August 1 and February 1, respectively, become delinquent.

According to the section 12-146 of the Connecticut General Statutes, delinquent property taxes are subject to interest at the rate of 1.5% per month.

Section 12-24a of the Connecticut General Statutes permits a municipality, upon approval by its legislative body, to abate property taxes on owner occupied residences to the extent that the taxes exceed eight percent of the owner's total income, from any source, adjusted for self-employed persons to reflect expenses allowed in determining adjusted gross income. The owner must agree to pay the amount of taxes abated with interest at 6% per annum, or at such a rate approved by the legislative body,

at such time that the residence is sold or transferred or on the death of the last surviving owner. A lien for such amounts is recorded in the land records but does not take precedence over any mortgage recorded before the lien. The Town has not approved the use of this abatement provision to date.

Section 12-170v of the Connecticut General Statutes permits a municipality, upon approval of its legislative body, to freeze the real property taxes due for certain low-income elderly residents. Any municipality providing such property tax relief may place a lien upon such property in the amount of the total tax relief granted plus interest.

TAXABLE GRAND LIST

Grand List Dated	Real Estate Property	Personal Property	Motor Vehicle Property	Gross Taxable Grand List	Less Exemptions	Net Taxable Grand List
10/01/23	\$ 988,232,454	\$ 117,025,200	\$ 110,205,610	\$1,215,463,264	\$11,018,013	\$1,204,445,251
10/01/22	979,404,044	102,390,001	115,498,010	1,197,292,055	7,949,462	1,189,342,593
10/01/21	981,155,660	103,812,970	111,396,845	1,196,365,475	7,783,543	1,188,581,932
10/01/20	984,380,665	94,865,220	101,156,579	1,180,402,464	7,118,558	1,173,283,906
10/01/19 ¹	967,721,975	88,750,710	95,379,416	1,151,852,101	7,743,171	1,144,108,930
10/01/18	953,360,935	77,613,260	96,100,375	1,127,074,570	7,352,128	1,119,722,442
10/01/17	950,454,246	76,456,620	96,512,297	1,123,423,163	6,737,577	1,116,685,586
10/01/16	947,475,133	78,820,228	81,887,825	1,108,183,186	7,507,260	1,100,675,926
10/01/15	927,091,980	73,581,232	79,374,315	1,080,047,527	7,563,348	1,072,484,179
10/01/14 ¹	896,157,950	57,638,992	78,743,480	1,034,979,422	8,123,116	1,026,856,306

¹ Revaluation year.

Source: Town Officials.

The following table sets forth the Real Estate Property portion of the Town's taxable grand list by class for the period October 1, 2014 through October 1, 2023.

Grand List Dated	Residential Property	Industrial & Commercial Property	Other Property	Total Real Estate Property
10/01/23	\$721,405,379	\$263,205,475	\$ 3,621,600	\$988,232,454
10/01/22	717,813,179	257,127,965	4,462,900	979,404,044
10/01/21	717,141,835	257,229,415	6,784,410	981,155,660
10/01/20	712,469,635	256,974,765	14,936,265	984,380,665
10/01/19 ¹	711,940,725	252,056,050	3,725,200	967,721,975
10/01/18	709,394,310	240,877,425	3,089,200	953,360,935
10/01/17	707,246,310	240,200,436	3,007,500	950,454,246
10/01/16	703,384,643	241,079,690	3,010,800	947,475,133
10/01/15	691,369,360	232,716,620	3,006,000	927,091,980
10/01/14 ¹	684,183,620	209,025,730	2,948,600	896,157,950

¹ Revaluation year.

PROPERTY TAX LEVIES AND COLLECTIONS

FY Ending 30-Jun	Net Taxable Grand List	Tax Rate (In Mills)	Adjusted Tax Levy	Collected	Uncollected Taxes	
				End of Each FY	Each FY	As of 6/30/2023 ¹
2024 ²	\$1,189,345,593	31.52	\$37,493,827	N/A	In process	In process
2023 ²	1,188,581,932	30.38	35,644,104	98.0 %	\$ 726,992	\$ 726,992
2022	1,173,283,906	31.38	36,442,011	98.9	407,754	247,798
2021 ³	1,144,108,930	31.38	35,527,275	98.8	430,614	222,240
2020	1,119,722,442	31.38	34,563,686	98.5	506,486	172,606
2019	1,116,685,586	30.88	33,796,917	99.2	277,055	83,335
2018	1,100,675,926	30.63	33,299,172	98.9	377,268	21,582
2017	1,072,484,179	29.87	31,384,184	99.2	259,394	19,025
2016 ³	1,026,856,306	29.87	30,159,891	98.8	353,894	7,852
2015	1,036,252,379	27.95	28,503,460	98.9	313,627	686
2014	1,011,715,713	27.95	27,746,958	98.7	360,062	500

¹ Unaudited estimate.

² Adopted Budget.

³ Revaluation year.

Source: Town Officials.

TEN LARGEST TAXPAYERS¹

Name of Taxpayer	Nature of Business	Grand List of October 1, 2023		
		Taxable Value	Rank	Percent of Total
Connecticut Light & Power.....	Public Utility.....	\$ 63,082,310	1	5.24%
EDR Storrs LLC	Apartments / Condominiums.....	37,440,220	2	3.11%
EDR Storrs II LLC	Apartments / Condominiums.....	27,871,170	3	2.31%
SCT Sorrs Center I LLC	Retail (Price Chopper)	24,426,800	4	2.03%
Uniglobe Investmerns LLC	Apartments.....	13,893,340	5	1.15%
Eastbrook F LLC (et al)	Retail (Eastbrook Mall)	12,383,800	6	1.03%
CT Library Group LLC.....	Apartments.....	11,275,490	7	0.94%
Celeron Square Associates LLC.....	Apartments	9,718,400	8	0.81%
EDR Storrs IC LLC.....	Apartments / Condominiums.....	9,598,200	9	0.80%
Storrs HFX LLC.....	Retail.....	8,941,900	10	0.74%
Total		\$218,631,630		18.16%

¹ Based on a 10/1/23 Net Taxable Grand List of \$1,204,445,251.

Source: Town Officials.

EQUALIZED NET GRAND LIST

Grand List of 10/1	Equalized Net Grand List	% Growth
2021	\$2,247,461,760	14.36%
2020	1,965,255,463	21.37%
2019	1,619,256,923	1.31%
2018	1,598,281,817	-1.93%
2017	1,629,782,577	2.35%
2016	1,592,412,043	3.62%
2015	1,536,756,457	4.73%
2014	1,467,364,553	-4.48%
2013	1,536,227,431	12.17%
2012	1,369,554,704	2.26%

Source: State of Connecticut, Office of Policy and Management.

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V. FINANCIAL INFORMATION

FISCAL YEAR

The Town's fiscal year begins July 1 and ends June 30.

ACCOUNTING POLICIES

The Town's accounting policies are summarized in Note 1 "Summary of Significant Accounting Policies" in the Notes to Financial Statements (Appendix A).

The Department of Finance is responsible for the keeping of accounts and financial records, the assessment and collection of taxes, special assessments and other revenues, the custody and disbursement of Town funds and money, the control over expenditures and such other powers and duties as may be required by the Charter and ordinance or resolution of the Council. The accounting policies of the Town conform to generally acceptable accounting principles as applied to governments. Accounts are kept by the Department showing financial transactions for all departments and agencies. Financial reports are prepared for each month and each fiscal year and such other periods as may be required by the Town Manager and Council.

BASIS OF ACCOUNTING

See Note 1 "Measurement Focus, Basis of Accounting and Financial Statement Presentation" in the Notes to Financial Statements (Appendix A).

BUDGETARY PROCEDURES

Formal budgetary integration is employed by the Town Council as a managed control device during the fiscal year for the General Fund, Capital Project Fund and Capital and Non-Recurring Reserve Fund.

Prior to March 1, each department head, office, agency, board or commission of the Town supported wholly or in part from Town funds shall submit budget requests in the form requested by the Town Manager so as to indicate the program, activities, and work accomplished in the current fiscal year and to be accomplished during the ensuing year. These shall be accompanied by detailed estimates of expenditures to be made and of revenues other than taxes to be collected during the ensuing fiscal year, along with such other information as may be requested by the Council or the Manager.

Annually, at the time determined by the Council, the Town Manager shall present to the Council a budget consisting of a budget message outlining the financial situation of the Town government and describing the important features of the budget plan and the budget of the Board of Education as submitted to the Manager, along with whatever analysis or comment the Manager wishes to provide.

During the budget adoption process, the Town Council shall hold at least two Town Budget Information Meetings. At least 10 days prior to each meeting, the Town Council shall widely distribute budget information and notices of the meetings.

The Council shall adopt a proposed budget, including a recommended appropriation act, by May 1.

An annual Town Meeting for budget consideration shall be held on the second Tuesday in May. This meeting shall consider the budget presented to it by the Council and may approve, lower, or raise the budget of any item. If the annual Town Meeting refuses or neglects to adopt a budget, the budget will be returned to the Council for its consideration. The Council shall return the same or a revised budget to a Town Meeting called by the Council for a date no later than ten days after the first meeting. This Town Meeting shall also approve, lower, or raise the budget of any program. Should the Town Meeting then fail or refuse to adopt a budget, the budget appropriation last proposed by the Council shall be in full effect.

The budget approved by the Town Meeting or adopted by the Town Council shall be subject to appeal if:

Within 21 days after approval, electors present a petition requesting the budget be repealed and replaced by a substitute budget. The petition shall be in certain form and signed by not less than 2% of the electors as determined by the revised registry list last completed.

The Town Clerk determines the petition to be sufficient. If found to be sufficient, the Town Clerk shall so certify to the Town Council within five days after receipt of the petition. If insufficient, a legal notice shall be placed in a newspaper of general circulation in the Town, and no further proceedings will be necessary.

After certification, the question shall be submitted to a referendum of eligible voters at the budget Town Meeting. At least 10 days prior to the referendum, the Town Council shall publish notice of the referendum in a newspaper having circulation in the Town. The notice shall state the date and hours the referendum will be held, and the text of the question as it will appear. The referendum shall be held on a Tuesday.

A majority of those voting in the referendum vote against the budget.

ANNUAL AUDIT

Pursuant to Connecticut law, the Town is required to undergo an annual examination by an independent certified public accountant. The audit must be conducted under the guidelines issued by the State of Connecticut, Office of Policy and Management and a copy of the report must be filed with such Office within six months of the end of the fiscal year. For the fiscal year ended June 30, 2022, the examination is being conducted by the firm of CliftonLarsonAllen formerly, Blum, Shapiro and Company, P.C., independent certified public accountants, of West Hartford, Connecticut. The fiscal year ended June 30, 2023 audit has been delayed and is currently expected to be completed by the end of May 2024. The most recent completed audited report covers the fiscal year ended June 30, 2022 and a portion of which is included in this Official Statement as Appendix A.

Certificate of Achievement for Excellence in Financial Reporting: The Government Finance Officers' Association of the United States and Canada (GFOA) has awarded a Certificate of Achievement for Excellence in Financial Reporting to the Town of Mansfield for its Annual Comprehensive Financial Reports for fiscal years 1983 to 2019 and 2021. The Certificate of Achievement is a prestigious national award recognizing conformance with the highest standards for preparation of state and local government financial reports.

In order to be awarded a Certificate of Achievement, a government unit must publish an easily readable and efficiently organized comprehensive annual financial report. The comprehensive annual financial report must satisfy both generally accepted accounting principles and applicable legal requirements.

PENSION PLANS

All full-time Town employees participate in the Municipal Employees' Retirement System (MERS). MERS is a cost-sharing, multiple employer public employee retirement system (PERS) established by the State of Connecticut and administered by the State Retirement Commission to provide pension benefits for the employees of participating municipalities. The Pension Commission makes recommendations for plan provisions which are approved by the Board of Finance. MERS is considered to be a part of the State of Connecticut's financial reporting entity and is included in the State's financial reports as a pension trust fund.

Plan provisions are set by statute of the State of Connecticut. MERS provides retirement benefits, as well as death and disability benefits. Employees are eligible to retire at age 55 with 5 years of continuous service, or 15 years of active aggregate service or 25 years of aggregate service. In addition, compulsory retirement is at age 65 for police and fire members. Employees under the age of 55 are eligible to retire with 25 years of service.

Covered employees are required by State Statute to contribute 2.25% of earnings upon which Social Security tax is paid, plus 5% of earnings on which no Social Security tax is paid. Each participating municipality is required to contribute the amounts necessary to finance the remaining costs of the plan.

At June 30, 2023, the Town reported a liability of \$22,159,817 for its proportionate share of the total plan net pension liability. The net pension liability was measured as of June 30, 2022, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of June 30, 2022. The Town's proportion of the net pension liability was based on results of an actuarial experience study for the period of July 1, 2021 through June 30, 2022. At June 30, 2023 the Town's proportion was 1.61% of the total plan net pension liability. Decrease in the Town's proportion was 0.06% below the 2022 rate. For the year ended June 30, 2023 the Town recognized pension expense of \$4,531,363.

The following represents the Town's proportionate share of the net pension liability:

	<u>2023</u>	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>
Town's proportion of net pension liability (NPL)	1.61%	1.67%	1.86%	1.82%	1.86%
Town's proportionate share of the NPL.....	\$22,159,817	\$11,872,142	\$19,178,730	\$17,433,199	\$17,746,025
Town's covered payroll.....	\$13,587,707	\$13,147,369	\$10,487,919	\$11,561,201	\$13,269,677
Town's proportionate share of the NPL as a percentage of its covered payroll.....	163.09%	90.30%	182.86%	150.79%	133.73%
Plan fiduciary net position as a percentage of the total pension liability.....	68.71%	82.59%	71.18%	72.69%	73.60%

	<u>1% Decrease (6.00%)</u>	<u>Current Discount Rate (7.00%)</u>	<u>1% Increase (8.00%)</u>
Town's proportionates share of the net pension liability	\$ 30,641,745	\$ 22,159,817	\$ 15,045,999

The following represents the Town's funding of its contribution to the MERS over the last five years:

<u>Fiscal Year Ended</u>	<u>Actuarially Determined Contribution</u>	<u>Actual Contribution</u>	<u>Percentage Contributed</u>
2023 ¹	\$ 2,526,007	\$ 2,526,007	100.0%
2022	2,384,063	2,384,063	100.0%
2021	1,424,518	1,424,518	100.0%
2020	1,442,776	1,442,776	100.0%
2019	1,427,689	1,427,689	100.0%

¹ Unaudited estimate.

Connecticut State Teachers' Retirement System: All teachers and certificated administrators employed by the Town participate in the State of Connecticut Teachers' Retirement System under Section 10-183 of the General Statutes of the State of Connecticut. Teachers are eligible to receive a normal retirement benefit if he or she has either: 1) attained age 60 and has accumulated 20 years of credited service in the public schools of Connecticut, or; 2) attained any age and has accumulated 35 years of credited service, at least 25 years of which are service in the public school of Connecticut. The State of Connecticut makes contributions to the system on behalf of the Town's certified teachers based on an actuarial study performed utilizing the total payroll of covered teachers in the State. Teachers contribute 7% of their annual salaries to the retirement system; neither the Board of Education nor the Town has a legal obligation to contribute to it. The Town currently does not have any liability for teacher pensions. See "Notes to Financial Statements" in Appendix A for more information.

For further information on the plans, please refer to Appendix A under the Town of Mansfield's "Notes to Financial Statements, Note 10, herein.

OTHER POST EMPLOYMENT BENEFITS ("OPEB")

The Town implemented Government Accounting Standards Board's ("GASB") Statement No. 74 beginning with fiscal year ending June 30, 2017. In accordance with GASB Statement No. 74, the net position is based on the fair market value as of the end of the fiscal year and the total OPEB liability is based on the actuarial assumptions as of the prior valuation date updated to the end of the fiscal year. For the June 30, 2023 measurement, the discount rate used was 6.75%, and the long-term healthcare cost trend rate was 6.50% decreasing to 4.40%. Under GASB Statement No. 74, the components of the net OPEB liability of the Town as of June 30, 2023 are as follows:

	<u>June 30, 2023</u>	<u>June 30, 2022</u>	<u>June 30, 2021</u>	<u>June 30, 2020</u>	<u>June 30, 2019</u>
Total OPEB liability.....	\$ 3,042,153	\$ 3,078,244	\$ 2,970,091	\$ 3,059,705	\$ 2,986,149
Plan fiduciary net position.....	2,304,754	1,973,169	1,646,849	1,264,879	546,587
Net OPEB liability.....	<u>\$ 737,399</u>	<u>\$ 1,105,075</u>	<u>\$ 1,323,242</u>	<u>\$ 1,794,826</u>	<u>\$ 2,439,562</u>

Plan fiduciary net position as a % of total OPEB liability..	75.76%	64.10%	55.45%	41.34%	18.30%
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The following represents the net OPEB liability of the Town, calculated using the current discount rate, as well as what the Town's net OPEB liability would be if it were calculated using a discount rate 1-percentage point lower or 1-percentage rate higher than the current rate:

	<u>1% Decrease (5.75%)</u>	<u>Current Discount Rate (6.75%)</u>	<u>1% Increase (7.75%)</u>
Net OPEB Liability....	\$ 478,948	\$ 737,399	\$ 1,036,348

The following represents the net OPEB liability of the Town, calculated using the current healthcare trend rate, as well as what the Town's net OPEB liability would be if it were calculated using a discount rate 1-percentage point lower or 1-percentage rate higher than the current rate:

	<u>1% Decrease</u>	<u>Current Trend Rate (4.40%)</u>	<u>1% Increase</u>
Net OPEB Liability	\$ 622,412	\$ 737,399	\$ 870,324

The following represents historical information regarding the other post-employment benefit funding progress. The Town's most recent complete actuarial valuation was effective July 1, 2022.

Schedule of Funding Progress

<u>Valuation Date</u>	<u>Actuarial Value of Assets</u>	<u>Actuarial Accrued Liability (AAL)</u>	<u>Unfunded AAL (UAAL)</u>	<u>Funded Ratio</u>	<u>Covered Payroll</u>	<u>UAAL as a Percentage of Covered Payroll</u>
7/1/2022	\$2,059,417	\$ 2,811,670	\$ (752,253)	73.25%	\$21,662,097	-3.47%
7/1/2020	1,264,879	2,851,038	(1,586,159)	44.37%	18,742,189	-8.46%
7/1/2018	467,596	2,934,034	(2,466,438)	15.94%	19,259,426	-12.81%
7/1/2016	410,095	3,312,918	(2,902,823)	12.38%	20,228,388	-14.35%
7/1/2014	458,039	2,872,658	(2,414,619)	15.94%	21,277,000	-11.35%

Schedule of Employer Contributions

<u>Fiscal Year</u>	<u>Actuarially Determined Contribution</u>	<u>Actual Contribution</u>	<u>Percentage Contributed</u>
2023 ¹	\$ 278,422	\$ 126,283	45.4%
2022	274,321	762,942	278.1%
2021	360,495	105,925	29.4%
2020	355,992	829,064	232.9%
2019	387,359	210,334	54.3%

¹ Unaudited estimate.

According to the Town's July 2022 OPEB valuation, the Town's Actuarially Determined Employer Contribution for fiscal year ending June 30, 2024 was estimated to be \$229,415.

For further information on the plans, please refer to Appendix A under the Town of Mansfield's "Notes to Financial Statements, Note 11", herein.

INVESTMENT POLICIES AND PRACTICES

Under Connecticut General Statutes Section 7-400, as amended by Public Act 94-190, 7-401 and 7-402 the Town may invest in (a) obligations of the United States of America, including joint and several obligations of the Federal Home Loan Mortgage Association, the Federal National Mortgage Association, the Federal Government National Mortgage Association, the Federal Savings and Loan Insurance Corporation, obligations of the United States Postal Service, all the federal home loan banks, all federal land banks, the Tennessee Valley Authority, or any other agency of the United States government (b) money market and mutual funds investing in such obligations or repurchase agreements fully collateralized by such obligations and (c) certain state and municipal bonds and notes, and may make deposits with certain "qualified public depositories".

The Town's investment practices have been to invest in certificates of deposit, short-term repurchase agreements, demand accounts and the State of Connecticut Short Term Investment Fund (STIF).

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COMPARATIVE GENERAL FUND OPERATING STATEMENT

Budget and Actual
(Budgetary Basis)

	<u>Fiscal Year 2022-23 (unaudited estimate)</u>			<u>Fiscal Year</u>	<u>Fiscal Year</u>
	<u>Final</u>	<u>Actual</u>	<u>Variance</u>	<u>2023-24</u>	<u>2024-25</u>
	<u>Budget</u>	<u>Operations</u>	<u>Favorable</u>	<u>Adopted</u>	<u>Proposed</u>
			<u>(Unfavorable)</u>	<u>Budget</u>	<u>Budget</u>
REVENUES					
Property taxes.....	\$ 36,295,246	\$ 36,096,272	\$ (198,974)	\$ 38,081,901	\$ 37,418,167
Intergovernmental.....	23,990,200	23,769,621	(220,579)	23,460,654	25,093,400
Investment income.....	1,690,000	1,694,746	4,746	825,000	1,450,000
Charges for services.....	2,822,175	3,334,350	512,175	640,170	1,239,465
Other local revenue.....	-	100,477	100,477	77,500	155,500
TOTAL REVENUES	<u>64,797,621</u>	<u>64,995,466</u>	<u>197,845</u>	<u>\$ 63,085,225</u>	<u>\$ 65,356,532</u>
EXPENDITURES					
Current:					
General government.....	2,936,760	2,828,777	107,983	\$ 7,727,570	\$ 7,945,000
Public safety.....	5,479,720	5,162,490	317,230	5,730,350	6,344,700
Public works.....	4,046,870	3,920,921	125,949	4,392,610	4,492,150
Health and welfare.....	1,144,510	1,135,543	8,967	1,283,600	1,304,310
Culture and recreation.....	1,009,060	983,171	25,889	1,042,970	1,065,880
Townwide expenditures.....	4,530,970	4,086,621	444,349	10,000	260,150
Education.....	35,214,787	35,165,667	49,120	36,753,125	36,886,082
TOTAL EXPENDITURES	<u>54,362,677</u>	<u>53,283,190</u>	<u>1,079,487</u>	<u>56,940,225</u>	<u>58,298,272</u>
Excess (deficiency) of revenues over expenditures.....	<u>10,434,944</u>	<u>11,712,276</u>	<u>1,277,332</u>	<u>6,145,000</u>	<u>7,058,260</u>
Other financing uses:					
Appropriation of Fund Balance.....	-	-	-	300,000	-
Operating transfers in.....	2,550	2,500	50	2,550	2,550
Operating transfers out.....	(10,098,044)	(10,098,044)	-	(6,447,550)	(7,060,810)
Total other financing sources (uses)..	<u>(10,095,494)</u>	<u>(10,095,544)</u>	<u>50</u>	<u>(6,145,000)</u>	<u>(7,058,260)</u>
Excess (deficiency) of revenues over expenditures and other uses....	<u>\$ 339,450</u>	<u>\$ 1,616,732</u>	<u>\$ 1,277,382</u>	<u>\$ -</u>	<u>\$ -</u>

Source: Fiscal Year 2023 Unaudited Estimate; Fiscal Year 2023-24 Adopted Budget and Fiscal Year 2024-25 Proposed Budget.

GENERAL FUND BALANCE SHEET
Summary of Audited Assets and Liabilities
(GAAP Basis)

Fiscal Year	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>
Assets					
Cash and cash equivalents.....	\$ 8,684,230	\$10,792,016	\$11,476,052	\$10,326,288	\$11,810,044
Investments.....	-	-	-	-	-
Receivables, net:					
Property taxes.....	550,308	616,345	900,660	964,098	1,482,272
Intergovernmental.....	25,876	26,010	26,042	46,457	46,457
Lessor.....	-	-	-	-	1,255,042
Other.....	97,241	60,210	105,345	78,985	148,465
Due from other funds.....	6,741	22,706	318,429	533,818	428,700
Total Assets.....	<u>\$ 9,364,396</u>	<u>\$11,517,287</u>	<u>\$12,826,528</u>	<u>\$11,949,646</u>	<u>\$15,170,980</u>
Liabilities, Deferred Inflows of Resources and Fund Balance					
Liabilities					
Accounts payable.....	\$ 298,580	\$ 1,859,055	\$ 1,754,869	\$ 421,978	\$ 627,535
Accrued liabilities.....	1,542,117	1,464,849	1,788,455	1,688,428	1,865,120
Due to other funds.....	525,293	506,103	515,833	370,033	387,279
Unearned revenue.....	2,644	-	7,600	-	-
Total Liabilities.....	<u>2,368,634</u>	<u>3,830,007</u>	<u>4,066,757</u>	<u>2,480,439</u>	<u>2,879,934</u>
Deferred Inflows of Resources					
Unavailable revenue - property taxes	510,557	625,024	830,406	918,899	1,406,942
Unavailable revenue - Lessor related....	-	-	-	-	1,255,042
Advance property tax collections	492,275	77,806	84,315	76,511	167,932
Total Deferred Inflows of Resources	<u>1,002,832</u>	<u>702,830</u>	<u>914,721</u>	<u>995,410</u>	<u>2,829,916</u>
Fund Balances					
Committed.....	-	-	192,628	191,510	210,932
Assigned	143,303	119,494	220,290	98,201	233,051
Unassigned	5,849,627	6,864,956	7,432,132	8,184,086	9,017,147
Total Fund Balances	<u>5,992,930</u>	<u>6,984,450</u>	<u>7,845,050</u>	<u>8,473,797</u>	<u>9,461,130</u>
Total Liabilities, Deferred Inflows of Resources and Fund Balances.....	<u>\$ 9,364,396</u>	<u>\$11,517,287</u>	<u>\$12,826,528</u>	<u>\$11,949,646</u>	<u>\$15,170,980</u>

Source: Audited Financial Statements.

GENERAL FUND REVENUES AND EXPENDITURES
 Summary of Audited Revenues and Expenditures
 (GAAP Basis)

Fiscal Year	2018	2019	2020	2021	2022
REVENUES					
Property taxes.....	\$33,454,572	\$33,968,973	\$34,511,680	\$35,671,411	\$36,559,943
Intergovernmental.....	22,738,015	20,292,436	22,201,043	21,664,256	26,577,766
Investment income.....	200,902	485,935	416,767	26,201	117,630
Charges for services.....	855,528	736,820	911,301	877,631	965,482
Other local revenues.....	11,922	16,339	73,360	129,295	78,987
TOTAL REVENUES	<u>57,260,939</u>	<u>55,500,503</u>	<u>58,114,151</u>	<u>58,368,794</u>	<u>64,299,808</u>
EXPENDITURES					
Current:					
General government.....	2,653,013	2,880,980	3,056,102	3,068,827	3,190,632
Public safety.....	4,089,064	4,186,051	4,373,787	4,301,009	4,624,409
Public works.....	2,187,109	2,223,244	2,408,100	2,589,848	2,679,843
Community services.....	1,577,292	1,609,022	1,737,340	1,834,433	1,968,701
Community development.....	810,704	821,547	945,366	981,115	814,613
Townwide expenditures.....	2,918,666	3,016,464	3,235,623	3,366,473	3,965,431
Education.....	38,782,783	35,395,195	37,620,150	37,664,362	38,051,422
TOTAL EXPENDITURES	<u>53,018,631</u>	<u>50,132,503</u>	<u>53,376,468</u>	<u>53,806,067</u>	<u>55,295,051</u>
Excess (deficiency) of revenues over expenditures.....	4,242,308	5,368,000	4,737,683	4,562,727	9,004,757
Other financing sources (uses):					
Operating transfers in.....	2,550	2,550	2,550	2,550	2,550
Operating transfers out.....	(4,066,680)	(4,379,030)	(4,020,650)	(3,936,530)	(8,019,974)
Total other financing sources (uses).....	<u>(4,064,130)</u>	<u>(4,376,480)</u>	<u>(4,018,100)</u>	<u>(3,933,980)</u>	<u>(8,017,424)</u>
Excess (deficiency) of revenues and other financing sources over expenditures and other uses.....	178,178	991,520	719,583	628,747	987,333
Fund Balance - Beginning of year.....	<u>5,814,752</u>	<u>5,992,930</u>	<u>7,125,467</u> ¹	<u>7,845,050</u> ¹	<u>8,473,797</u>
Fund Balance - End of year.....	<u>\$ 5,992,930</u>	<u>\$ 6,984,450</u>	<u>\$ 7,845,050</u>	<u>\$ 8,473,797</u>	<u>\$ 9,461,130</u>

¹ Restated.

Source: Audited Financial Statements.

PROPERTY TAX REVENUES

<u>Fiscal Year</u>	<u>General Fund Revenues</u>	<u>Property Tax Revenues</u>	<u>Property Taxes as a % of Fund Revenues</u>
2025 ¹	\$ 65,359,082	\$ 37,418,167	57.3
2024 ²	63,387,775	38,081,901	60.1
2023 ³	64,997,966	36,096,272	55.5
2022	64,302,358	36,559,943	56.9
2021	58,371,344	35,671,411	61.1
2020	58,116,701	34,511,680	59.4
2019	55,503,053	33,968,973	61.2
2018	57,263,489	33,454,572	58.4
2017	57,555,287	31,889,349	55.4

¹ Proposed budget, budgetary basis, does not include on-behalf payments to the Connecticut Teaches' Retirement System.

² Adopted budget, budgetary basis, does not include on-behalf payments to the Connecticut Teaches' Retirement System.

³ Unaudited estimate, budgetary basis, does not include on-behalf payments to the Connecticut Teaches' Retirement System.

Source: Audited Financial Statements; fiscal year 2022-23 unaudited estimate, fiscal year 2023-24 adopted and 2024-25 recommended budgets.

INTERGOVERNMENTAL REVENUES

<u>Fiscal Year</u>	<u>General Fund Revenues</u>	<u>Intergovernmental Revenues</u>	<u>Intergovernmental Revenue as a % of General Fund Revenue</u>
2025 ¹	\$ 65,359,082	\$ 25,093,400	38.4 %
2024 ²	63,387,775	23,460,654	37.0
2023 ³	64,997,966	23,769,621	36.6
2022	64,302,358	26,577,766	41.3
2021	58,371,344	21,664,256	37.1
2020	58,116,701	22,201,043	38.2
2019	55,503,053	20,292,436	36.6
2018	57,263,489	22,738,015	39.7
2017	57,555,287	24,580,487	42.7

¹ Proposed budget, budgetary basis, does not include on-behalf payments to the Connecticut Teaches' Retirement System.

² Adopted budget, budgetary basis, does not include on-behalf payments to the Connecticut Teaches' Retirement System.

³ Unaudited estimate, budgetary basis, does not include on-behalf payments to the Connecticut Teaches' Retirement System.

Source: Audited Financial Statements; fiscal year 2022-23 unaudited estimate, fiscal year 2023-24 adopted and 2024-25 recommended budgets.

MUNICIPAL BUDGET EXPENDITURE CAP

Connecticut General Statutes Section 4-661 creates a cap on adopted general budget expenditures for municipalities in Connecticut in order for municipalities to be eligible to receive the full amount of the State's municipal revenue sharing grant. Beginning in fiscal year ending June 30, 2018, and in each fiscal year thereafter, the Office of Policy and Management ("OPM") must reduce the municipal revenue sharing grant amount for those municipalities whose adopted general budget expenditures (with certain exceptions including but not limited to debt service, special education, implementation of court orders or arbitration awards, budgeting for an audited deficit, nonrecurring grants, capital expenditures of \$100,000 or more, or payments on unfunded pension liabilities, and certain major disaster or emergency expenditures) exceeds the spending limits specified in the statute. For each applicable fiscal year, OPM must determine the municipality's percentage growth in general budget

expenditures over the prior fiscal year and reduce the grant if the growth rate is equal to or greater than 2.5% or the inflation rate, whichever is greater, each of those amounts adjusted by an amount proportionate to any increase in the municipality's population from the previous fiscal year. The reduction is generally equal to 50 cents for every dollar the municipality spends over this cap. Each municipality must annually certify to the Secretary of the OPM whether such municipality has exceeded the cap set forth in the statute and if so the amount by which the cap was exceeded. The Town expects to receive \$2,630,477 in fiscal year 2022-23 and \$3,291,730 in fiscal year 2023-24.

EXPENDITURES

Fiscal Year	Education	Public Safety	Townwide Expenditures	Public Works	General Government
2025 ¹	56.4 %	9.7 %	0.4 %	6.9 %	12.2 %
2024 ²	58.0	9.0	0.0	6.9	12.2
2023 ³	55.5	8.1	6.4	6.2	4.5
2022	59.2	7.2	6.2	4.2	5.0
2021	65.2	7.4	5.8	4.5	5.3
2020	65.5	7.6	5.6	4.2	5.3
2019	64.9	7.7	5.5	4.1	5.3
2018	67.9	7.2	5.1	3.8	4.6
2017	67.0	6.8	5.8	3.9	4.6

¹ Proposed budget, budgetary basis, does not include on-behalf payments to the Connecticut Teaches' Retirement System.

² Adopted budget, budgetary basis, does not include on-behalf payments to the Connecticut Teaches' Retirement System.

³ Unaudited estimate, budgetary basis, does not include on-behalf payments to the Connecticut Teaches' Retirement System.

Source: Audited Financial Statements; fiscal year 2022-23 unaudited estimate, fiscal year 2023-24 adopted and 2024-25 recommended budgets.

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VI. DEBT SUMMARY

PRINCIPAL AMOUNT OF INDEBTEDNESS

As of May 15, 2024
(Pro Forma)

Long-Term Debt

<u>Date of Issue</u>	<u>Issue</u>	<u>Coupon Rate %</u>	<u>Original Issue Amount</u>	<u>Debt Outstanding</u>	<u>Final Maturity</u>
<u>General Purpose</u>					
03/22/11	Town	3.00-4.00%	\$ 1,485,000	\$ 199,500	2026
03/05/19	Town	3.00-5.00%	482,000	360,000	2039
	Sub-Total.....		\$ 1,967,000	\$ 559,500	
<u>Schools</u>					
03/22/11	Schools.....	3.00-4.00%	\$ 1,025,000	\$ 163,000	2026
03/05/19	Schools.....	3.00-5.00%	873,000	670,000	2039
05/17/22	Schools.....	4.00-5.00%	15,000,000	14,400,000	2042
05/16/23	Schools.....	3.75-5.00%	7,000,000	6,650,000	2043
	Sub-Total.....		\$ 23,898,000	\$ 21,883,000	
<u>Sewer</u>					
03/22/11	Sewers.....	3.00-4.00%	\$ 330,000	\$ 57,500	2026
03/05/19	Sewers.....	3.00-5.00%	6,000,000	4,500,000	2039
	Sub-Total.....		\$ 6,330,000	\$ 4,557,500	
	Total		\$ 32,195,000	\$ 27,000,000	

Short-Term Debt:

<u>Project</u>	<u>Amount Authorized</u>	<u>Previously Bonded</u>	<u>Premium/ Grants Applied</u>	<u>Notes (This Issue)</u>	<u>Renewable Limit</u>
New Elementary School.....	\$ 50,512,000	\$ 22,000,000	\$ 25,077,765	\$ 1,757,400	5/17/2032

SCHOOL BUILDING GRANT REIMBURSEMENTS

Pursuant to Section 10-287i of the Connecticut General Statutes, as amended, for all school building projects approved after July 1, 1996, the State provides proportional progress payments during construction for the State's share of the eligible construction costs. The State grant will be paid directly to the municipality after it submits its request for progress payments, and accordingly, the municipality will issue its Bonds only for its share of project costs.

<u>Project</u>	<u>Estimated Project Cost</u>	<u>Estimated Eligible Cost</u>	<u>Reimbursement Rate</u>	<u>Estimated Grant ¹</u>
Mansfield New Elementary School	\$50,512,000	\$ 43,816,182	65.36%	\$28,638,257

¹ Estimated grants based upon eligibility of reimbursable project costs. Final eligible costs to be determined at completion of a post-project audit. To date, the Town has received a total of \$25,077,765 in grants for these projects.

ANNUAL BONDED DEBT MATURITY SCHEDULE ^{1,2}

As of May 15, 2024

(Pro Forma)

Fiscal Year	Existing Indebtedness		
	Principal Payments	Interest Payments	Total Debt Service
2023-24	\$ -	\$ -	\$ -
2024-25	1,535,000	1,107,975	2,642,975
2025-26	1,515,000	1,033,425	2,548,425
2026-27	1,365,000	966,975	2,331,975
2027-28	1,365,000	906,025	2,271,025
2028-29	1,470,000	845,075	2,315,075
2029-30	1,470,000	778,975	2,248,975
2030-31	1,470,000	712,875	2,182,875
2031-32	1,520,000	654,275	2,174,275
2032-33	1,570,000	593,675	2,163,675
2033-34	1,570,000	531,075	2,101,075
2034-35	1,595,000	468,475	2,063,475
2035-36	1,595,000	408,375	2,003,375
2036-37	1,620,000	348,275	1,968,275
2037-38	1,620,000	286,713	1,906,713
2038-39	1,620,000	225,150	1,845,150
2039-40	1,250,000	163,125	1,413,125
2040-41	1,250,000	113,125	1,363,125
2041-42	1,250,000	63,125	1,313,125
2042-43	350,000	13,125	363,125
Total	\$27,000,000	\$10,219,838	\$37,219,838

¹ Excludes principal of \$1,535,000 and interest of \$1,181,642.71 paid as of May 15, 2024.

² Excludes capital lease obligations and other long-term commitments.

THE TOWN OF MANSFIELD, CONNECTICUT HAS NEVER DEFAULTED IN THE PAYMENT OF PRINCIPAL OR INTEREST ON ITS BONDS OR NOTES.

OVERLAPPING/UNDERLYING DEBT

The Town is a member of Regional School District #19, along with the Towns of Ashford and Willington. The below represents the Town's overlapping debt as on May 15, 2024.

	Amount of Authorized But Unissued Debt	Amount of Outstanding Debt	Applicable Grants Receivable	Net Debt Outstanding	Applicable % of Net Debt Charged to Town	Town Net Overlapping Debt
RSD #19.....	\$ 2,805	\$ 1,675,000	\$ -	\$ 1,675,000	58.76%	\$ 984,230

Source: Regional School District #19.

The Town has no underlying debt.

DEBT STATEMENT
As of May 15, 2024 (Pro Forma)

Bonded Indebtedness ¹	
General Improvement.....	\$ 559,500
Schools.....	21,883,000
Sewers.....	4,557,500
Total Bonded Indebtedness.....	27,000,000
Short-Term Indebtedness	
<i>The Notes (This Issue)</i>	1,757,400
Total Direct Indebtedness.....	28,757,400
Exclusions: Sewer Assessments (as of 6/30/23)....	(3,467,234)
Net Direct Indebtedness.....	25,290,166
Overlapping Indebtedness (58.76% RSD #19).....	984,230
Net Direct Plus Overlapping Indebtedness....	\$ 26,274,396

¹ Does not include capital lease obligations, other long-term commitments, and authorized but unissued debt.

Source: Town Officials.

CURRENT DEBT RATIOS
As of May 15, 2024 (Pro Forma)

Total Direct Indebtedness.....	\$ 28,757,400
Net Direct Indebtedness.....	\$ 25,290,166
Net Direct Plus Overlapping Indebtedness.....	\$ 26,274,396
Population ^{1, 2}	28,378
Net Taxable Grand List (10/1/22).....	\$1,204,445,251
Estimated Full Value.....	\$1,720,636,073
Equalized Net Taxable Grand List (2021) ³	\$2,247,461,760
Per Capita Income ^{1, 2}	\$25,565
Total Direct Debt:	
Per Capita.....	\$1,013.37
To Net Taxable Grand List.....	2.39%
To Estimated Full Value.....	1.67%
To Equalized Net Taxable Grand List.....	1.28%
Per Capita to Per Capita Income.....	3.96%
Net Direct Debt:	
Per Capita.....	\$891.19
To Net Taxable Grand List.....	2.10%
To Estimated Full Value.....	1.47%
To Equalized Net Taxable Grand List.....	1.13%
Per Capita to Per Capita Income.....	3.49%
Net Direct Plus Overlapping Indebtedness:	
Per Capita.....	\$925.87
To Net Taxable Grand List.....	2.18%
To Estimated Full Value.....	1.53%
To Equalized Net Taxable Grand List.....	1.17%
Per Capita to Per Capita Income.....	3.62%

¹ U.S. Census Bureau, 2018-2022 American Community Survey.

² Includes UConn students residing in dormitories.

³ Office of Policy and Management, State of Connecticut.

BOND AUTHORIZATION

The Town has the power to incur indebtedness by issuing its bonds as authorized by the General Statutes of the State of Connecticut subject to statutory debt limitations and the requirements of the Town Charter for the authorization of indebtedness. Under the Charter, issuance of bonds and notes shall require approval by a town meeting except for notes issued in anticipation of taxes.

General obligation bonds are required to be payable in maturities wherein a succeeding maturity may not exceed any prior maturity by more than 50% or aggregate annual principal and interest payments must be substantially equal. Pursuant to state law, all bonds issued on or after July 1, 2017, including sewer and school bonds, shall be due not later than thirty years from the date of their issuance.

TEMPORARY FINANCING

When general obligation bonds have been authorized, bond anticipation notes may be issued maturing in not more than two years (CGS Sec. 7-378). Temporary notes may be renewed up to ten years from their original date of issue as long as all project grant payments are applied toward payment of project costs or temporary notes when they become due and payable and the legislative body schedules principal reductions by the end of the third year and for all subsequent years during which such temporary notes remain outstanding in an amount equal to a minimum of 1/20th (1/30th for sewer and certain school projects) of the estimated net project cost (CGS Sec. 7-378a), subject to the exception set forth in CGS Sec. 10-287f. The term of the bond issue is reduced by the amount of time temporary financing exceeds two years, or, for sewer projects, by the amount of time temporary financing has been outstanding.

Temporary notes must be permanently funded no later than ten years from their initial borrowing date, except sewer notes issued in anticipation of State and/or Federal grants. If written commitment exists, the municipality may renew the sewer notes from time to time in terms not to exceed six months until such time that the final grant payments are received (CGS Sec. 7-378b).

Temporary notes may also be issued for up to fifteen years for certain capital projects associated with the operation of a waterworks system (CGS Sec. 7-244a) or a sewage system (CGS Sec. 7-264a). In the first year following the completion of the project(s), or in the sixth year (whichever is sooner), and in each year thereafter, the notes must be reduced by at least 1/15 of the total amount of the notes issued by funds derived from certain sources of payment.

Temporary notes may be issued in one-year maturities for up to fifteen years in anticipation of sewer assessments receivable, such notes to be reduced annually by the amount of assessments received during the preceding year (CGS Sec. 7-269a).

LIMITATION OF INDEBTEDNESS

Municipalities shall not incur indebtedness through the issuance of bonds or notes which will cause aggregate indebtedness by class to exceed the following:

General Purposes:	2.25 times annual receipts from taxation
School Purposes:	4.50 times annual receipts from taxation
Sewer Purposes:	3.75 times annual receipts from taxation
Urban Renewal Purposes:	3.25 times annual receipts from taxation
Unfunded Pension Liability Purposes:	3.00 times annual receipts from taxation

In no case however, shall total indebtedness exceed seven times the base. "Annual receipts from taxation," (the "base,") are defined as total tax collections including interest, penalties and late payment of taxes and state payments for revenue loss under Connecticut General Statutes Sections 12-129d and 7-528.

The Section 7-374 of the Connecticut General Statutes also provide for exclusion from the debt limit calculation debt (i) issued in anticipation of taxes; (ii) issued for the supply of water, gas, electricity, electric demand response, conservation and load management, distributed generation and renewable energy projects; for the construction of subways for cables, wires and pipes; for the construction of underground conduits for cables, wires and pipes; for the construction and operation of a municipal community antenna television system and for two or more of such purposes; (iii) issued in anticipation of the receipt of proceeds from assessments levied upon property benefited by any public improvement; (iv) issued in anticipation of the receipt of proceeds from State or Federal grants evidenced by a written commitment or for which allocation has been approved by the State Bond Commission or from a contract with the state, state agencies or another municipality providing for the reimbursement of costs but only to the extent such indebtedness can be paid from such proceeds; (v) issued for certain water pollution control projects; and (vi) upon placement in an escrow of the proceeds of refunding bonds, notes or other obligations

or other funds of the municipality in an amount sufficient to provide for the payment when due of principal of and interest on such bond, note or other evidence of indebtedness.

STATEMENT OF STATUTORY DEBT LIMITATION
As of May 15, 2024 (Pro Forma)

Total fiscal year 2022 tax collections (including interest and lien fees)	\$ 36,647,303
State Reimbursement for Revenue Loss on Tax Relief for the Elderly	-
Base for Establishing Debt Limit	<u>\$ 36,647,303</u>

<u>Debt Limitation ¹</u>	<u>General Purpose</u>	<u>Schools</u>	<u>Sewers</u>	<u>Urban Renewal</u>	<u>Pension Deficit</u>	<u>Total Debt</u>
(2.25 times base).....	\$ 82,456,432					
(4.50 times base).....		\$ 164,912,864				
(3.75 times base).....			\$ 137,427,386			
(3.25 times base).....				\$ 119,103,735		
(3.00 times base).....					\$ 109,941,909	
(7.00 times base).....						\$ 256,531,121
Indebtedness (Including <i>This Issue</i>)						
Bonds Payable.....	\$ 559,500	\$ 21,883,000	\$ 4,557,500	\$ -	\$ -	\$ 27,000,000
<i>The Notes (This Issue)</i>	-	1,757,400	-	-	-	1,757,400
Authorized but						
Unissued Debt.....	558,000	1,709,235	3,000,000	-	-	5,267,235
Gross Direct Debt.....	<u>1,117,500</u>	<u>25,349,635</u>	<u>7,557,500</u>	<u>-</u>	<u>-</u>	<u>34,024,635</u>
Less:						
School grants receivable	-	(3,560,492)	-	-	-	(3,560,492)
Sewer assessments receivable...	-	-	(3,467,234)	-	-	(3,467,234)
Net Overlapping Debt						
RSD 19 ²	-	984,230	-	-	-	984,230
Total Net Direct and						
Overlapping Debt.....	<u>1,117,500</u>	<u>22,773,373</u>	<u>4,090,266</u>	<u>-</u>	<u>-</u>	<u>27,981,139</u>
Excess of Limit Over						
Outstanding and						
Authorized Debt.....	<u>\$ 81,338,932</u>	<u>\$ 142,139,490</u>	<u>\$ 133,337,120</u>	<u>\$ 119,103,735</u>	<u>\$ 109,941,909</u>	<u>\$ 228,549,982</u>

¹ Under Connecticut General Statutes, Town debt cannot exceed \$256,531,121 or seven times the debt limit base.

² Prorated share (58.76%) of the District's total net direct indebtedness.

AUTHORIZED BUT UNISSUED DEBT
As of May 15, 2024 (Pro Forma)

<u>Projects</u>	<u>Appropriation/ Authorization</u>	<u>Grants/ Prior Debt Issued</u>	<u>The Notes</u>	<u>Authorized But Unissued</u>
Four Corners Water & Sewer Project ¹	\$ 9,000,000	\$ 6,000,000	\$ -	\$ 3,000,000
Open Space Acquisition.....	1,040,000	482,000	-	558,000
Mansfield New Elementary School ²	50,512,000	47,077,765	1,757,400	1,676,835
Mansfield MS Roof & Photovoltaic System ³ ..	2,800,000	2,767,600	-	32,400
	<u>\$ 63,352,000</u>	<u>\$ 56,327,365</u>	<u>\$ 1,757,400</u>	<u>\$ 5,267,235</u>

¹ The Town anticipates receiving \$3,000,000 in State of Connecticut Department of Energy and Environmental Protection grants which would further reduce the authorized but unissued debt.

² This project qualifies for State of Connecticut School Construction Grants of approximately \$28.6 million.

³ This project qualifies for State of Connecticut School Construction Grants of approximately \$2.1 million.

Source: Town of Mansfield, Finance Office.

HISTORIC DEBT STATEMENT

	<u>2022–23</u> ¹	<u>2021–22</u>	<u>2020–21</u>	<u>2019–20</u>	<u>2018–19</u>
Population ²	28,378	28,378	26,431	25,682	25,799
Net taxable grand list.....	\$1,188,581,932	\$1,173,283,906	\$1,144,108,930	\$1,119,722,442	\$1,116,685,586
Estimated full value.....	\$1,697,974,189	\$1,676,119,866	\$1,634,441,329	\$1,599,603,489	\$1,595,265,123
Equalized net taxable grand list ³ ...	\$2,247,461,760	\$1,965,255,463	\$1,619,256,923	\$1,598,281,817	\$1,629,782,577
Per capita income ¹	\$ 25,565	\$ 25,565	\$ 22,460	\$ 21,071	\$ 22,571
Short-term debt.....	\$ 4,495,000	\$ 11,495,000	\$ -	\$ -	\$ -
Long-term debt.....	\$ 28,535,000	\$ 22,120,000	\$ 7,705,000	\$ 8,290,000	\$ 8,875,000
Total Direct Indebtedness.....	\$ 33,030,000	\$ 33,615,000	\$ 7,705,000	\$ 8,290,000	\$ 8,875,000
Net Direct Indebtedness.....	\$ 33,030,000	\$ 33,615,000	\$ 7,705,000	\$ 8,290,000	\$ 8,875,000
Overlapping debt.....	\$ 999,138	\$ 4,373,422	\$ 2,996,785	\$ 550,930	\$ 644,773
Net Direct Plus Overlapping Indebtedness.....	\$ 34,029,138	\$ 37,988,422	\$ 10,701,785	\$ 8,840,930	\$ 9,519,773

¹ Unaudited estimate.

² U.S. Census Bureau, 2018-2022 American Community Survey.

³ Office of Policy and Management, State of Connecticut.

HISTORIC DEBT RATIOS

<u>Total Direct Indebtedness:</u>	<u>2022–23</u> ¹	<u>2021–22</u>	<u>2020–21</u>	<u>2019–20</u>	<u>2018–19</u>
Per capita.....	\$1,163.93	\$1,184.54	\$291.51	\$322.79	\$344.01
To net taxable grand list.....	2.78%	2.87%	0.67%	0.74%	0.79%
To estimated full value.....	1.95%	2.01%	0.47%	0.52%	0.56%
To equalized net taxable grand list.....	1.47%	1.71%	0.48%	0.52%	0.54%
Debt per capita to per capita income.....	4.55%	4.63%	1.30%	1.53%	1.52%
<u>Net Direct Indebtedness:</u>					
Per capita.....	\$1,163.93	\$1,184.54	\$291.51	\$322.79	\$344.01
To net taxable grand list.....	2.78%	2.87%	0.67%	0.74%	0.79%
To estimated full value.....	1.95%	2.01%	0.47%	0.52%	0.56%
To equalized net taxable grand list.....	1.47%	1.71%	0.48%	0.52%	0.54%
Debt per capita to per capita income.....	4.55%	4.63%	1.30%	1.53%	1.52%
<u>Net Direct Plus Overlapping Indebtedness:</u>					
Per capita.....	\$1,199.14	\$1,338.66	\$404.90	\$344.25	\$369.00
To net taxable grand list.....	2.86%	3.24%	0.94%	0.79%	0.85%
To estimated full value.....	2.00%	2.27%	0.65%	0.55%	0.60%
To equalized net taxable grand list.....	1.51%	1.93%	0.66%	0.55%	0.58%
Debt per capita to per capita income.....	4.69%	5.24%	1.80%	1.63%	1.63%

¹ Unaudited estimate.

CAPITAL IMPROVEMENT PLAN

The Town Council annually adopts a Five-Year Capital Plan. The objectives of the Capital Plan are to stabilize the Town's debt service requirements by prioritizing projects based on fiscal and civic necessity, while reducing total indebtedness over a five-year period. The Five-Year Capital Plan provides for a variety of public works, school improvements and other general purpose projects. A copy of the Plan is available from the Finance Director.

SUMMARY OF PROGRAMS	Future Projects					Total
	2023/24	2024/25	2025/26	2026/27	2027/28	
General Government.....	\$ 698,250	\$ 890,350	\$ 690,000	\$ 745,000	\$ 530,000	\$ 3,553,600
Public Safety.....	325,000	400,000	370,000	310,000	270,000	1,675,000
Public Works.....	2,750,000	4,195,500	3,725,000	3,485,000	3,435,000	17,590,500
Facilities Management.....	970,000	617,300	2,588,300	562,000	475,000	5,212,600
Community Services.....	170,000	235,000	411,000	402,800	405,650	1,624,450
Education.....	-	455,000	425,000	425,000	350,000	1,655,000
Total	\$ 4,913,250	\$ 6,793,150	\$ 8,209,300	\$ 5,929,800	\$ 5,465,650	\$ 31,311,150

SOURCES OF FINANCING	2023/24	2024/25	2025/26	2026/27	2027/28	Total
ARPA.....	\$ -	\$ 200,000	\$ -	\$ -	\$ -	\$ 200,000
CNR Fund.....	4,453,050	6,302,950	8,019,100	5,739,600	5,275,450	29,790,150
LoCIP.....	190,200	190,200	190,200	190,200	190,200	951,000
Town Aid Road Fund.....	150,000	100,000	-	-	-	250,000
Other.....	120,000	-	-	-	-	120,000
Total	\$ 4,913,250	\$ 6,793,150	\$ 8,209,300	\$ 5,929,800	\$ 5,465,650	\$ 31,311,150

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VII. LEGAL AND OTHER LITIGATION

LITIGATION

The Town of Mansfield, its' officers, employees, boards and commissions are defendants in various lawsuits. The Town Attorney is of the opinion that all pending litigation will not be finally determined so as to result individually or in the aggregate in a final judgment against the Town which would materially adversely affect its financial position.

MUNICIPAL ADVISOR

The Town has retained Munistat Services, Inc. (the "Municipal Advisor") to serve as its municipal advisor in connection with the issuance of the Notes. The Municipal Advisor has not independently verified any of the information contained in this Official Statement and makes no guarantee as to its completeness or accuracy. The Municipal Advisor's fee for services rendered with respect to the sale of the Notes is contingent upon the issuance and delivery of the Notes, and receipt by the Town of payment therefor. The Town may engage the Municipal Advisor to perform other services, including without limitation, providing certain investment services with regard to the investment of Note proceeds.

CLOSING DOCUMENTS

Upon the delivery of the Notes, the original purchaser(s) will be furnished with the following:

1. A Signature and No Litigation Certificate stating that at the time of delivery no litigation is pending or threatened affecting the validity of the Notes or the levy or collection of taxes to pay the principal of and interest on the Notes.
2. A Certificate on behalf of the Town signed by the Town Manager and the Director of Finance which will be dated the date of delivery and which will certify, to the best of said officials' knowledge and belief, that at the time the bids were accepted on the Notes, the descriptions and statements in the Official Statement relating to the Town of Mansfield and its finances were true and correct in all material respects and did not contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements therein, in light of the circumstances under which they were made, not misleading, and that there has been no material adverse change in the financial condition of the Town from that set forth in or contemplated by the Official Statement.
3. Receipt for the purchase price of the Notes.
4. Approving opinion of Pullman & Comley LLC, Bond Counsel, of Hartford, Connecticut substantially in the form attached hereto as Appendix B.
5. Executed Continuing Disclosure Agreement for the Notes substantially in the form attached hereto as Appendix C.
6. Within seven days of the bid opening, the Town will furnish a reasonable number of copies of the Official Statement as prepared by the Town.

The Town has prepared this Preliminary Official Statement for the Notes which is dated April 29, 2024. The Town deems such Official Statement final as of its date for the purposes of SEC Rule 15c2-12(b)(1), but is subject to revision or amendment.

CONCLUDING STATEMENT

This Official Statement is not to be construed as a contract or agreement between the Town and the purchaser or holders of any of the Notes. Any statements made in this Official Statement involving matters of opinion or estimates are not intended to be representations of fact, and no representation is made that any of such opinion or estimate will be realized.

No representation is made that past experience, as might be shown by financial or other information herein, will necessarily continue or be repeated in the future. Neither the delivery of this Official Statement nor any sale made hereunder shall, under any circumstances, create any implication that there has been no change in the affairs of the Town since the date hereof. References to statutes, charters, or other laws herein may not be complete and such provisions of law are subject to repeal or amendment.

Information herein has been derived by the Town from various officials, departments and other sources and is believed by the Town to be reliable, but such information, other than that obtained from official records of the Town, has not been independently confirmed or verified by the Town and its accuracy is not guaranteed.

This Official Statement is submitted only in connection with the sale of the Notes by the Town and may not be reproduced or used in whole or part for any other purpose.

This Official Statement has been duly prepared and delivered by the Town, and executed for and on behalf of the Town by the following officials:

TOWN OF MANSFIELD

By: _____
Ryan Aylesworth, *Town Manager*

By: _____
Amanda L. Backhaus, *Director of Finance*

Dated as of May __, 2024

APPENDIX A – BASIC FINANCIAL STATEMENTS

FOR THE FISCAL YEAR ENDED JUNE 30, 2022

Appendix A - Basic Financial Statements - is taken from the Annual Report of the Town of Mansfield for the Fiscal Year ended June 30, 2022 as presented by the Auditors and does not include all of the schedules or management letter made in such report. A copy of the complete report is available upon request to the Director of Finance, Town of Mansfield, Connecticut.



INDEPENDENT AUDITORS' REPORT

Town Council
Town of Mansfield, Connecticut

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities, the business type activities, each major fund, and the aggregate remaining fund information of the Town of Mansfield, Connecticut, as of and for the year ended June 30, 2022, and the related notes to the financial statements, which collectively comprise the Town of Mansfield, Connecticut'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 governmental activities, the business type activities, each major fund, and the aggregate remaining fund information of the Town of Mansfield, Connecticut, as of June 30, 2022, and the respective changes in financial position, and, where applicable, cash flows thereof, and the respective budgetary comparison for the General Fund for the year then ended 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 (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 Town of Mansfield, Connecticut 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 opinions.

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 Town of Mansfield, Connecticut'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 opinions. 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 Town of Mansfield, Connecticut'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 Town of Mansfield, Connecticut'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, the budgetary comparison information, and the pension and OPEB schedules 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.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Town of Mansfield, Connecticut's basic financial statements. The combining and individual nonmajor fund financial statements are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with GAAS. In our opinion, the combining and individual nonmajor fund financial statements is fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information

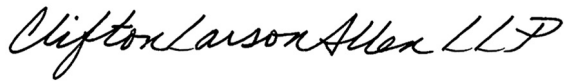
Management is responsible for the other information included in the annual report. The other information comprises the introductory and statistical sections but does not include the basic financial statements and our auditors' report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Town Council
Town of Mansfield, Connecticut

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated August 31, 2023, on our consideration of the Town of Mansfield, Connecticut’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 the Town of Mansfield, Connecticut’s 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 Town of Mansfield, Connecticut’s internal control over financial reporting and compliance.



CliftonLarsonAllen LLP

West Hartford, Connecticut
August 31, 2023

**TOWN OF MANSFIELD, CONNECTICUT
MANAGEMENT'S DISCUSSION AND ANALYSIS
JUNE 30, 2022**

As management of the Town of Mansfield, we offer readers of the Town of Mansfield's financial statements this narrative overview and analysis of the financial activities of the Town for the fiscal year ended June 30, 2022. We encourage readers to consider the information presented here in conjunction with additional information that we have furnished in our letter of transmittal in the introductory section of this report.

Financial Highlights

- The assets and deferred outflows of resources of the Town exceeded its liabilities and deferred inflows of resources at the close of the most recent fiscal year by \$133,927,477 (net position). Of this amount, \$16,397,803 (unrestricted net position) may be used to meet the Town's ongoing obligations to citizens and creditors. The Town's total net position increased by \$24,146,003.
- Total Assets increased \$60,233,077 primarily due to an increase in cash and cash equivalents of \$23,321,690 due to a June 2022 bond issuance, an increase in capital asset additions in excess of depreciation by \$27,440,908 and an increase to intergovernmental receivables of \$8,009,823 both relating to the construction of a new elementary school.
- Deferred Outflows of Resources decreased \$2,390,577 primarily for pension related obligations \$2,537,381 offset by an increase for OPEB related obligations of \$146,804.
- Total Liabilities increased \$28,489,856 primarily due to an increase in accounts payable of \$9,473,261 due to ongoing construction projects, a new bond anticipation note of \$11,640,667, and an increase of \$7,346,126 in non-current liabilities due to a June 2022 bond issuance.
- Deferred Inflows of Resources increased \$5,206,641 related to pension obligations and post-employment benefit obligations.
- As of the close of the current fiscal year, the Town's governmental funds reported combined ending fund balances of \$17,139,654, an increase of \$3,466,561 in comparison with the prior year. Unassigned fund balance at June 30, 2022, is \$8,881,871.
- At the end of the current fiscal year, unassigned fund balance for the General Fund was \$9,017,147 or 16.3% of total General Fund expenditures.
- The Town's total long-term obligations increased by \$7,346,126 during the current fiscal year. The key factors are a decrease in the net OPEB liability of \$218,167, a decrease in the net pension liability of \$7,306,588, a decrease in the retirement benefit liability of \$67,523 and an increase in bonds payable of \$14,941,118 due to the issuance of new bonds offset by current year scheduled debt payments.

**TOWN OF MANSFIELD, CONNECTICUT
MANAGEMENT'S DISCUSSION AND ANALYSIS
JUNE 30, 2022**

Overview of the Basic Financial Statements

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

Government-wide financial statements. The government-wide financial statements are designed to provide readers with a broad overview of the Town's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all of the Town'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 whether the financial position of the Town is improving or deteriorating.

The statement of activities presents information showing how the Town'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 taxes and earned but unused vacation leave).

Both of the government-wide financial statements distinguish functions of the Town that are principally supported by taxes and intergovernmental revenues (governmental activities) from other functions that are intended to recover all or a significant portion of their costs through user fees and charges (business-type activities). The governmental activities of the Town include general government, public safety, public works, community services, community development and education. The business-type activities of the Town include a sewer operation, a transfer station operation.

The government-wide financial statements can be found on Exhibits I and II 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 Town uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. All of the funds of the Town can be divided into three categories: governmental funds, proprietary funds, and fiduciary funds.

Governmental funds. Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund 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.

**TOWN OF MANSFIELD, CONNECTICUT
MANAGEMENT'S DISCUSSION AND ANALYSIS
JUNE 30, 2022**

Overview of the Basic Financial Statements (Continued)

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 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 the Town's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The Town maintains 17 individual governmental funds. Information is presented separately in the governmental fund balance sheet and in the governmental fund statement of revenues, expenditures, and changes in fund balances for the General Fund, Debt Service Fund, and Capital Projects Fund, all of which are considered to be major funds. Data from the other 14 governmental funds are combined into a single, aggregated presentation. Individual fund data for each of these nonmajor governmental funds is provided in the form of combining statements elsewhere in this report.

The Town adopts an annual budget for its General Fund. A budgetary comparison statement has been provided for the General Fund to demonstrate compliance with this budget (RSI-1 and RSI-2).

The basic governmental fund financial statements can be found on Exhibits III and IV.

Proprietary funds. The Town maintains two different types of proprietary funds. Enterprise funds are used to report the same functions presented as business-type activities in the government-wide financial statements. The Town uses enterprise funds to account for its sewer operations and its solid waste operations. Internal service funds are an accounting device used to accumulate and allocate costs internally among the Town's various functions.

The Town uses internal service funds to account for self-insured medical benefits, workers' compensation benefits, voice and data communications and support, energy costs, and printing and mailing services. Because these services predominantly benefit governmental rather than business-type functions, they have been included within governmental activities in the government-wide financial statements.

Proprietary funds provide the same type of information as the government-wide financial statements, only in more detail. The proprietary fund financial statements provide separate information for the Sewer fund and the Solid Waste fund (both major funds). Conversely, internal service funds are combined into a single, aggregated presentation in the proprietary fund financial statements. Individual fund data for the internal service funds is provided in the form of combining statements elsewhere in this report.

The basic proprietary fund financial statements can be found on Exhibits V, VI and VII.

Fiduciary funds. Fiduciary funds are used to account for resources held for the benefit of parties outside the government. Fiduciary funds are not reflected in the government-wide financial statements because the resources of those funds are not available to support the Town's own programs. The accounting used for fiduciary funds is much like that used for proprietary funds.

The basic fiduciary fund financial statements can be found on Exhibits VIII and IX.

**TOWN OF MANSFIELD, CONNECTICUT
MANAGEMENT'S DISCUSSION AND ANALYSIS
JUNE 30, 2022**

Overview of the Basic Financial Statements (Continued)

Notes to the basic financial statements. 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 basic financial statements can be found after Exhibit IX.

Other information. The combining statements referred to earlier in connection with nonmajor governmental funds and internal service funds are presented immediately following the notes to basic financial statements.

Government-Wide Financial Analysis

As noted earlier, net position may serve over time as a useful indicator of a Town's financial position. In the case of the Town, assets exceeded liabilities by \$120,035,273 at the close of the most recent fiscal year.

**TOWN OF MANSFIELD
NET POSITION
JUNE 30, 2022 AND 2021**

	Governmental Activities		Business-Type Activities		Total	
	2022	2021	2022	2021	2022	2021
Assets:						
Current and Other Assets	\$ 66,466,011	\$ 33,440,077	\$ 4,120,731	\$ 4,354,496	\$ 70,586,742	\$ 37,794,573
Capital Assets (Net)	123,137,572	95,459,262	10,223,311	10,460,713	133,360,883	105,919,975
Total Assets	189,603,583	128,899,339	14,344,042	14,815,209	203,947,625	143,714,548
Deferred Outflows of Resources	5,951,436	8,342,013	-	-	5,951,436	8,342,013
Liabilities:						
Long-Term Liabilities Outstanding	37,302,036	29,946,806	121,983	131,087	37,424,019	30,077,893
Other Liabilities	28,849,420	7,733,989	329,855	301,556	29,179,275	8,035,545
Total Liabilities	66,151,456	37,680,795	451,838	432,643	66,603,294	38,113,438
Deferred Inflows of Resources	9,368,290	4,161,649	-	-	9,368,290	4,161,649
Net Position:						
Net Investment in Capital Assets	89,904,295	87,754,262	10,223,311	10,460,713	100,127,606	98,214,975
Restricted	17,402,068	7,996,159	-	-	17,402,068	7,996,159
Unrestricted	12,728,910	(351,513)	3,668,893	3,921,853	16,397,803	3,570,340
Total Net Position	\$ 120,035,273	\$ 95,398,908	\$ 13,892,204	\$ 14,382,566	\$ 133,927,477	\$ 109,781,474

By far the largest portion of the Town's net position (74.9%) reflects its investment in capital assets (e.g., land, construction in progress, land improvements, buildings, improvements other than buildings, machinery and equipment, vehicles, infrastructure, pump station and sewer distribution system), less any related debt used to acquire those assets that is still outstanding. The Town uses these capital assets to provide services to citizens; consequently, these assets are not available for future spending. Although the Town's investment in its capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

An additional portion of the Town's net position (14.5%) represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position \$12,728,910, or 10.6%, may be used to meet the Town's ongoing obligations to citizens and creditors.

**TOWN OF MANSFIELD, CONNECTICUT
MANAGEMENT'S DISCUSSION AND ANALYSIS
JUNE 30, 2022**

Government-Wide Financial Analysis (Continued)

**TOWN OF MANSFIELD
CHANGE IN NET POSITION
JUNE 30, 2022 AND 2021**

	Governmental Activities		Business-Type Activities		Total	
	2022	2021	2022	2021	2022	2021
Revenues:						
Program Revenues:						
Charges for Services	\$ 4,116,660	\$ 3,295,820	\$ 1,960,165	\$ 5,531,109	\$ 6,076,825	\$ 8,826,929
Operating Grants and Contributions	16,721,628	21,399,318	-	-	16,721,628	21,399,318
Capital Grants and Contributions	19,455,612	2,992,035	-	-	19,455,612	2,992,035
General Revenues:						
Property Taxes	36,711,569	35,839,425	-	-	36,711,569	35,839,425
Grants and Contributions Not Restricted to Specific Programs	13,225,542	8,429,603	-	-	13,225,542	8,429,603
Investment Income	91,629	14,349	-	-	91,629	14,349
Miscellaneous	47,108	115,230	-	272	47,108	115,502
Capital Contributions	-	-	-	-	-	-
Total Revenues	<u>90,369,748</u>	<u>72,085,780</u>	<u>1,960,165</u>	<u>5,531,381</u>	<u>92,329,913</u>	<u>77,617,161</u>
Expenses:						
General Government	3,772,262	6,006,556	-	-	3,772,262	6,006,556
Public Safety	5,643,657	5,781,502	-	-	5,643,657	5,781,502
Public Works	5,610,494	4,797,129	-	-	5,610,494	4,797,129
Community Services	7,249,096	6,211,584	-	-	7,249,096	6,211,584
Community Development	1,464,235	1,310,378	-	-	1,464,235	1,310,378
Education	41,990,037	47,415,987	-	-	41,990,037	47,415,987
Interest Expense	247,352	272,280	-	-	247,352	272,280
Sewer Department	-	-	861,164	709,469	861,164	709,469
Transfer Station	-	-	1,345,613	1,386,924	1,345,613	1,386,924
Total Expenses	<u>65,977,133</u>	<u>71,795,416</u>	<u>2,206,777</u>	<u>2,096,393</u>	<u>68,183,910</u>	<u>73,891,809</u>
Excess (Deficiency) Before Transfers	24,392,615	290,364	(246,612)	3,434,988	24,146,003	3,725,352
Transfers	<u>243,750</u>	<u>(8,818,652)</u>	<u>(243,750)</u>	<u>8,818,652</u>	<u>-</u>	<u>-</u>
Increase in Net Position	24,636,365	(8,528,288)	(490,362)	12,253,640	24,146,003	3,725,352
Net Position - Beginning of Year	<u>95,398,908</u>	<u>103,927,196</u>	<u>14,382,566</u>	<u>2,128,926</u>	<u>109,781,474</u>	<u>106,056,122</u>
Net Position - End of Year	<u>\$ 120,035,273</u>	<u>\$ 95,398,908</u>	<u>\$ 13,892,204</u>	<u>\$ 14,382,566</u>	<u>\$ 133,927,477</u>	<u>\$ 109,781,474</u>

**TOWN OF MANSFIELD, CONNECTICUT
MANAGEMENT'S DISCUSSION AND ANALYSIS
JUNE 30, 2022**

Government-Wide Financial Analysis (Continued)

Governmental activities. Governmental activities increased the Town's net position by \$24,636,365. The business-type activities decreased net position by \$490,362, for an overall net increase of \$24,146,003.

Revenues

Governmental activities revenues totaled \$90,369,748 for fiscal year 2022. Property taxes are the largest revenue source for the Town and represent 40.6% of governmental revenues. Current tax collections were 98.88% of the adjusted tax levy, consistent with the prior year. Capital grants and contributions revenues are the Town's second largest revenue and include multiple grants for education capital projects including roof replacement as well as construction of a new elementary school. They account for 21.5% of governmental revenues for the year. Charge for services account for 4.6% and operating grant contributions account for 18.5% of governmental revenues for the year. Grants and contributions not restricted to specific programs account for 14.6% of governmental revenues and include property tax related grants.

The most significant fluctuations from the prior year amounts were as follows:

- Operating Grants and Contributions decrease of \$4,677,690
 - Increase in PILOT – State Property of \$4,803,250
- Capital Grants and Contributions increased \$16,463,577
 - Increase for education school building projects of \$11 million
- Charge for Services increased \$820,840
 - Increase in recreation program revenues of \$493,413
 - Increase in conveyance tax and housing permit revenue of \$59,308
- Property Taxes increased \$872,144
 - Primarily due to an increase in current year levy collections due to grand list growth and an increase in the mill rate to support limited appropriation increases.
- Grant not restricted to specific programs increased \$4,795,939
- Investment Income increased \$77,280 due to an increase in interest rates and balances

Expenses

Governmental expenses totaled \$65,977,133 for the fiscal year. Of the expenses, \$41,990,037 or 63.6% is related to education. Community services expenses amounted to \$7,249,096 or 11.0%, general government expenses were \$3,772,262 or 5.7%, public safety expenses were \$5,643,657 or 8.5%, public works expenses were \$5,610,494 or 8.5% and community development expenses were \$1,464,235 or 2.2%.

**TOWN OF MANSFIELD, CONNECTICUT
MANAGEMENT'S DISCUSSION AND ANALYSIS
JUNE 30, 2022**

Government-Wide Financial Analysis (Continued)

Expenses (Continued)

The most significant fluctuations from the prior year amounts were as follows:

- General Government decreased \$2,234,294 - Primarily due to the decrease in allocation of pension and other post-employment benefits.
- Public works increased \$813,365 – Primarily due to the increase in allocation of pension and other post-employment benefits, and decrease in capital outlay expenses as well as the increase to the General Fund budget for this function.
- Community Services increased \$1,037,512 – Primarily due to increased programming at the community center and for parks and recreation programs (\$166,264), increased daycare programming (\$176,514) and due to the allocation.
- Education decreased \$5,425,950 - Primarily due to the decrease in allocation of pension and other post-employment benefits.

All other changes in expenses paralleled growth in demand for services and inflation.

Business-type activities. Business-type activities decreased the Town's net position by \$490,362. The Solid Waste Disposal Fund had an increase of \$97,794. The Sewer Operating Fund had a decrease of \$588,158. Sewer operating costs exceeded sewer charges for the year by \$344,406, before taking into account the sewer debt payment of \$243,750. Expenses for both funds were reflective of demand for services and inflation.

Business-type activities revenue decreased \$3,571,216 due to a one-time sewer assessment of \$3.7 million. Business-type activities expenses increased \$110,384 due to increased sewer billings from Willimantic.

Financial Analysis of the Town's Funds

As noted earlier, the Town uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

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

As of the end of the current fiscal year, the Town's governmental funds reported combined ending fund balances of \$17,139,654, an increase of \$3,466,561 in comparison with the prior year. The unassigned fund balance amount is \$8,881,871. The remainder of fund balance is not available for new or additional appropriations because it is 1) restricted for a specific purpose by an external source \$5,388,880 primarily for projects funded either by bonding or grants), or 2) committed to be used for a specific purpose as determined by the Town Council \$2,619,624, primarily debt service and other operating accounts) or 3) assigned to be used to liquidate prior year purchase orders \$233,051, or 4) nonspendable, primarily inventory \$16,228.

**TOWN OF MANSFIELD, CONNECTICUT
MANAGEMENT'S DISCUSSION AND ANALYSIS
JUNE 30, 2022**

Financial Analysis of the Town's Funds (Continued)

The General Fund is the operating fund of the Town. At the end of the current fiscal year, unassigned fund balance of the General Fund was \$9,017,147, with a total fund balance of \$9,461,130. As a measure of the General Fund's liquidity, it may be useful to compare both unassigned fund balance and total fund balance to total General Fund expenditures. Unassigned fund balance represents 16.2% of total General Fund expenditures, while total fund balance also represents 17.0% of that same amount.

The fund balance of the Town's General Fund increased by \$987,333 during the current fiscal year. The increase was primarily attributable to revenues in excess of budget (\$845,464) and town and education appropriations unspent during the year (\$37,671).

Debt Service Fund. The Debt Service Fund accounts for debt payment and related debt transactions. This fund had \$1,515,046 in other financing sources for the year and \$945,689 in expenses for a net increase in fund balance of \$569,534. This was due to the transfer in from other funds as well as bond premium that was recognized with the June 2022 bond issuance.

Capital projects fund. This fund accounts for financial resources to be used for the acquisition of major equipment or construction of facilities. The capital projects fund's expenditures exceeded its revenues by \$458,593 for the fiscal year.

Proprietary funds. The Town's proprietary funds provide the same type of information found in the government-wide financial statements, but in more detail.

Unrestricted net position at the end of the year amounted to \$3,077,950 for the Sewer Operating fund, \$590,943 for the Solid Waste Disposal fund, and \$5,656,992 for the Internal Service funds. The total increase (decrease) in net position for the funds was (\$588,156) for the Sewer Operating fund, \$97,794 for the Solid Waste Disposal Fund, and (\$1,118,790) for the Internal Service funds. Other factors concerning the finances of these three funds have already been addressed in the discussion of the Town's business-type activities.

General Fund Budgetary Highlights

The final adopted budget included additional appropriated throughout the year of \$3,462,000 due to an increase in anticipated operating grant revenue from the State of Connecticut. The final adopted budgeted for fiscal year 2022 included the use of fund balance of \$50,074. Final results were an increase to fund balance of \$813,171.

Taxes were under budgeted projections by \$174 thousand due to slightly decreased collection. Operating grants were \$580,847 over final budget, due to additional PILOT – State Property grant reimbursements received from the State of Connecticut. Charges for services were over budget by \$276,277 due to increased receipts on conveyance tax and housing code permits. Interest income was \$48,795 over budget due to increases in current year market conditions.

**TOWN OF MANSFIELD, CONNECTICUT
MANAGEMENT'S DISCUSSION AND ANALYSIS
JUNE 30, 2022**

General Fund Budgetary Highlights (Continued)

Expenditures were within final budget authorization, with an ending positive variance of \$37,671. General government was under budget \$57,975. Public safety was under budget \$95,335. Public works was under budget by \$93,853. Community services was under budget \$97,025. Community development was under budget \$36,861. Education was under budget \$22,334. All of these variances were due to salary savings from various vacancies throughout the year. Due to the salary savings and additional State revenue, the Town was able to transfer additional funds to the Capital Nonrecurring Fund to fund future capital projects.

Capital Assets and Debt Administration

Capital Assets Capital assets. The Town's investment in capital assets for its governmental and business-type activities as of June 30, 2022, amounts to \$133,360,883 (net of accumulated depreciation). This investment in capital assets includes land, construction in progress, land improvements, buildings, improvements other than buildings, machinery and equipment, vehicles, infrastructure, pump station, and sewer distribution system. The total net increase in the Town's investment in capital assets for the current fiscal year was \$27,440,908 and consisted of an increase of \$27,678,310 for governmental activities and a decrease of \$237,402 for business-type activities. Capital asset additions for the year \$31,217,564 were offset by depreciation for the year in the amount of \$3,688,471 and disposals of assets netting \$88,185.

The major capital acquisitions were as follows:

- \$568,049 for the replacement of Hillyndale Road Bridge
- \$977,396 spent on paving several Town roads
- \$210,936 on various equipment and rolling stock
- \$27,286,410 for the construction of a new elementary school
- \$1,543,394 for the replacement of the roof at the middle school

Additional information on the Town's capital assets can be found in Note 5.

**TOWN OF MANSFIELD
CAPITAL ASSETS
(Net of Depreciation)**

	Governmental Activities		Business-Type Activities		Total	
	2022	2021	2022	2021	2022	2021
Land	\$ 6,531,170	\$ 6,531,170	\$ 74,798	\$ 74,798	\$ 6,605,968	\$ 6,605,968
Construction in Progress	33,119,276	4,418,592	-	-	33,119,276	4,418,592
Land Improvements	4,550,175	4,710,297	-	-	4,550,175	4,710,297
Buildings	28,156,460	29,056,668	475	475	28,156,935	29,057,143
Improvements Other than Buildings	1,071,886	1,092,630	-	-	1,071,886	1,092,630
Machinery and Equipment	4,537,546	4,686,442	289,239	334,681	4,826,785	5,021,123
Vehicles	3,110,262	3,462,011	-	-	3,110,262	3,462,011
Infrastructure	42,060,797	41,501,452	-	-	42,060,797	41,501,452
Pump Station	-	-	78,349	81,760	78,349	81,760
Sewer Distribution System	-	-	9,780,450	9,968,999	9,780,450	9,968,999
Total	\$ 123,137,572	\$ 95,459,262	\$ 10,223,311	\$ 10,460,713	\$ 133,360,883	\$ 105,919,975

**TOWN OF MANSFIELD, CONNECTICUT
MANAGEMENT'S DISCUSSION AND ANALYSIS
JUNE 30, 2022**

Capital Assets and Debt Administration

Long-term debt. At the end of the current fiscal year, the Town had total bonded debt outstanding of \$22,120,000. The entire amount is backed by the full faith and credit of the Town.

**TOWN OF MANSFIELD
General Obligation Bonds**

	Governmental Activities	
	2022	2021
General Obligation Bonds - Town	\$ 6,387,000	\$ 6,867,000
General Obligation Bonds - School	15,733,000	838,000
Total	\$ 22,120,000	\$ 7,705,000

The Town's outstanding debt increased by \$14,415,000. This was due to a general obligation bond issuance in June of 2022, offset by a scheduled principal payments made of \$585,000.

The Town maintains an "Aa3" rating from Moody's and AA from S&P Global for general obligation debt.

State statutes limit the amount of general obligation debt a governmental entity may issue to 7 times total tax collections including interest and lien fees and the tax relief for elderly freeze grant. The current debt limitation for the Town is \$248,478,930, which is significantly in excess of the Town's outstanding general obligation debt.

Additional information on the Town's long-term debt can be found in Note 7.

Economic Factors and Next Year's Budgets and Rates

The Town is located east of Hartford, Connecticut, and is the home of the University of Connecticut. With over 4,000 employees, the University is the major employer for the Town. This has a positive effect on employment rates regardless of the business cycle.

The Town's elected and appointed officials considered many factors when setting the fiscal year 2022 budget tax rates. The uncertainty of state aid has a significant impact on Mansfield. Mansfield conservatively projects state aid when preparing its budgets and will continue its efforts to reduce its reliance on the State. Opportunities to relieve the tax burden through the implementation of fees or the application for grant monies are always pursued.

The final proposed FY23 budget had a 3.21% increase for General Government, a 0.2% decrease for local Education, and a 4.0% increase for regional Education. The adopted budget General Fund budget is \$60,285,121, a total increase of 2.0% from the original fiscal year 2022 budget.

The property tax revenue decreased 3.20% from the previous year to fund this budget. The mil rate for the Town decreased to 30.38 mil, due to an increase in State aid. The budget was approved by the voters at the first adjourned Town Meeting on May 10, 2022.

**TOWN OF MANSFIELD, CONNECTICUT
MANAGEMENT'S DISCUSSION AND ANALYSIS
JUNE 30, 2022**

Economic Factors and Next Year's Budgets and Rates (Continued)

Council policy has established a goal for an unassigned general fund balance of 17% of expenditures. General Fund unassigned fund balance as of June 30, 2022, is 16.3% when expressed as a percentage of General Fund governmental expenditures.

Requests for Information

This financial report is designed to provide a general overview of the Town's finances for all those with an interest in the Town's finances. Questions concerning any of the information provided in this report or requests for additional financial information should be addressed to the Director of Finance, 4 South Eagleville Road, Storrs, CT 06268.

BASIC FINANCIAL STATEMENTS

TOWN OF MANSFIELD, CONNECTICUT
STATEMENT OF NET POSITION
JUNE 30, 2022

	Governmental Activities	Business-Type Activities	Total
ASSETS			
Cash and Cash Equivalents	\$ 49,799,990	\$ 835,533	\$ 50,635,523
Receivables, Net:			
Property Taxes	1,482,272	-	1,482,272
Intergovernmental	11,025,991	-	11,025,991
Loans	1,284,938	-	1,284,938
Lessor	1,255,042	-	1,255,042
Other	953,392	3,713,898	4,667,290
Internal Balances	428,700	(428,700)	-
Other Assets	19,938	-	19,938
Restricted Investments	215,748	-	215,748
Capital Assets Not Being Depreciated	39,650,446	74,798	39,725,244
Capital Assets Being Depreciated (Net of Accumulated Depreciation)	83,487,126	10,148,513	93,635,639
Total Assets	<u>189,603,583</u>	<u>14,344,042</u>	<u>203,947,625</u>
DEFERRED OUTFLOWS OF RESOURCES			
Deferred Outflows Related to OPEB	267,409	-	267,409
Deferred Outflows Related to Pension	5,684,027	-	5,684,027
Total Deferred Outflows of Resources	<u>5,951,436</u>	<u>-</u>	<u>5,951,436</u>

See accompanying Notes to Financial Statements.

TOWN OF MANSFIELD, CONNECTICUT
STATEMENT OF NET POSITION (CONTINUED)
JUNE 30, 2022

	Governmental Activities	Business-Type Activities	Total
LIABILITIES			
Current Liabilities:			
Accounts Payable	\$ 13,149,434	\$ 329,855	\$ 13,479,289
BANs and BANs' premium payable	11,640,667	-	11,640,667
Unearned Revenue	4,059,319	-	4,059,319
Total Current Liabilities	<u>28,849,420</u>	<u>329,855</u>	<u>29,179,275</u>
Noncurrent Liabilities:			
Due Within One Year	875,914	10,959	886,873
Due in More than One Year	36,426,122	111,024	36,537,146
Total Noncurrent Liabilities	<u>37,302,036</u>	<u>121,983</u>	<u>37,424,019</u>
 Total Liabilities	 66,151,456	 451,838	 66,603,294
DEFERRED INFLOWS OF RESOURCES			
Deferred Inflows Related to OPEB	738,381	-	738,381
Deferred Inflows Related to Pension	7,206,935	-	7,206,935
Lessor Receivable	1,255,042	-	1,255,042
Advance Tax Collections	167,932	-	167,932
Total Deferred Inflows of Resources	<u>9,368,290</u>	<u>-</u>	<u>9,368,290</u>
NET POSITION			
Net Investment In Capital Assets	89,904,295	10,223,311	100,127,606
Restricted:			
Nonexpendable Purposes	15,028	-	15,028
Capital Projects	1,238,212	-	1,238,212
Discovery Depot	841,334	-	841,334
Downtown Partnership	355,464	-	355,464
Student Activities	49,147	-	49,147
Sewer	1,042,661	-	1,042,661
Grant Purposes	12,118,541	-	12,118,541
Other Operating Activities	1,440,015	-	1,440,015
Flexible Benefits	853	-	853
Perpetual Care - Nonexpendable	1,200	-	1,200
Perpetual Care - Expendable	299,613	-	299,613
Unrestricted	<u>12,728,910</u>	<u>3,668,893</u>	<u>16,397,803</u>
 Total Net Position	 <u>\$ 120,035,273</u>	 <u>\$ 13,892,204</u>	 <u>\$ 133,927,477</u>

See accompanying Notes to Financial Statements.

**TOWN OF MANSFIELD, CONNECTICUT
STATEMENT OF ACTIVITIES
YEAR ENDED JUNE 30, 2022**

Functions/Programs	Expenses	Program Revenues			Net Expenses and Changes in Net Position		
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities	Business-Type Activities	Total
GOVERNMENTAL ACTIVITIES							
General Government	\$ 3,772,262	\$ 595,908	\$ 682,605	\$ -	\$ (2,493,749)	\$ -	\$ (2,493,749)
Public Safety	5,643,657	557,250	13,506	-	(5,072,901)	-	(5,072,901)
Public Works	5,610,494	568,443	412,261	168,581	(4,461,209)	-	(4,461,209)
Community Services	7,249,096	2,142,332	914,734	-	(4,192,030)	-	(4,192,030)
Community Development	1,464,235	97,012	111,002	66,824	(1,189,397)	-	(1,189,397)
Education	41,990,037	155,715	14,587,520	19,220,207	(8,026,595)	-	(8,026,595)
Interest Expense	247,352	-	-	-	(247,352)	-	(247,352)
Total Governmental Activities	65,977,133	4,116,660	16,721,628	19,455,612	(25,683,233)	-	(25,683,233)
BUSINESS-TYPE ACTIVITIES							
Sewer Department	861,164	516,758	-	-	-	(344,406)	(344,406)
Transfer Station	1,345,613	1,443,407	-	-	-	97,794	97,794
Total Business-Type Activities	2,206,777	1,960,165	-	-	-	(246,612)	(246,612)
Total	\$ 68,183,910	\$ 6,076,825	\$ 16,721,628	\$ 19,455,612	(25,683,233)	(246,612)	(25,929,845)
GENERAL REVENUES AND TRANSFERS							
Property Taxes					36,711,569	-	36,711,569
Grants and Contributions Not Restricted to Specific Programs					13,225,542	-	13,225,542
Investment Income					91,629	-	91,629
Miscellaneous					47,108	-	47,108
Transfers					243,750	(243,750)	-
Total General Revenues and Transfers					50,319,598	(243,750)	50,075,848
CHANGE IN NET POSITION							
					24,636,365	(490,362)	24,146,003
Net Position - Beginning of Year					95,398,908	14,382,566	109,781,474
NET POSITION - END OF YEAR							
					\$ 120,035,273	\$ 13,892,204	\$ 133,927,477

See accompanying Notes to Financial Statements.

**TOWN OF MANSFIELD, CONNECTICUT
BALANCE SHEET
GOVERNMENTAL FUNDS
JUNE 30, 2022**

ASSETS	General	Debt Service Fund	Capital Projects	Nonmajor Governmental Funds	Total Governmental Funds
Cash and Cash Equivalents	\$ 11,810,044	\$ 12,398,064	\$ 10,317,121	\$ 9,456,785	\$ 43,982,014
Restricted Investments	-	-	-	215,748	215,748
Receivables, Net:					
Property Taxes	1,022,716	-	-	-	1,022,716
Property Tax Interest and Fees	459,556	-	-	-	459,556
Intergovernmental	46,457	-	10,493,106	486,428	11,025,991
Loans	-	-	-	1,284,938	1,284,938
Lessor	1,255,042	-	-	-	1,255,042
Other	148,465	-	65,706	243,327	457,498
Due from Other Funds	428,700	-	-	-	428,700
Other	-	-	-	19,938	19,938
Total Assets	\$ 15,170,980	\$ 12,398,064	\$ 20,875,933	\$ 11,707,164	\$ 60,152,141
LIABILITIES, DEFERRED INFLOWS OF RESOURCES, AND FUND BALANCES					
LIABILITIES					
Accounts and Other Payables	\$ 627,535	\$ 57,297	\$ 5,598,990	\$ 389,908	\$ 6,673,730
Accrued Liabilities	1,865,120	-	3,468,513	-	5,333,633
Due to Other Funds	387,279	-	-	22,512	409,791
Bond Anticipation Notes Payable	-	11,495,000	-	-	11,495,000
Premiums on Bond Anticipation Notes Payable	-	145,667	-	-	145,667
Unearned Revenue	-	-	90,642	3,964,677	4,055,319
Total Liabilities	2,879,934	11,697,964	9,158,145	4,377,097	28,113,140
DEFERRED INFLOWS OF RESOURCES					
Unavailable Revenue - Property Taxes	947,386	-	-	-	947,386
Unavailable Revenue - Property Tax Interest and Fees	459,556	-	-	-	459,556
Unavailable Revenue - Other Receivable	-	-	-	72,471	72,471
Unavailable Revenue - Grants Receivable	-	-	10,479,576	232,447	10,712,023
Unavailable Revenue - Loans Receivable	-	-	-	1,284,937	1,284,937
Unavailable Revenue - Lessor Related	1,255,042	-	-	-	1,255,042
Advance Tax Collections	167,932	-	-	-	167,932
Total Deferred Inflows of Resources	2,829,916	-	10,479,576	1,589,855	14,899,347
FUND BALANCES					
Nonspendable	-	-	-	16,228	16,228
Restricted	-	-	1,238,212	4,150,668	5,388,880
Committed	210,932	700,100	-	1,708,592	2,619,624
Assigned	233,051	-	-	-	233,051
Unassigned	9,017,147	-	-	(135,276)	8,881,871
Total Fund Balances	9,461,130	700,100	1,238,212	5,740,212	17,139,654
Total Liabilities, Deferred Inflows of Resources, and Fund Balances	\$ 15,170,980	\$ 12,398,064	\$ 20,875,933	\$ 11,707,164	\$ 60,152,141

See accompanying Notes to Financial Statements.

**TOWN OF MANSFIELD, CONNECTICUT
BALANCE SHEET
GOVERNMENTAL FUNDS (CONTINUED)
JUNE 30, 2022**

RECONCILIATION TO THE STATEMENT OF NET POSITION

Total Fund Balances - Governmental Funds (Exhibit III) \$ 17,139,654

Amounts reported for governmental activities in the statement of net position (Exhibit I) are different because of the following:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds:

Governmental Capital Assets	183,722,962
Less: Accumulated Depreciation	<u>(61,880,918)</u>
Net Capital Assets	121,842,044

Other long-term assets are not available to pay for current-period expenditures and, therefore, are not recorded in the funds:

Deferred Outflows Related to Pension	5,684,027
Deferred Outflows Related to OPEB	267,409
Property Tax Receivables Greater than 60 Days	947,386
Interest Receivable on Property Taxes	459,556
Housing Loans	1,284,937
Grants Receivable	10,712,023
Contracts Receivable	72,471

Internal service funds are used by management to charge the costs of risk management individual funds. The assets and liabilities of the internal service funds are reported with governmental activities in the statement of net position.

6,952,520

Long-term liabilities, including bonds payable, are not due and payable in the current period and, therefore, are not reported in the funds:

Net Pension Liability	(11,872,142)
Bonds and Notes Payable	(22,120,000)
Interest Payable on Bonds and Notes	(79,402)
Retirement Benefit	(671,036)
Compensated Absences	(783,537)
Net OPEB Liability	(1,105,075)
Deferred Inflow Related to OPEB	(738,381)
Deferred Inflow Related to Pension	(7,206,935)
Bond Premium	<u>(750,246)</u>

Net Position of Governmental Activities as Reported on the Statement of Net Position (Exhibit I)

\$ 120,035,273

TOWN OF MANSFIELD, CONNECTICUT
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
YEAR ENDED JUNE 30, 2022

	General	Debt Service Fund	Capital Projects	Nonmajor Governmental Funds	Total Governmental Funds
REVENUES					
Property Taxes	\$ 36,559,943	\$ -	\$ -	\$ -	\$ 36,559,943
Intergovernmental	26,577,766	-	11,408,955	4,137,046	42,123,767
Investment Income	117,630	-	-	(33,877)	83,753
Charges for Services	965,482	-	-	2,885,340	3,850,822
Contributions	-	-	58,753	357,493	416,246
Other Local Revenues	78,987	-	-	50,624	129,611
Total Revenues	<u>64,299,808</u>	<u>-</u>	<u>11,467,708</u>	<u>7,396,626</u>	<u>83,164,142</u>
EXPENDITURES					
Current:					
General Government	3,190,632	90,164	-	381,067	3,661,863
Public Safety	4,624,409	-	-	167,845	4,792,254
Public Works	2,679,843	-	-	419,224	3,099,067
Community Services	1,968,701	-	-	3,638,461	5,607,162
Community Development	814,613	-	-	330,977	1,145,590
Town Wide Expenditures	3,965,431	-	-	-	3,965,431
Education	38,051,422	-	-	2,402,201	40,453,623
Capital Outlay	-	-	31,922,109	-	31,922,109
Debt Service	-	855,525	-	-	855,525
Total Expenditures	<u>55,295,051</u>	<u>945,689</u>	<u>31,922,109</u>	<u>7,339,775</u>	<u>95,502,624</u>
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	9,004,757	(945,689)	(20,454,401)	56,851	(12,338,482)
OTHER FINANCING SOURCES (USES)					
Issuance of Debt	-	-	15,000,000	-	15,000,000
Bond Premium	-	541,293	-	-	541,293
Transfers In	2,550	973,750	5,912,994	7,289,974	14,179,268
Transfers Out	(8,019,974)	-	-	(5,895,544)	(13,915,518)
Other Financing Sources (Uses), Net	<u>(8,017,424)</u>	<u>1,515,043</u>	<u>20,912,994</u>	<u>1,394,430</u>	<u>15,805,043</u>
NET CHANGE IN FUND BALANCES	987,333	569,354	458,593	1,451,281	3,466,561
Fund Balances - Beginning of Year	8,473,797	130,746	779,619	4,288,931	13,673,093
FUND BALANCE - END OF YEAR	<u>\$ 9,461,130</u>	<u>\$ 700,100</u>	<u>\$ 1,238,212</u>	<u>\$ 5,740,212</u>	<u>\$ 17,139,654</u>

See accompanying Notes to Financial Statements.

**TOWN OF MANSFIELD, CONNECTICUT
STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS (CONTINUED)
YEAR ENDED JUNE 30, 2022**

RECONCILIATION TO THE STATEMENT OF ACTIVITIES

Net Change in Fund Balances - Governmental Funds (Exhibit IV) \$ 3,466,561

Amounts reported for governmental activities in the statement of activities (Exhibit II) are different because:

Governmental funds report capital outlays as expenditures. In the statement of activities, the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense:

Capital Outlay	31,098,761
Depreciation Expense	(3,310,703)

The statement of activities reports losses arising from the trade-in or disposal of existing capital assets to acquire new capital assets. Conversely, governmental funds do not report any gain or loss on a trade-in or disposal of capital assets.	(86,841)
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Revenues in the statement of activities that do not provide current financial resources are not reported as revenues in the funds, and revenues recognized in the funds are not reported in the statement of activities:

Property Tax Receivable - Accrual Basis Change	28,487
Property Tax Interest and Lien Revenue - Accrual Basis Change	123,139
Housing Loan Receivable - Accrual Basis Change	111,002
Grants Receivable - Accrual Basis Change	7,904,617
Other Receivable - Accrual Basis Change	18,118
Change in Deferred Outflows Relating to Pension	(2,537,381)
Change in Deferred Outflows Relating to OPEB	146,804
Change in Net OPEB Liability	218,167
Change in Net Pension Liability	7,306,588

The issuance of long-term debt (e.g., bonds, leases) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction has any effect on net position. Also, governmental funds report the effect of premiums, discounts and similar items when debt is first issued, whereas these amounts are amortized and deferred in the statement of activities. The details of these differences in the treatment of long-term debt and related items are as follows:

Bond and Note Principal Payments	585,000
Issuance of Bonds and Notes	(15,000,000)
Premium on Issuance of Bonds	(541,293)
Amortization of MERS Prior Service Costs	1,055
Amortization of Premiums	15,175

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.

Compensated Absences	(7,445)
Accrued Interest	7,999
Retirement Benefit	67,523
Change in Deferred Inflows Relating to OPEB	333,600
Change in Deferred Inflows Relating to Pension	(4,193,778)

Internal service funds are used by management to charge costs to individual funds. The net revenue of certain activities of internal services funds is reported with governmental activities.	(1,118,790)
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Change in Net Position of Governmental Activities as Reported on the Statement of Activities (Exhibit II)	<u>\$ 24,636,365</u>
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See accompanying Notes to Financial Statements.

TOWN OF MANSFIELD, CONNECTICUT
STATEMENT OF NET POSITION
PROPRIETARY FUND
JUNE 30, 2022

	Business-Type Activities Enterprise Funds			Governmental Activities
	Major Funds			Internal Service Funds
	Sewer Operating Fund	Solid Waste Disposal	Totals	
ASSETS				
Current Assets:				
Cash and Cash Equivalents	\$ -	\$ 835,533	\$ 835,533	\$ 5,817,976
Accounts Receivable, Net	412,936	4,274	417,210	495,894
Due from Other Funds	-	-	-	409,791
Total Current Assets	412,936	839,807	1,252,743	6,723,661
Noncurrent Assets:				
Capital Assets (Net of Accumulated Depreciation):				
Land	66,298	8,500	74,798	145,649
Construction in Progress	-	-	-	202,210
Buildings	-	475	475	36,497
Equipment	-	289,239	289,239	911,172
Pump Station	78,349	-	78,349	-
Sewer Distribution System	9,780,450	-	9,780,450	-
Total Capital Assets (Net of Accumulated Depreciation)	9,925,097	298,214	10,223,311	1,295,528
Noncurrent Assessments Receivable	3,296,688	-	3,296,688	-
Total Noncurrent Assets	13,221,785	298,214	13,519,999	1,295,528
Total Assets	13,634,721	1,138,021	14,772,742	8,019,189
LIABILITIES				
Current Liabilities:				
Accounts Payable	202,974	126,881	329,855	470,669
Claims Payable	-	-	-	592,000
Unearned Revenue	-	-	-	4,000
Due to Other Funds	428,700	-	428,700	-
Landfill Postclosure Liability	-	8,400	8,400	-
Compensated Absences	-	2,559	2,559	-
Total Current Liabilities	631,674	137,840	769,514	1,066,669
Noncurrent Liabilities:				
Landfill Postclosure Liability	-	100,800	100,800	-
Compensated Absences	-	10,224	10,224	-
Total Noncurrent Liabilities	-	111,024	111,024	-
Total Liabilities	631,674	248,864	880,538	1,066,669
NET POSITION				
Investment in Capital Assets	9,925,097	298,214	10,223,311	1,295,528
Unrestricted	3,077,950	590,943	3,668,893	5,656,992
Total Net Position	\$ 13,003,047	\$ 889,157	\$ 13,892,204	\$ 6,952,520

See accompanying Notes to Financial Statements.

TOWN OF MANSFIELD, CONNECTICUT
STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION
PROPRIETARY FUND
YEAR ENDED JUNE 30, 2022

	Business-Type Activities Enterprise Funds			Governmental Activities
	Major Funds			Internal Service Funds
	Sewer Operating Fund	Solid Waste Disposal	Totals	
OPERATING REVENUES				
Sewer Charges	\$ 513,249	\$ -	\$ 513,249	\$ -
Garbage Collection Fees	-	1,262,017	1,262,017	-
Transfer Station Fees	-	126,452	126,452	-
Sale of Recyclables	-	24,481	24,481	-
Premiums	-	-	-	9,009,979
Charges for Services	-	-	-	2,599,539
Rental Income	-	-	-	215,184
Other Revenues	3,509	30,457	33,966	1,029,824
Total Operating Revenues	<u>516,758</u>	<u>1,443,407</u>	<u>1,960,165</u>	<u>12,854,526</u>
OPERATING EXPENSES				
Wages and Fringe Benefits	-	277,264	277,264	2,280,986
Administration	-	3,914	3,914	489,695
Medical Claims	-	-	-	8,452,785
Workers' Compensation	-	-	-	403,701
Repairs and Maintenance	72,820	-	72,820	146,602
Consultants	-	-	-	104,794
Supplies, Materials, and Rentals	-	3,602	3,602	236,982
Software and Related Communication Costs	500	3,950	4,450	248,853
Utilities	631	1,465	2,096	1,455,084
Contract Pickup	-	650,189	650,189	-
Sewer Billings	531,394	-	531,394	-
Supplies and Services	63,858	18,112	81,970	-
Dumping Fees	-	341,676	341,676	-
Depreciation	191,961	45,441	237,402	140,366
Total Operating Expenses	<u>861,164</u>	<u>1,345,613</u>	<u>2,206,777</u>	<u>13,959,848</u>
OPERATING INCOME (LOSS)	(344,406)	97,794	(246,612)	(1,105,322)
NONOPERATING REVENUES (EXPENSES)				
Loss on Disposal of Capital Assets	-	-	-	(1,344)
Investment Income	-	-	-	7,876
Net Nonoperating Revenues (Expenses)	<u>-</u>	<u>-</u>	<u>-</u>	<u>6,532</u>
INCOME (LOSS) BEFORE TRANSFERS	(344,406)	97,794	(246,612)	(1,098,790)
Transfers Out	(243,750)	-	(243,750)	(20,000)
Total Transfers	<u>(243,750)</u>	<u>-</u>	<u>(243,750)</u>	<u>(20,000)</u>
CHANGE IN NET POSITION	(588,156)	97,794	(490,362)	(1,118,790)
Net Position - Beginning of Year	13,591,203	791,363	14,382,566	8,071,310
NET POSITION - END OF YEAR	<u>\$ 13,003,047</u>	<u>\$ 889,157</u>	<u>\$ 13,892,204</u>	<u>\$ 6,952,520</u>

See accompanying Notes to Financial Statements.

**TOWN OF MANSFIELD, CONNECTICUT
STATEMENT OF CASH FLOWS
PROPRIETARY FUND
YEAR ENDED JUNE 30, 2022**

	Business-Type Activities Enterprise Funds			Governmental Activities
	Major Funds			Internal Service Funds
	Sewer Operating Fund	Solid Waste Disposal	Totals	
CASH FLOWS FROM OPERATING ACTIVITIES				
Receipts from Customers	\$ 689,861	\$ 1,449,889	\$ 2,139,750	\$ 3,563,557
Premiums Received	-	-	-	9,014,053
Other Receipts	-	-	-	21,425
Payments to Vendors	(649,378)	(1,022,834)	(1,672,212)	(2,752,632)
Payments for Claims	-	-	-	(8,262,641)
Payments to Employees	-	(277,968)	(277,968)	(2,280,986)
Net Cash Provided (Used) by Operating Activities	40,483	149,087	189,570	(697,224)
CASH FLOWS FROM NONCAPITAL FINANCING ACTIVITIES				
Transfers to Other Funds	(40,483)	-	(40,483)	(20,000)
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES				
Purchase of Capital Assets	-	-	-	(118,803)
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS	-	149,087	149,087	(828,151)
Cash and Cash Equivalents - Beginning of Year	-	686,446	686,446	6,646,127
CASH AND CASH EQUIVALENTS - END OF YEAR	<u>\$ -</u>	<u>\$ 835,533</u>	<u>\$ 835,533</u>	<u>\$ 5,817,976</u>
RECONCILIATION OF OPERATING INCOME (LOSS) TO NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES				
Operating Income (Loss)	\$ (344,406)	\$ 97,794	\$ (246,612)	\$ (1,105,322)
Adjustments to Reconcile Operating Income (Loss) to Net Cash Provided (Used) by Operating Activities:				
Depreciation	191,961	45,441	237,402	140,366
(Increase) Decrease in:				
Accounts Receivable	173,103	6,482	179,585	(233,300)
Due from Other Funds	-	-	-	(23,866)
Increase (Decrease) in:				
Accounts Payable	19,825	8,474	28,299	333,079
Claims Payable	-	-	-	190,144
Compensated Absences	-	(704)	(704)	-
Landfill Postclosure Liability	-	(8,400)	(8,400)	-
Net Cash Provided (Used) by Operating Activities	<u>\$ 40,483</u>	<u>\$ 149,087</u>	<u>\$ 189,570</u>	<u>\$ (697,224)</u>

See accompanying Notes to Financial Statements.

**TOWN OF MANSFIELD, CONNECTICUT
STATEMENT OF NET POSITION
FIDUCIARY FUNDS
JUNE 30, 2022**

	<u>Post- Employment Healthcare Trust Fund</u>	<u>Custodial Fund Mid-Neroc Operating Fund</u>
ASSETS		
Cash and Cash Equivalents	\$ -	\$ 97,567
Investments, at Fair Value:		
Mutual Funds	1,973,169	-
Total Assets	<u>1,973,169</u>	<u>97,567</u>
LIABILITIES		
Due to Others	-	8,585
Total Liabilities	<u>-</u>	<u>8,585</u>
NET POSITION		
Net Position Restricted for Post-Employment Healthcare Purposes	1,973,169	-
Net Position Restricted for Recycling Operations	<u>-</u>	<u>88,982</u>
Total Net Position	<u>\$ 1,973,169</u>	<u>\$ 88,982</u>

See accompanying Notes to Financial Statements.

**TOWN OF MANSFIELD, CONNECTICUT
STATEMENT OF CHANGES IN NET POSITION
FIDUCIARY FUNDS
YEAR ENDED JUNE 30, 2022**

	Post- Employment Healthcare Trust Fund	Custodial Fund Mid-Neroc Operating Fund
ADDITIONS:		
Contributions:		
Employer	\$ 772,182	\$ -
Other Contributions	-	100,939
Total Contributions	<u>772,182</u>	<u>100,939</u>
Investment Income (Loss):		
Net Change in Fair Value of Investments	<u>(234,558)</u>	<u>-</u>
Total Additions	537,624	100,939
DEDUCTIONS:		
Disposal Operations	-	68,806
Benefits	211,304	-
Total Deductions	<u>211,304</u>	<u>68,806</u>
CHANGE IN NET POSITION	326,320	32,133
Net Position - Beginning of Year	<u>1,646,849</u>	<u>56,849</u>
NET POSITION - END OF YEAR	<u>\$ 1,973,169</u>	<u>\$ 88,982</u>

See accompanying Notes to Financial Statements.

**TOWN OF MANSFIELD, CONNECTICUT
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2022**

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The financial statements of the Town of Mansfield, Connecticut (the Town) have been prepared in conformity with accounting principles generally accepted in the United States of America (GAAP) as applied to government units. The Governmental Accounting Standards Board (GASB) is the accepted standard setting body for establishing governmental accounting and financial reporting principles. The more significant policies of the Town are described below.

A. Reporting Entity

The Town was incorporated in 1702, covers an area of approximately 45.1 square miles and has been the home of the University of Connecticut since 1881.

The Town of Mansfield operates under the provisions of its Charter and the General Statutes of the State of Connecticut. The legislative power of the Town is vested in a Town Council and the Town Meeting. The Town Manager, who is the chief executive officer, superintends the concerns of the Town. The Town Council is responsible for presenting fiscal operating budgets to the Town Meeting for approval. The Board of Education is responsible for the operation of the school system.

Accounting principles generally accepted in the United State of America require that the reporting entity include the primary government, organizations for which the primary government is financially accountable, and 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. A government is financially accountable for a legally separate organization if it appoints a voting majority of the organization's governing body and there is a potential for the organization to provide specific financial benefits to, or impose specific financial burdens on, the government. These criteria have been considered and have resulted in the inclusion of the fiduciary component units as detailed below.

Fiduciary Component Units

The Town has established a post-retirement retiree health plan (OPEB) to provide post-retirement health care benefits to employees and their beneficiaries. The is required to make contributions to the OPEB plan and can impose its will.

The financial statements of the fiduciary component unit is reported as an OPEB Trust fund in the fiduciary fund financial statements. Separate financial statements have not been prepared for the fiduciary component unit.

TOWN OF MANSFIELD, CONNECTICUT
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2022

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

A. Reporting Entity (Continued)

Blended Component Unit

The Mansfield Discovery Depot, Inc. (the Depot) is included in the Town's financial statement as a blended component unit since the Town has operational responsibility for the management of the Depot, and the Depot is financially accountable to the Town due to the Town Council's approval authority over budget increases in excess of \$10,000. The Depot provides services almost entirely to the residents of the Town thereby benefiting the primary government. The Depot appoints its own board, of which two of the members are also members of the Town Council. The Depot accounts for federal and state funds, local contributions, and participants' fees for the operation of a child day care center. The Town of Mansfield is the designated Local Agency pursuant to a Master Contract with the State of Connecticut, dated May 17, 1974, between the Town and the State of Connecticut. Under the terms of the Master Contract, the Town has entered into a Delegate Agency Contract with Mansfield Discovery Depot, Inc., to carry out the program. The facilities in which the Depot operates are owned by the Town, and the operations of the child day care center benefit primarily Town residents. Mansfield Discovery Depot, Inc., does not issue separate audited financial statements.

B. Government-Wide and Fund Financial Statements

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the nonfiduciary activities of the primary government and its component unit. For the most part, the effect of interfund activity has been removed from these statements. *Governmental activities*, which normally are supported by taxes and intergovernmental revenues, are reported separately from *business-type activities*, which rely to a significant extent on fees and charges for support; likewise, the primary government is reported separately from the legally separate component unit for which the primary government is financially accountable.

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*.

Separate financial statements are provided for governmental funds, proprietary funds, and fiduciary funds, even though the latter are excluded from the government-wide financial statements. Major individual governmental funds and the major individual enterprise fund are reported as separate columns in the fund financial statements.

**TOWN OF MANSFIELD, CONNECTICUT
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2022**

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

B. Government-Wide and Fund Financial Statements (Continued)

The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*, as are the proprietary funds and fiduciary fund financial statements. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenues 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 Town 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.

Property taxes, expenditure-type reimbursement grants, certain intergovernmental revenues, transfers, and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of special assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period. All other revenue items are considered to be measurable and available only when cash is received by the Town.

The Town reports the following major governmental funds:

General Fund

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

Debt Service Fund

This fund is used to account for the accumulation of resources for, and the payment of, general long-term debt principal, interest, and related costs.

The Capital Projects Fund

The Capital Projects Fund accounts for the financial revenues to be used for major capital asset construction and/or purchases. The major sources of revenue for this fund are intergovernmental revenues and the proceeds from the issuance of general obligation bonds.

**TOWN OF MANSFIELD, CONNECTICUT
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2022**

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

B. Government-Wide and Fund Financial Statements (Continued)

The Town reports the following major proprietary funds:

Sewer Operating Fund

The Sewer Operating accounts for the activities of the Town's sewer operations. The major source of revenue for this fund is sewer charges.

Solid Waste Disposal Fund

The Solid Waste Disposal Fund accounts for solid waste management for the Town. All the activities necessary to provide such services are accounted for in this fund. It is the intention of management that disposal fees will pay the cost of the tipping fees at the various disposal sites in use.

Additionally, the Town reports the following fund types:

Internal Service Funds

The Internal Service funds account for risk financing activities for insurance benefits as allowed by GASB Statement No. 10 and for management services provided to other departments or agencies of the government, or to other governments, on a cost-reimbursement basis.

Post-Employment Healthcare Trust Fund

The Post-Employment Healthcare Trust Fund accounts for the accumulation of resources to pay retiree medical benefits.

Custodial Fund

The Custodial Fund reports activities of the Mid-Neroc Operating Fund.

C. Measurement Focus, Basis of Accounting, and Financial Statement Presentation

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements. Exceptions to this general rule are other charges between the Town's sewer operations and various other functions of the Town. Elimination of these charges would distort the direct costs and program revenues reported for the various functions concerned.

**TOWN OF MANSFIELD, CONNECTICUT
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2022**

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

**C. Measurement Focus, Basis of Accounting, and Financial Statement Presentation
(Continued)**

Amounts reported as *program revenues* include 1) charges to customers or applicants for goods, services, or privileges provided, 2) operating grants and contributions, and 3) capital grants and contributions, including special assessments. Internally dedicated resources are reported as *general revenues* rather than as program revenues. Likewise, general revenues include all taxes.

Proprietary funds distinguish *operating revenues and expenses* from *nonoperating* items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the sewer operating enterprise fund of the solid waste disposal enterprise fund, and of the Town's internal service funds, are charges to customers for sales and services. The Sewer Operating Fund also recognizes as operating revenue the portion of tap fees intended to recover the cost of connecting new customers to the system. Operating expenses for enterprise funds and internal service funds include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

When both restricted and unrestricted resources are available for use, it is the Town's policy to use restricted resources first, then unrestricted resources as they are needed. Unrestricted resources are used in the following order: committed, assigned, then unassigned.

D. Deposits and Investments

Deposits

The Town's and the component unit's cash and cash equivalents consist of cash on hand, demand deposits, money market accounts, and short-term investments with original maturities of three months or less from the date of acquisition.

Investments

Both the Town and the component unit's eligible investments are governed by State of Connecticut Statutes which, in general, allow the Town to invest in obligations of the United States of America or United States government sponsored corporations; in shares or other interests in any custodial arrangement, pool or no-load, open-end management type investment company or investment trust (as defined); in obligations of any state or political subdivision rated within the top two rating categories of any nationally recognized rating service; or in obligations of the state of Connecticut or political subdivision rated within the top three rating categories of any nationally recognized rating service. For the Capital Nonrecurring Fund, not more than 31% can be invested in equity securities. Investment income is recorded in the fund in which it was earned.

**TOWN OF MANSFIELD, CONNECTICUT
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2022**

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

E. Receivables and Payables

Interfunds

Activity between funds that are representative of lending/borrowing arrangements outstanding at the end of the fiscal year are referred to as either “due to/from other funds” (i.e., the current portion of interfund loans) or “advances to/from other funds” (i.e., the noncurrent portion of interfund loans). Any residual balances outstanding between the governmental activities and business-type activities are reported in the government-wide financial statements as “internal balances.”

Property Taxes and Other Receivables

In the government-wide financial statements, all property tax, sewer use, sewer assessment, and loan receivables are shown net of an allowance for uncollectibles as of June 30, 2022, and are calculated based upon prior collections.

In the fund financial statements, property tax revenues are recognized when levied to the extent that they become available. Available means collected within the current fiscal year or within 60 days after the end of the fiscal year. Property taxes not expected to be collected during the available period are recorded as deferred revenue.

Property taxes become an enforceable lien on October 1. Aggrieved parties may appeal to the Board of Tax Review, which must hear their petition during the month of February, following the lien date. The Board of Tax Review must render a final opinion no later than March 15. Property taxes are levied on July 1 and are due and payable in two installments; July 1 for the first half, and January 1 for the second half. Property taxes receivable, net of an allowance for uncollectibles, are recorded as of the levy date. All bills under \$50 are due in full July 1. Motor vehicle taxes are due in one installment, July 1, and supplemental motor vehicle taxes are due in full January 1. Certificates of continuing lien are filed against delinquent real estate taxes within the first year after the first installment of the tax. Real property valuations are established by the Assessor's office and reflect 70% of 2020 fair market values. Motor vehicle valuations reflect 70% of current retail value on the assessment date.

Loan receivables consist of Community Development Block Grant loans. The Town provides low interest loans for residential rehabilitation.

Restricted Assets

The Cemetery are restricted to expenditure of the investment income only for the donor-designated purpose.

**TOWN OF MANSFIELD, CONNECTICUT
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2022**

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

F. Capital Assets

Capital assets, which include property, plant, equipment, and infrastructure assets (e.g., roads, bridges, sidewalks, and similar items), are reported in the applicable governmental or business-type activities' columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 for equipment, \$20,000 for improvements and \$100,000 for infrastructure, and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at estimated acquisition cost at the date of acquisition.

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.

Major outlays for capital assets and improvements are capitalized as projects are constructed.

Property, plant, equipment, and infrastructure of the Town are depreciated using the straight-line method over the following estimated useful lives:

Buildings	15 to 75 Years
Improvements Other than Buildings	15 to 35 Years
Equipment	5 to 50 Years
Roads	80 to 100 Years
Bridges	75 Years
Pump Station	15 Years
Sewer Lines	50 Years
Rolling Stock – Vehicles	8 to 25 Years

G. Deferred Outflows/Inflows of Resources

In addition to assets, the statement of net position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position or fund balance that applies to a future period or periods and so will not be recognized as an outflow of resources (expense/expenditure) until then. The Town reports deferred outflows related to pension and OPEB in the government-wide statement of net position. A deferred outflow of resources related to pension and OPEB results from differences between expected, actual experience and investment gains or losses and contributions subsequent to the plan measurement date. These amounts are deferred and included in pension and OPEB expense in a systematic and rational manner over a period equal to the average of the expected remaining service lives of all employees that are provided with benefits through the pension and OPEB plan (active employees and inactive employees), excluding the investment gains or losses which are amortized over five years. No deferred outflows of resources affect the governmental fund financial statements in the current year.

**TOWN OF MANSFIELD, CONNECTICUT
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2022**

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

G. Deferred Outflows/Inflows of Resources (Continued)

In addition to liabilities, the statement of net position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position or fund balance that applies to a future period or periods and so will not be recognized as an inflow of resources (revenue) until that time. The Town reports advance property tax collections, unavailable revenue related to lessor receivables and deferred inflows of resources related to pensions and OPEB in the government-wide statement of net position. Deferred inflows of resources related to leases are recognized at the commencement date based on the initial measurement of the lease receivable, plus any payments received from the lessee at or before the commencement of the lease term that relate to future periods, less any lease incentives paid to, or on behalf of, the lessee at or before the commencement of the lease term. The deferred inflows related to leases are recognized as lease revenue in a systematic and rational manner over the lease term. A deferred inflow of resources related to pension and OPEB results from differences between expected and actual experience, changes in assumptions or other inputs. These amounts are deferred and included in pension and OPEB expense in a systematic and rational manner over a period equal to the average of the expected remaining service lives of all employees that are provided with benefits through the pension plan (active employees and inactive employees). Advance property tax collections represent taxes inherently associated with a future period. This amount is recognized during the period in which the revenue is associated. For governmental funds, the Town reports unavailable revenue, which arises only under the modified accrual basis of accounting. The governmental funds report unavailable revenues from property taxes, interest on property taxes, grants and other receivables and long-term loans. These amounts are deferred and recognized as an inflow of resources (revenue) in the period in which the amounts become available.

H. Compensated Absences

A limited amount of vacation earned may be accumulated by employees until termination of their employment, at which time they are paid for accumulated vacation. Unused sick leave may be accumulated for certain employees up to 180 days, until termination, retirement, or death, at which time payments will be made. Certain employees of the Board of Education may elect to retire early, in which case annual compensation will be one-fifth of the employee's salary at the time of retirement payable for a maximum of five consecutive years.

TOWN OF MANSFIELD, CONNECTICUT
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2022

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

I. Long-Term Obligations

In the government-wide financial statements, and proprietary fund types in the fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund type statement of net position. Bond premiums and discounts 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 whether or not withheld from the actual debt proceeds received, are reported as debt service expenses.

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.

J. Net OPEB Liability

The net OPEB liability is measured as the portion of the present value of projected benefit payments to be provided to current active and inactive employees that is attributed to those employees' past periods of service (total OPEB liability), less the amount of the OPEB plan's fiduciary net position. The OPEB plan's fiduciary net position is determined using the same valuation methods that are used by the OPEB plan for purposes of preparing its statement of fiduciary net position. The net OPEB liability is measured as of a date (measurement date) no earlier than the end of the employer's prior fiscal year, consistently applied from period to period.

K. Net Pension Liability

The net pension liability is measured as the portion of the actuarial present value of projected benefits that is attributed to past periods of employee service (total pension liability), net of the pension plan's fiduciary net position. The pension plan's fiduciary net position is determined using the same valuation methods that are used by the pension plan for purposes of preparing its statement of fiduciary net position. The net pension liability is measured as of a date (measurement date) no earlier than the end of the employer's prior fiscal year, consistently applied from period to period.

**TOWN OF MANSFIELD, CONNECTICUT
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2022**

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

L. Fund Equity

In the fund financial statements, governmental funds report reservations of fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

In the government-wide financial statements, net position is classified into the following categories:

Net Investment in Capital Assets – This category presents the net position that reflect capital assets net of only the debt applicable to the acquisition or construction of these assets. Debt issued for noncapital purpose is excluded.

Restricted Net Position – This category presents the net position restricted by external parties (creditors, grantors, contributors, or laws and regulations).

Unrestricted Net Position – This category presents the net position of the Town that is not restricted.

The equity of the fund financial statements is defined as “fund balance” and is classified in the following categories:

Nonspendable Fund Balance – This represents amounts that cannot be spent due to form (e.g., inventories and prepaid amounts).

Restricted Fund Balance – This represents amounts constrained for a specific purpose by external parties, such as grantors, creditors, contributors, or laws and regulations of their governments.

Committed Fund Balance – This represents amounts constrained for a specific purpose by a government using its highest level of decision-making authority (the Town Council) by the passage of a resolution prior to the end of the fiscal year. Once adopted, the limitation imposed by the resolution remains in place until a similar action is taken (the adoption of another resolution) to remove or revise the limitation.

Assigned Fund Balance – This includes amounts constrained for the intent to be used for a specific purpose by the Town Council or Town Manager through the approval of an encumbrance.

Unassigned Fund Balance – This represents fund balance in the General Fund in excess of nonspendable, restricted, committed, and assigned fund balance. If another governmental fund has a fund balance deficit, it is reported as a negative amount in unassigned fund balance.

**TOWN OF MANSFIELD, CONNECTICUT
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2022**

NOTE 1 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

M. Estimates

The preparation of the 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, expenditures/expenses during the reporting period. Actual results could differ from those estimates.

N. Adoption of New Accounting Standards

In June 2017, the Governmental Accounting Standards Board (GASB) issued GASB Statement No. 87, *Leases*. This standard requires the recognition of certain lease assets and liabilities for leases that previously were classified as operating leases and as inflows of resources or outflows of resources recognized based on the payment provisions of the contract. It establishes a single model for lease accounting based on the foundational principle that leases are financings of the right to use an underlying asset. Under this standard, a lessee is required to recognize a lease liability and an intangible right-to-use lease asset, and a lessor is required to recognize a lease receivable and a deferred inflow of resources.

The Town adopted the requirements of the guidance effective July 1, 2021, and has applied the provisions of this standard to the beginning of the period of adoption. The adoption of this standard did not impact net position.

NOTE 2 STEWARDSHIP, COMPLIANCE, AND ACCOUNTABILITY

A. Budgetary Information

The procedures for establishing the budgetary data reported in the financial statements are as follows:

- Formal budgetary integration is employed by the Town Council as a management control device during the year for the General Fund, Capital Projects Fund, and Capital Nonrecurring Fund, which are the only funds with a legally adopted annual budget.
- Prior to March 1, each department head, office, agency, board, or commission of the Town, supported wholly or in part from Town funds, shall submit budget requests in the form requested by the Town Manager so as to indicate the program, activities and work accomplished in the current fiscal year and to be accomplished during the ensuing year. These shall be accompanied by detailed estimates of expenditures to be made and of revenues other than taxes to be collected during the ensuing fiscal year, along with such other information as may be requested by the Council or the Manager.

**TOWN OF MANSFIELD, CONNECTICUT
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2022**

NOTE 2 STEWARDSHIP, COMPLIANCE, AND ACCOUNTABILITY (CONTINUED)

A. Budgetary Information (Continued)

- Prior to April 1, the Town Manager shall present to the Council a budget consisting of:
 - a) A budget message outlining the financial situation of the Town government and describing the important features of the budget plan;
 - b) The budget of the Board of Education as submitted to the Manager, along with whatever analysis or comment the Manager wishes to provide;
 - c) Statements of the Manager's proposed operating program and expenditures for the Town functions and Town-supported functions, other than those of the Board of Education, along with comparisons of amounts expended in the last completed fiscal year and estimated amounts to be expended in the current fiscal year;
 - d) Information on amounts of revenue by source, other than property taxes collected, in the last completed fiscal year, estimates for the current year and for the ensuing year, along with information and estimates regarding property tax revenues for the same periods;
 - e) Statements of the condition and estimated condition of the Town funds and of the debt service obligations of the Town, proposed capital improvements to be undertaken during the ensuing fiscal year or later years, and the proposed methods of financing them;
 - f) And such other information as will assist the Town Council and the voting residents of Mansfield in deciding on an annual appropriation and a capital improvement program.
- During the budget adoption process, the Town Council shall hold at least two Town Budget Information Meetings. At least 10 days prior to each meeting, the Town Council shall widely distribute budget information and notices of the meetings. The Town Council shall adopt a proposed budget, including a recommended appropriation act, by May 1.
- An annual Town Meeting for budget consideration shall be held on the second Tuesday in May. This meeting shall consider the budget presented to it by the Council and may approve, lower, or raise the budget of any item. If the annual Town Meeting refuses or neglects to adopt a budget, the budget will be returned to the Council for its consideration. The Council shall return the same or a revised budget to a Town Meeting called by the Council for a date no later than 10 days after the first meeting. This Town Meeting shall also approve, lower, or raise the budget of any program. Should the Town Meeting then fail or refuse to adopt a budget, the budget appropriation last proposed by the Council shall be in

**TOWN OF MANSFIELD, CONNECTICUT
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2022**

NOTE 2 STEWARDSHIP, COMPLIANCE, AND ACCOUNTABILITY (CONTINUED)

A. Budgetary Information (Continued)

- full effect.
- The budget approved by the Town Meeting or adopted by the Town Council shall be subject to appeal if:
 - Within 21 days after approval, electors present a petition requesting the budget be repealed and replaced by a substitute budget. The petition shall be in certain form and signed by not less than 2% of the electors as determined by the revised registry list last completed.
 - The Town Clerk determines the petition to be sufficient. If found to be sufficient, the Town Clerk shall so certify to the Town Council within five days after receipt of the petition. If insufficient, a legal notice shall be placed in a newspaper of general circulation in the Town, and no further proceedings will be necessary.
 - After certification, the question shall be submitted to a referendum of eligible voters at the budget Town Meeting. At least 10 days prior to the referendum, the Town Council shall publish notice of the referendum in a newspaper having circulation in the Town. The notice shall state the date and hours the referendum will be held, and the text of the question as it will appear. The referendum shall be held on a Tuesday.
 - A majority of those voting in the referendum vote against the budget.

The level of control for all legally adopted budgets (the level at which expenditures may not legally exceed appropriations without Council and/or Town Meeting approval) is at the department level for the General Fund. The Council may make budgetary transfers from one department to another within the General Fund, not to exceed 0.5% of the annual budget in any one fiscal year. Transfers or new appropriations in an amount from 0.5% to an aggregate amount not to exceed 1% of the annual approved budget in any one fiscal year may be approved by consecutive actions of the Council and a Town Meeting, which shall be called by the Council following its action on the new spending proposal.

An appropriation or transfer of over 1% of the annual budget for an expenditure not provided for in the adopted budget may be approved by consecutive favorable actions of the Council and a referendum of the voters of the Town.

Notwithstanding the foregoing, the Council may approve appropriations without limitation as to amount if such appropriations are to be funded from revenues other than receipt of taxes or proceeds of borrowings authorized pursuant to Sections 406 and 407 of the Charter, unanticipated in the annual budget. The Council is authorized to establish special funds with respect to such appropriations.

**TOWN OF MANSFIELD, CONNECTICUT
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2022**

NOTE 2 STEWARDSHIP, COMPLIANCE, AND ACCOUNTABILITY (CONTINUED)

A. Budgetary Information (Continued)

The Board of Education, which is not a separate legal entity but a function of the Town, is authorized under State law to make any transfers required within their budget at their discretion. Any additional appropriations must have Board of Education, Town Council and, if necessary, Town Meeting approval. During the year, the Town approved \$3,462,000 of additional expenditure appropriations from unanticipated revenues and \$50,074 from fund balance.

Encumbrances are recognized as a valid and proper charge against a budget appropriation in the year in which the purchase order, contract or other commitment is issued, and, accordingly, encumbrances outstanding at year-end are reported in budgetary reports (RSI-2) as expenditures in the current year. Generally, all unencumbered appropriations lapse at year-end, except those for the Capital Projects Fund. Appropriations for capital projects are continued until completion of applicable projects, even when projects extend more than one fiscal year. Encumbered appropriations in the General Fund are not re-appropriated in the ensuing year's budget, but are carried forward.

The Mansfield Discretionary Fund had a deficit fund balance of \$145,659 as of June 30, 2022. This deficit will be funded in future years upon the receipt of unavailable revenue.

Capital Projects Authorizations

The following is a summary of capital projects authorizations at June 30, 2022:

	<u>Authorization</u>	<u>Cumulative Expenditures</u>	<u>Balance June 30, 2022</u>
Capital Projects	<u>\$ 106,036,818</u>	<u>\$ 76,276,682</u>	<u>\$ 29,760,136</u>

B. Donor Restricted Endowments

The Town has received certain endowments for the maintenance and improvement of cemeteries and local schools. The amounts are reflected in net position as restricted for endowments. Investment income (including depreciation) is approved for expenditures by the individual Boards responsible for each fund. As of June 30, 2022, \$1,200 of fund balance is classified as nonspendable, reflecting the permanent restriction on spending, and an additional \$299,613 of fund balance is classified as restricted for expenditures in accordance with the endowment agreements.

**TOWN OF MANSFIELD, CONNECTICUT
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2022**

NOTE 3 CASH, CASH EQUIVALENTS, AND INVESTMENTS

The deposit of public funds is controlled by the Connecticut General Statutes (Section 7-402). Deposits may be made in a “qualified public depository” as defined by Statute or, in amounts not exceeding the Federal Deposit Insurance Corporation insurance limit, in an “out of state bank” as defined by the Statutes, which is not a “qualified public depository.”

The Connecticut General Statutes (Section 7-400) permit municipalities to invest in: 1) obligations of the United States and its agencies, 2) highly rated obligations of any state of the United States or of any political subdivision, authority or agency thereof, and 3) shares or other interests in custodial arrangements or pools maintaining constant net asset values and in highly rated no-load open end money market and mutual funds (with constant or fluctuating net asset values) whose portfolios are limited to obligations of the United States and its agencies, and repurchase agreements fully collateralized by such obligations. Other provisions of the Statutes cover specific municipal funds with particular investment authority. The provisions of the Statutes regarding the investment of municipal pension funds do not specify permitted investments. Therefore, investment of such funds is generally controlled by the laws applicable to fiduciaries and the provisions of the applicable plan.

The Statutes (Sections 3-24f and 3-27f) also provide for investment in shares of the State Short-Term Investment Fund (STIF). This investment pool is under the control of the State Treasurer, with oversight provided by the Treasurer’s Cash Management Advisory Board, and are regulated under the State Statutes and subject to annual audit by the Auditors of Public Accounts. Investment yields are accounted for on an amortized-cost basis with an investment portfolio that is designed to attain a market-average rate of return throughout budgetary and economic cycles. STIF is an investment pool of high-quality, short-term money market instruments with an average maturity of less than 60 days. There were no limitations or restrictions on any withdrawals due to redemption notice periods, liquidity fees, or redemption gates. Investors accrue interest daily based on actual earnings, less expenses and transfers to the designated surplus reserve, and the fair value of the position in the pool is the same as the value of the pool shares.

Deposits

Deposit Custodial Credit Risk

Custodial credit risk is the risk that, in the event of a bank failure, the Town’s deposit will not be returned. The Town does not have a deposit policy for custodial credit risk.

Based on the criteria described in GASB Statement No. 40, Deposits and Investment Risk Disclosures, \$7,991,557 of the Town’s bank balance, including the component unit that participated in the cash pool, of \$8,491,557 was exposed to custodial credit risk as follows:

Uninsured and Uncollateralized	7,142,401
Collateralized, Held by Banks	849,156
Total Amount Subject to Custodial Credit Risk	<u>\$ 7,991,557</u>

**TOWN OF MANSFIELD, CONNECTICUT
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2022**

NOTE 3 CASH, CASH EQUIVALENTS, AND INVESTMENTS (CONTINUED)

Deposits (Continued)

Deposit Custodial Credit Risk (Continued)

Connecticut General Statutes require that each depository maintain segregated collateral (not required to be based on a security agreement between the depository and the municipality and, therefore, not perfected in accordance with federal law) in an amount equal to a defined percentage of its public deposits based upon the depository's risk-based capital ratio.

Cash Equivalents

Cash equivalents are short-term, highly liquid investments that are both readily convertible to known amounts of cash and purchased within 90 days of maturity. At June 30, 2022, the Town's cash equivalents amounted to \$45,194,261. The following table provides a summary of the Town's cash equivalents (excluding U.S. government guaranteed obligations) as rated by nationally recognized statistical rating organizations. The pools all have maturities of less than one year.

	Standard & Poor's
State Short-Term Investment Fund (STIF)	AAAm

Investments

Investments as of June 30, 2022, in all funds are as follows:

	Fair Value
Investment Type	
Mutual Fund Accounts	\$ 2,188,917

The Town categorizes its fair value measurements within the fair value hierarchy established by generally accepted accounting principles. The hierarchy gives the highest priority to unadjusted quoted prices in active markets for identical assets or liabilities (Level 1 measurements); followed by quoted prices in inactive markets or for similar assets or with observable inputs (Level 2 measurements); and the lowest priority to unobservable inputs (Level 3 measurements). The Town has the following recurring fair value measurements as of June 30, 2022:

	Total	Fair Value Measurements Using		
		Level 1	Level 2	Level 3
Investments by Fair Value Level:				
Mutual Funds	\$ 2,188,917	\$ 215,748	\$ 1,973,169	\$ -

Debt and equity securities classified in Level 1 of the fair value hierarchy are valued using prices quoted in active markets for those securities.

**TOWN OF MANSFIELD, CONNECTICUT
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2022**

NOTE 3 CASH, CASH EQUIVALENTS, AND INVESTMENTS (CONTINUED)

Interest Rate Risk

The Town does not have a formal investment policy that limits investment maturities as a means of managing its exposure to fair value losses arising from increasing interest rates.

Credit Risk - Investments

As indicated above, State Statutes limit the investment options of cities and towns. The Town does not have an investment policy that further limits their investment options of the Town beyond that of the State Statutes.

Concentration of Credit Risk

The Town has no policy limiting an investment in any one issuer that is in excess of 5% of the Town's total investments.

Custodial Credit Risk

Custodial credit risk for an investment is the risk that, in the event of the failure of the counterparty (the institution that pledges collateral or repurchase agreement securities to the Town or that sells investments to or buys them for the Town), the Town will not be able to recover the value of its investments or collateral securities that are in the possession of an outside party. The Town does not have a policy for custodial credit risk. At June 30, 2022, the Town did not have any uninsured and unregistered securities held by the counterparty, or by its trust department or agent that were not in the Town's name.

NOTE 4 RECEIVABLES

Receivables as of year-end for the Town's individual major funds, nonmajor and fiduciary funds in the aggregate, including the applicable allowances for uncollectible accounts, are as follows:

	General Fund	Capital Projects	Sewer Operating Fund	Solid Waste Disposal Fund	Nonmajor and Other Funds
Receivables:					
Property Taxes	\$ 1,062,716	\$ -	\$ -	\$ -	\$ -
Property Tax Interest and Fees	459,556	-	-	-	-
Sewer Assessments	-	-	247,057	-	-
Intergovernmental	46,457	10,493,106	-	-	486,428
Loans	-	-	-	-	1,284,938
Lessor	1,255,042	-	-	-	-
Other	148,465	65,706	171,648	4,274	739,221
Total Gross	<u>2,972,236</u>	<u>10,558,812</u>	<u>418,705</u>	<u>4,274</u>	<u>2,510,587</u>
Current Receivables	2,972,236	10,558,812	418,705	4,274	2,510,587
Less: Allowance for Uncollectibles	<u>40,000</u>	<u>-</u>	<u>5,769</u>	<u>-</u>	<u>-</u>
Balance at June 30, 2022	<u>\$ 2,932,236</u>	<u>\$ 10,558,812</u>	<u>\$ 412,936</u>	<u>\$ 4,274</u>	<u>\$ 2,510,587</u>

**TOWN OF MANSFIELD, CONNECTICUT
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2022**

NOTE 5 CAPITAL ASSETS

Capital asset activity for the year ended June 30, 2022, was as follows:

	Beginning Balance	Increases	Transfers	Decreases	Ending Balance
Governmental Activities:					
Capital Assets Not Being Depreciated:					
Land	\$ 6,531,170	\$ -	\$ -	\$ -	\$ 6,531,170
Construction In Progress	4,418,592	29,315,336	(614,652)	-	33,119,276
Total Capital Assets Not Being Depreciated	10,949,762	29,315,336	(614,652)	-	39,650,446
Capital Assets Being Depreciated:					
Land Improvements	6,634,521	58,650	-	-	6,693,171
Buildings	54,429,906	167,046	-	22,625	54,574,327
Improvements Other than Buildings	1,826,812	68,234	-	-	1,895,046
Machinery and Equipment	9,866,889	562,695	46,603	222,033	10,254,154
Vehicles	6,517,686	68,207	-	59,864	6,526,029
Infrastructure	65,922,554	977,396	568,049	-	67,467,999
Total Capital Assets Being Depreciated	145,198,368	1,902,228	614,652	304,522	147,410,726
Less: Accumulated Depreciation for:					
Land Improvements	1,924,224	218,772	-	-	2,142,996
Buildings	25,373,238	1,055,816	-	11,187	26,417,867
Improvements Other than Buildings	734,182	88,978	-	-	823,160
Machinery and Equipment	5,180,447	711,712	-	175,551	5,716,608
Vehicles	3,055,675	389,691	-	29,599	3,415,767
Infrastructure	24,421,102	986,100	-	-	25,407,202
Total Accumulated Depreciation	60,688,868	3,451,069	-	216,337	63,923,600
Total Capital Assets Being Depreciated, Net	84,509,500	(1,548,841)	614,652	88,185	83,487,126
Governmental Activities Capital Assets, Net	<u>\$ 95,459,262</u>	<u>\$ 27,766,495</u>	<u>\$ -</u>	<u>\$ 88,185</u>	<u>\$ 123,137,572</u>

**TOWN OF MANSFIELD, CONNECTICUT
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2022**

NOTE 5 CAPITAL ASSETS (CONTINUED)

	Beginning Balance	Increases	Transfers	Decreases	Ending Balance
Business-Type Activities:					
Capital Assets Not Being Depreciated:					
Land	\$ 74,798	\$ -	\$ -	\$ -	\$ 74,798
Capital Assets Being Depreciated:					
Buildings	139,625	-	-	-	139,625
Equipment	788,640	-	-	-	788,640
Pump Station	166,902	-	-	-	166,902
Sewer Distribution System	11,179,169	-	-	-	11,179,169
Total Capital Assets Being Depreciated	12,274,336	-	-	-	12,274,336
Less: Accumulated Depreciation for:					
Buildings	139,150	-	-	-	139,150
Equipment	453,959	45,442	-	-	499,401
Pump Station	85,142	3,411	-	-	88,553
Sewer Distribution System	1,210,170	188,549	-	-	1,398,719
Total Accumulated Depreciation	1,888,421	237,402	-	-	2,125,823
Total Capital Assets Being Depreciated, Net	10,385,915	(237,402)	-	-	10,148,513
Business-Type Activities Capital Assets, Net	<u>\$ 10,460,713</u>	<u>\$ (237,402)</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 10,223,311</u>

Depreciation expense was charged to functions/programs as follows:

Governmental Activities:	
General Government	\$ 427,674
Community Environment	516,060
Public Safety	286,577
Community Development	181,746
Public Works	1,320,062
Education	578,584
Capital Assets Held by the Town's Internal Service Funds are Charged to the Various Functions Based on their Usage of the Assets	140,366
Total Depreciation Expense - Governmental Activities	<u>\$ 3,451,069</u>
Business-Type Activities:	
Sewer Services	\$ 191,961
Solid Waste Services	45,441
Total Depreciation Expense - Business-Type Activities	<u>\$ 237,402</u>

**TOWN OF MANSFIELD, CONNECTICUT
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2022**

NOTE 6 INTERFUND RECEIVABLES, PAYABLES, AND TRANSFERS

Individual fund interfund receivable and payable balances at June 30, 2022, are as follows:

Receivable Fund	Payable Fund	Amount
Internal Service Funds	Nonmajor Governmental Funds	\$ 22,512
Internal Service Funds	General Fund	387,279
Total		<u>\$ 409,791</u>

All interfund receivables and payables are the result of regularly recurring transactions and represent temporary balances. The outstanding balances between funds result mainly from the time lag between the dates that; interfund goods and services are provided or reimbursable expenditures occur, transactions are recorded in the accounting system, and payments between funds are made. With respect to the fiduciary funds, this is due to the funds' participation in the Town's pooled cash system.

Interfund Transfers:

	Transfers In				Total Transfers Out
	General Fund	Debt Service Fund	Capital Projects Fund	Nonmajor Governmental Funds	
General Fund	\$ -	\$ 730,000	\$ -	\$ 7,289,974	\$ 8,019,974
Internal Service Funds	-	-	20,000	-	20,000
Sewer Operating Fund	-	243,750	-	-	243,750
Nonmajor Governmental Funds	2,550	-	5,892,994	-	5,895,544
Total Transfers In	<u>\$ 2,550</u>	<u>\$ 973,750</u>	<u>\$ 5,912,994</u>	<u>\$ 7,289,974</u>	<u>\$ 14,179,268</u>

All transfers represent routine transactions that occur annually to move resources from one fund to another, and are used to supplement revenues of other funds. The most significant are the annual appropriation of funds from the General Fund to the Capital Nonrecurring Fund and from the Capital Nonrecurring Fund to the Capital Projects Fund to initialize the capital projects for \$6,896,224 and \$5,833,094, respectively.

**TOWN OF MANSFIELD, CONNECTICUT
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2022**

NOTE 7 LONG-TERM DEBT

Governmental Activities

Changes in Long-Term Liabilities

Long-term liability activity for the year ended June 30, 2022, was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
Governmental Activities:					
Bonds Payable:					
General Obligation Bonds	\$ 7,705,000	\$ 15,000,000	\$ 585,000	\$ 22,120,000	\$ 585,000
Bond Premium	224,128	541,293	15,175	750,246	-
Total Bonds	7,929,128	15,541,293	600,175	22,870,246	585,000
Net Pension Liability	19,178,730	-	7,306,588	11,872,142	-
MERS Prior Service Costs	1,055	-	1,055	-	-
Net OPEB Liability	1,323,242	-	218,167	1,105,075	-
Compensated Absences	776,092	790,932	783,487	783,537	156,707
Retirement Benefit	738,559	-	67,523	671,036	134,207
Total Governmental Activities Long-Term Liabilities	<u>\$ 29,946,806</u>	<u>\$ 16,332,225</u>	<u>\$ 8,976,995</u>	<u>\$ 37,302,036</u>	<u>\$ 875,914</u>
Business-Type Activities:					
Compensated Absences	\$ 13,487	\$ -	\$ 704	\$ 12,783	\$ 2,559
Landfill Closure/Postclosure	117,600	-	8,400	109,200	8,400
Total Business-Type Activities Long-Term Liabilities	<u>\$ 131,087</u>	<u>\$ -</u>	<u>\$ 9,104</u>	<u>\$ 121,983</u>	<u>\$ 10,959</u>

Typically, the General Fund is used to liquidate governmental activities long-term liabilities.

The annual requirements to amortize serial bonds outstanding at June 30, 2022, are as follows:

Year Ending June 30,	Schools			Town						Total Net Debt Service to Maturity
				General Purpose			Sewers			
	Principal	Interest	Net Debt Service to Maturity	Principal	Interest	Net Debt Service to Maturity	Principal	Interest	Net Debt Service to Maturity	
2023	\$ 105,000	\$ 669,010	\$ 774,010	\$ 152,500	\$ 41,872	\$ 194,372	\$ 327,500	\$ 176,932	\$ 504,432	\$ 1,472,814
2024	705,000	668,360	1,373,360	152,500	35,640	188,140	327,500	160,900	488,400	2,049,900
2025	705,000	633,920	1,338,920	152,500	29,130	181,630	327,500	144,800	472,300	1,992,850
2026	706,000	599,480	1,305,480	129,000	22,620	151,620	330,000	128,700	458,700	1,915,800
2027	674,000	565,480	1,239,480	41,000	17,870	58,870	300,000	118,500	418,500	1,716,850
2028-2032	3,820,000	2,306,600	6,126,600	225,000	70,000	295,000	1,500,000	457,500	1,957,500	8,379,100
2033-2037	4,470,000	1,445,600	5,915,600	230,000	35,650	265,650	1,500,000	232,500	1,732,500	7,913,750
2038-2042	4,548,000	542,310	5,090,310	92,000	4,428	96,428	600,000	28,875	628,875	5,815,613
Total	<u>\$ 15,733,000</u>	<u>\$ 7,430,760</u>	<u>\$ 23,163,760</u>	<u>\$ 1,174,500</u>	<u>#####</u>	<u>\$ 1,431,710</u>	<u>\$ 5,212,500</u>	<u>\$ 1,448,707</u>	<u>\$ 6,661,207</u>	<u>\$ 31,256,677</u>

**TOWN OF MANSFIELD, CONNECTICUT
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2022**

NOTE 7 LONG-TERM DEBT (CONTINUED)

Governmental Activities (Continued)

Overlapping and Underlying Indebtedness

Mansfield is a member of Regional School District No.19 along with the towns of Ashford and Willington.

	Amount of Outstanding Debt	Net Debt Outstanding	Applicable % of Net Debt Charge to Town	Town Net Overlapping Debt
Regional School District No. 19	<u>\$ 2,002,407</u>	<u>\$ 2,002,407</u>	<u>58.57%</u>	<u>\$ 1,172,810</u>

Termination Benefits

The Town provides severance payments to teachers and certain administrators upon retirement. To qualify for benefits, the employee must achieve age 70 with at least 15 years of service as a teacher in Mansfield. The Town funds the severance cost for the seven eligible participants. The benefits will be paid in future years as the employees retire. The amounts are paid as incurred from the General Fund. During the fiscal year ended June 30, 2022, \$67,523 was paid for these benefits.

Statutory Debt Limitations

The Town's indebtedness does not exceed the legal debt limitations as required by Connecticut General Statutes as reflected in the following schedule:

Category	Limitation	Indebtedness	Balance
General Purpose	\$ 79,868,228	\$ 1,732,500	\$ 78,135,728
Schools	159,736,455	27,855,810	131,880,645
Sewers	133,113,713	5,215,500	127,898,213
Urban Renewal	115,365,218	-	115,365,218
Pension Deficit	106,490,970	-	106,490,970

The total overall statutory debt limit for the Town is equal to seven times annual receipts from taxation, \$248,478,930.

The indebtedness reflected above includes bonds outstanding in addition to the amount of bonds authorized and unissued against which bond anticipation notes are issued and outstanding.

Authorized/Unissued Bonds

At June 30, 2022, the Town had \$41,870,000 of authorized and unissued bonds, \$558,000 for general purposes, \$3,000,000 for sewers, and \$38,312,000 for Schools.

**TOWN OF MANSFIELD, CONNECTICUT
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2022**

NOTE 7 LONG-TERM DEBT (CONTINUED)

Governmental Activities (Continued)

Landfill Closure and Postclosure Care Costs (Solid Waste Major Enterprise Fund)

State and federal laws and regulations require landfill closures to meet certain standards. The Town is in the process of finalizing an agreement with the State Department of Environmental Protection for final capping of the landfill. The landfill was covered in November 2004. The monitoring costs for the next 13 years at \$8,400 per year are \$109,200. These amounts are based on estimates that are subject to change due to inflation, technology or applicable laws and regulations. The liability as described above is recorded in the major enterprise Solid Waste Disposal fund.

NOTE 8 RISK MANAGEMENT

A. Risk Management

The Town is exposed to various risks of loss related to public officials and police liability; Board of Education liability; torts; theft of, damage to, and destruction of assets; errors or omissions; injuries to employees; and natural disasters. Except for medical insurance, the Town purchases commercial insurance for all risks of loss. Settled claims have not exceeded commercial coverage in any of the past three years. There have been no significant reductions in insurance coverage from coverage in the prior year.

The Mansfield Health Insurance Fund (the Fund), which has been recorded as an Internal Service Fund, was established to provide hospitalization and medical-surgical health coverage for all Town, Regional School District No. 19, and Mansfield Discovery Depot, Inc., employees. The Fund is substantially funded by the Town's General Fund and Region 19 based upon estimates for the number of employees and type of coverage (single or family) and trends in the insurance claims and estimates for administration. The program's general objectives are to formulate on behalf of the members a health insurance program at lower costs of coverage and to develop a systematic method to control health costs.

A third party administers the plan for which the Fund pays a fee. The Fund has purchased aggregate stop loss coverage at 125% of expected claims and individual stop loss coverage of \$175,000 per claim.

The claims liability reported is based upon the provisions of GASB Statements No. 10 and 30, which require that a liability for claims be reported if information prior to the issuance of the financial statements indicates that it is possible that a liability has been incurred at the date of the financial statements and the amount of the possible loss can be reasonably estimated. The amount of claim accrual is based on the ultimate costs of settling the claim, which includes past experience data, inflation and other future economic and societal factors, and incremental claim adjustment expenses, net of estimated subrogation recoveries. The claim accrual does not include other allocated or unallocated claims adjustment expenses.

**TOWN OF MANSFIELD, CONNECTICUT
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2022**

NOTE 8 RISK MANAGEMENT (CONTINUED)

A. Risk Management (Continued)

An analysis of the activity in the claims liability for the health insurance fund is as follows:

	Claims Payable July 1,	Current Year Claims and Changes in Estimates	Claims Paid	Claims Payable June 30,
2020-2021	\$ 379,000	\$ 6,640,743	\$ 6,617,887	\$ 401,856
2021-2022	401,856	8,452,785	8,262,641	592,000

The Town is a member of the Connecticut Interlocal Risk Management Agency (CIRMA), an unincorporated association of Connecticut local public agencies that was formed in 1980 by the Connecticut Conference of Municipalities for the purpose of establishing and administering an interlocal risk management program pursuant to the provisions of Section 7-479a et seq. of the Connecticut General Statutes.

The Town is a member of CIRMA's Liability-Automobile-Property Pool, a risk-sharing pool. The Liability-Automobile-Property Pool provides general liability, automobile liability, employee benefit liability, law enforcement liability, public officials, and property coverage. The premium is subject to these coverages, and claims and expense payments falling within the deductible amounts are the responsibility of the Town. CIRMA's Liability-Automobile-Property Pool retains \$1,000,000 per occurrence for each line of liability coverage.

The Town, including Mansfield Discovery Depot, Inc., is also a member of CIRMA's Workers' Compensation Pool, a risk-sharing pool. The Workers' Compensation Pool provides statutory benefits pursuant to the provisions of the Connecticut Workers' Compensation Act. The coverage is subject to an incurred loss retrospective rating plan, and losses incurred in the coverage period will be evaluated at 18, 30, and 42 months after the effective date of coverage. The premium is subject to payroll audit at the close of the coverage period. CIRMA's Workers' Compensation Pool retains \$1,000,000 per occurrence.

Payments to the Workers' Compensation Pool are made through the Workers' Compensation Insurance Fund, which has been recorded as an internal service fund. This fund's general objectives are to formulate a systematic method to control premium costs.

B. Commitments and Litigation

The Town of Mansfield, Connecticut, its officers, employees, boards, and commissions are defendants in a number of lawsuits. It is the opinion of the Town Attorney that pending actions will not be finally determined so as to result individually or in the aggregate in a final judgment against the Town that would materially adversely affect its financial position.

**TOWN OF MANSFIELD, CONNECTICUT
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2022**

NOTE 8 RISK MANAGEMENT (CONTINUED)

B. Commitments and Litigation (Continued)

The Town has received financial assistance from numerous federal and state agencies in the form of grants and entitlements. The disbursement of funds received under these programs generally requires compliance with terms and conditions specified in the grant agreements and is subject to audit by the grantor agencies. Any disallowed claims resulting from such audits could become a liability of the General Fund or other applicable funds. However, in the opinion of management, liabilities resulting from disallowed claims, if any, will not have a material effect on the Town's financial statements.

NOTE 9 FUND BALANCE

The components of fund balance for the governmental funds at June 30, 2022, are as follows:

	General Fund	Major Special Revenue Funds		Nonmajor Governmental Funds	Total
		Debt Service Fund	Capital Projects		
Fund Balances:					
Nonspendable:					
Inventory	\$ -	\$ -	\$ -	\$ 15,028	\$ 15,028
Permanent Fund Principal	-	-	-	1,200	1,200
Restricted for:					
Permanent Funds	-	-	-	299,613	299,613
Unspent Grant Balances	-	-	-	121,581	121,581
Capital Projects	-	-	1,238,212	-	1,238,212
Other Operating Activities	-	-	-	1,440,015	1,440,015
Discovery Depot	-	-	-	841,334	841,334
Downtown Partnership	-	-	-	355,464	355,464
Student Activities	-	-	-	49,147	49,147
Sewer Funds	-	-	-	1,042,661	1,042,661
Flexible Benefits	-	-	-	853	853
Committed to:					
Compensated Absences	25,214	-	-	-	25,214
Transit Services	185,718	-	-	-	185,718
Recreation Programs	-	-	-	46,357	46,357
School Food Service	-	-	-	365,953	365,953
Debt Service	-	700,100	-	-	700,100
Capital Projects	-	-	-	1,296,282	1,296,282
Assigned to:					
General Government	39,202	-	-	-	39,202
Public Safety	28,954	-	-	-	28,954
Public Works	44,626	-	-	-	44,626
Community Services	6,077	-	-	-	6,077
Community Development	1,147	-	-	-	1,147
Education	113,045	-	-	-	113,045
Unassigned	9,017,147	-	-	(135,276)	8,881,871
Total Fund Balances	\$ 9,461,130	\$ 700,100	\$ 1,238,212	\$ 5,740,212	\$ 17,139,654

Significant encumbrances of \$233,051, \$19,336,837, and \$178,167 at June 30, 2022, are contained in the above table in the assigned category of the General Fund, the restricted category of the Capital Projects Fund and the restricted and committed categories of the Nonmajor Governmental Funds.

**TOWN OF MANSFIELD, CONNECTICUT
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2022**

NOTE 10 PENSION PLANS

Municipal Employees' Retirement System

A. Plan Descriptions

All full-time employees participate in the Municipal Employees' Retirement System (MERS). MERS is a cost-sharing multiemployer public employee retirement system established by the State of Connecticut and administered by the State Retirement Commission to provide pension benefits to employees of participating municipalities. Chapters 7-425 to 7-451 of the State of Connecticut General Statutes, which can be amended by legislative action, establishes MERS benefits, member contribution rates and other plan provisions. MERS is considered to be part of the State of Connecticut's financial reporting entity and is included in the State's financial reports as a pension trust fund. Those reports can be obtained at www.ct.gov.

B. Benefit Provisions

The plan provides retirement, disability and death benefits and annual cost-of-living adjustments to plan members and their beneficiaries. Employees are eligible to retire at age 55 with 5 years of continuous service, or 15 years of active aggregate service or 25 years of aggregate service. In addition, compulsory retirement is at age 65 for police and fire members. Employees under the age of 55 are eligible to retire with 25 years of service.

C. Normal Retirement

For members not covered by social security, retirement benefits are calculated as 2% of the average of the three highest paid years of service times the years of service. For members covered by social security, retirement benefits are calculated as 1½% of the average of the three highest paid years of service not in excess of the year's breakpoint plus 2% of average of the three highest paid years of service in excess of the year's breakpoint, times years of service. The year's breakpoint is defined as \$10,700 increased by 6.0% each year after 1982, rounded to the nearest multiple of \$100. Maximum benefit is 100% of average final compensation and the minimum benefit is \$1,000 annually.

D. Early Retirement

Members must have 5 years of continuous or 15 years of active aggregate service. Benefits are calculated as a service retirement allowance on the basis of the average of the three highest paid years of service to the date of termination. Benefits are deferred to normal retirement age, or an actuarially reduced allowance may begin at the time of separation.

**TOWN OF MANSFIELD, CONNECTICUT
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2022**

NOTE 10 PENSION PLANS (CONTINUED)

Municipal Employees' Retirement System

E. Disability Retirement - Service Connected

This applies to employees who are totally and permanently disabled and such disability has arisen out of and in the course of employment with the municipality. Disability due to heart and hypertension in the case of fire and police, who began employment prior to July 1, 1996, is presumed to have been suffered in the line of duty. Benefits are calculated as a service retirement allowance based on compensation and service to the date of the disability with a minimum benefit (including worker's compensation benefits) of 50% of compensation at the time of disability.

F. Disability Retirement - Non-Service Connected

This applies to employees who have 10 years of service and are totally and permanently disabled. Benefits are calculated as a service retirement allowance based on compensation and service to the date of the disability.

G. Pre-Retirement Death Benefit

The plan offers a lump-sum return of contributions with interest or if vested and married, the surviving spouse will receive a lifetime benefit.

H. Contributions

Member

Contributions for members not covered by social security are 5% of compensation; for members covered by social security, 2¼% of compensation up to the social security taxable wage base plus 5%, if any, in excess of such base.

Employer

Participating employers make annual contributions consisting of a normal cost contribution, a contribution for the amortization of the net unfunded accrued liability and a prior service amortization payment, which covers the liabilities of MERS not met by member contributions. In addition, there is also an annual administrative fee per active and retired member.

**TOWN OF MANSFIELD, CONNECTICUT
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2022**

NOTE 10 PENSION PLANS (CONTINUED)

Municipal Employees' Retirement System

I. Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

At June 30, 2022, the Town reports a liability of \$11,872,142 for its proportionate share of the net pension liability. The net pension liability was measured at June 30, 2021, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation at June 30, 2021. The actuarial assumptions used in the June 30, 2021, valuation were based on results of an actuarial experience study for the period July 1, 2012, through June 30, 2017. The Town's proportion of the net pension liability was based on a projection of the Town's long-term share of contributions to the pension plan relative to the projected contributions of all participants, actuarially determined. At June 30, 2022, the Town's proportion was 1.672%. The decrease in proportion from the prior year was 0.185%.

For the year ended June 30, 2022, the Town recognized pension expense of \$2,560,238. At June 30, 2022, the Town reported deferred outflows of resources related to pension from the following sources:

	<u>Deferred Outflows of Resources</u>	<u>Deferred Inflows of Resources</u>
Town Contributions After the Measurement Date	\$ 2,384,063	\$ -
Net Difference Between Projected and Actual Earnings on Pension Plan Investments	-	5,106,292
Differences Between Expected and Actual Experience	1,017,291	1,716,020
Change in Assumptions	1,589,896	-
Change in Proportionate Share	692,777	384,623
Total	<u>\$ 5,684,027</u>	<u>\$ 7,206,935</u>

Amounts reported as deferred outflows of resources related to Town contributions after the measurement date will be recognized as a reduction of the net pension liability in the subsequent year. Amounts reported as deferred inflows of resources related to pension will be recognized in pension expense as follows:

<u>Year Ending June 30,</u>	<u>Amount</u>
2023	\$ 549,103
2024	(1,581,454)
2025	(1,285,109)
2026	(1,589,511)
Total	<u>\$ (3,906,971)</u>

**TOWN OF MANSFIELD, CONNECTICUT
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2022**

NOTE 10 PENSION PLANS (CONTINUED)

Municipal Employees' Retirement System (Continued)

J. Actuarial Assumptions

The total pension liability was determined by an actuarial valuation as of June 30, 2021, using the following actuarial assumptions, applied to all periods included in the measurement period:

Inflation	2.50%
Salary Increase	3.50% - 10.00%, including inflation
Investment Rate of Return	7.00%, net of pension plan investment expense, including inflation

Mortality rates were based on:

RP-2014 Combined Mortality Table adjusted to 2006 and projected to 2015 with Scale MP-2017 and projected to 2022 with Scale BB for General Employees.

RP-2014 Blue Collar Mortality Table adjusted to 2006 and projected to 2015 with Scale MP-2017 and projected to 2022 with Scale BB for Police and Fire.

For disabled retirees, the RP-2014 Disabled Mortality Table projected with Scale BB to 2020 was used.

Cost-of-Living Allowance

Future cost-of-living adjustments for members who retire on or after January 1, 2002, are 60% of the annual increase in the CPI up to 6%. The minimum annual COLA is 2.5%; the maximum is 6%.

Long-Term Rate of Return

The long-term expected rate of return on pension plan investments was determined using a statistical analysis in which best-estimate 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 rates of return for each major class are summarized in the following table:

**TOWN OF MANSFIELD, CONNECTICUT
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2022**

NOTE 10 PENSION PLANS (CONTINUED)

Municipal Employees' Retirement System (Continued)

J. Actuarial Assumptions

Long-Term Rate of Return (Continued)

Asset Class	Target Allocation	Long-Term Expected Real Rate of Return
Domestic Equity	20.0 %	5.3 %
Developed Market International	11.0	5.1
Emerging Market International	9.0	7.4
Core Fixed Income	16.0	1.6
Inflation Linked Bond Fund	5.0	1.3
Emerging Market Debt	5.0	2.9
High Yield Bond	6.0	3.4
Real Estate	10.0	4.7
Private Equity	10.0	7.3
Alternative Investments	7.0	3.2
Liquidity Fund	1.0	0.9
Total	100.0 %	

K. Discount Rate

The discount rate used to measure the total pension liability was 7.00%. 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 the actuarially determined contribution rates in the future years. Based on those assumptions, the pension plan's 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.

L. Sensitivity of the Net Pension Liability to Changes in the Discount Rate

The following presents the Town's proportionate share of the net pension liability, calculated using the current discount rate, as well as what the Town's proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1-percentage-point-lower or 1-percentage-point-higher than the current rate:

	1% Decrease (6.00%)	Current Discount Rate (7.00%)	1% Increase (8.00%)
Town's Proportionate Share of the Net Pension Liability	\$ 20,019,937	\$ 11,872,142	\$ 4,812,328

**TOWN OF MANSFIELD, CONNECTICUT
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2022**

NOTE 10 PENSION PLANS (CONTINUED)

Connecticut Teachers Retirement System – Pension

A. Plan Description

Teachers, principals, superintendents, or supervisors engaged in service of public schools are provided with pensions through the Connecticut State Teachers' Retirement System, a cost-sharing, multiple-employer, defined benefit pension plan administered by the Teachers Retirement Board. Chapter 167a of the State Statutes grants authority to establish and amend the benefit terms to the Teachers Retirement Board. The Teachers Retirement Board issues a publicly available financial report that can be obtained at www.ct.gov.

B. Benefit Provisions

The plan provides retirement, disability, and death benefits. Employees are eligible to retire at age 60 with 20 years of credited service in Connecticut, or 35 years of credited service including at least 25 years of service in Connecticut.

Normal Retirement

Retirement benefits for employees are calculated as 2% of the average annual salary times the years of credited service (maximum benefit is 75% of average annual salary during the 3 years of highest salary).

Early Retirement

Employees are eligible after 25 years of credited service including 20 years of Connecticut service, or age 55 with 20 years of credited service including 15 years of Connecticut service with reduced benefit amounts.

Disability Retirement

Employees are eligible for service-related disability benefits regardless of length of service. Five years of credited service is required for nonservice-related disability eligibility. Disability benefits are calculated as 2% of average annual salary times credited service to date of disability, but not less than 15% of average annual salary, nor more than 50% of average annual salary.

C. Contributions

Per Connecticut General Statutes Section 10-183z (which reflects Public Act 79-436 as amended), contribution requirements of active employees and the state of Connecticut are approved, amended, and certified by the State Teachers Retirement Board and appropriated by the General Assembly.

**TOWN OF MANSFIELD, CONNECTICUT
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2022**

NOTE 10 PENSION PLANS (CONTINUED)

Connecticut Teachers Retirement System – Pension (Continued)

C. Contributions (Continued)

Employer (School Districts)

School District employers are not required to make contributions to the plan.

The statutes require the state of Connecticut to contribute 100% of each school districts' required contributions, which are actuarially determined as an amount that, when combined with employee contributions, is expected to finance the costs of the benefits earned by employees during the year, with any additional amount to finance any unfunded accrued liability.

For the year ended June 30, 2021, the amount of "on-behalf" contributions made by the state was \$3,284,937 and is recognized in the General Fund as intergovernmental revenues and education expenditures.

Employees

Effective July 1, 1992, each teacher is required to contribute 6% of salary for the pension benefit.

Effective January 1, 2018, the required contribution increased to 7% of pensionable salary.

D. Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions

At June 30, 2022, the Town reports no amounts for its proportionate share of the net pension liability, and related deferred outflows and inflows, due to the statutory requirement that the state pay 100% of the required contribution. The amount recognized by the Town as its proportionate share of the net pension liability, the related state support, and the total portion of the net pension liability that was associated with the Town were as follows:

Town's Proportionate Share of the Net Pension Liability	\$ -
State's Proportionate Share of the Net Pension Liability Associated with the Town	39,230,697
Total	<u>\$ 39,230,697</u>

The net pension liability was measured as of June 30, 2021, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of June 30, 2020. At June 30, 2022, the Town has no proportionate share of the net pension liability.

For the year ended June 30, 2022, the Town recognized pension expense and revenue of \$2,532,433 in Exhibit II.

**TOWN OF MANSFIELD, CONNECTICUT
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2022**

NOTE 10 PENSION PLANS (CONTINUED)

Connecticut Teachers Retirement System – Pension (Continued)

E. Actuarial Assumptions

The total pension liability was determined by an actuarial valuation as of June 30, 2020, using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation	2.50%
Salary Increase	3.00% - 6.50%, Including Inflation
Investment Rate of Return	6.90%, Net of Pension Plan Investment Expense, Including Inflation

Mortality rates were based on the PubT-2010 Healthy Retiree Table (adjusted 105% for males and 103% for females at ages 82 and above), projected generationally with MP-2019 for the period after service retirement.

The actuarial assumptions used in the June 30, 2020, valuation were based on the results of an actuarial experience study for the five-year period ending June 30, 2019.

Assumption changes since the prior year are as follows:

- There were no changes in assumptions that affected the measurement of the TPL since the prior measurement date.

Benefit changes since the prior year are as follows:

- There were no changes in benefit provisions that affected the measurement of the TPL since the prior measurement date.

Cost-of-Living Allowance

For teachers who retired prior to September 1, 1992, pension benefit adjustments are made in accordance with increases in the Consumer Price Index, with a minimum of 3% and a maximum of 5% per annum.

For teachers who were members of the Teachers' Retirement System before July 1, 2007, and retire on or after September 1, 1992, pension benefit adjustments are made that are consistent with those provided for Social Security benefits on January 1 of the year granted, with a maximum of 6% per annum. If the return on assets in the previous year was less than 8.5%, the maximum increase is 1.5%.

For teachers who were members of the Teachers' Retirement System after July 1, 2007, pension benefit adjustments are made that are consistent with those provided for Social Security benefits on January 1 of the year granted, with a maximum of 5% per annum. If the return on assets in the previous year was less than 11.5%, the maximum increase is 3%, and if the return on the assets in the previous year was less than 8.5%, the maximum increase is 1.0%.

**TOWN OF MANSFIELD, CONNECTICUT
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2022**

NOTE 10 PENSION PLANS (CONTINUED)

Connecticut Teachers Retirement System – Pension (Continued)

E. Actuarial Assumptions (Continued)

Long-Term Rate of Return

The long-term expected rate of return on pension plan investments was determined using a log-normal distribution analysis in which best-estimate 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. The current capital market assumptions and the target asset allocation as provided by the State of Connecticut Treasurer’s Office are summarized in the following table:

<u>Asset Class</u>	<u>Target Allocation</u>	<u>Long-Term Expected Real Rate of Return</u>
Domestic Equity	20.0 %	5.6 %
Developed Market International Stock Fund	11.0	6.0
Emerging Market International Stock Fund	9.0	7.9
Core Fixed Income Fund	16.0	2.1
Inflation Linked Bond Fund	5.0	1.1
Emerging Market Debt Fund	5.0	2.7
High Yield Bond Fund	6.0	4.0
Real Estate Fund	10.0	4.5
Private Equity	10.0	7.3
Alternative Investments	7.0	2.9
Liquidity Fund	1.0	0.4
Total	<u>100.0 %</u>	

F. Discount Rate

The discount rate used to measure the total pension liability was 6.90%. 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 state contributions will be made at the actuarially determined contribution rates in the future years. Based on those assumptions, the pension plan’s 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.

G. Sensitivity of the Net Pension Liability to Changes in the Discount Rate

The Town’s proportionate share of the net pension liability is \$-0- and, therefore, the change in the discount rate would only impact the amount recorded by the State of Connecticut.

**TOWN OF MANSFIELD, CONNECTICUT
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2022**

NOTE 10 PENSION PLANS (CONTINUED)

Connecticut Teachers Retirement System – Pension (Continued)

H. Pension Plan Fiduciary Net Position

Detailed information about the pension plan’s fiduciary net position is available in the separately issued financial statements available at www.ct.gov.

I. Other Information

Additional information is included in the required supplementary information section of the financial statements. A schedule of contributions is not presented as the Town has no obligation to contribute to the plan.

NOTE 11 OTHER POST-EMPLOYMENT BENEFITS

Post-Employment Healthcare Trust

A. Plan Description

The Town, in accordance with various collective bargaining agreements and State Statutes, is committed to providing health and other benefits to certain eligible retirees and their spouses through a single employer defined benefit plan. The Post-Employment Healthcare Trust covers all other Town and Board of Education employees, including teachers. Under the various collective bargaining agreements, retirees and beneficiaries currently receiving benefits are required to contribute specified percentages towards the cost of receiving those benefits. The Town does not issue a separate stand-alone financial statement for this program.

Management of the post-employment benefits plan is vested with the Town Manager and Director of Finance. Policy oversight is provided by the Employee Benefits Management Team, which consists of three members, the Town of Mansfield Superintendent of Schools, Mansfield Town Manager, and Director of Finance who are advised by representatives from the employee benefits consulting firm.

At July 1, 2021, Town plan membership consisted of the following:

	Post- Employment Healthcare Trust
Retired Participants	72
Active Plan Members	280
Total	<u>352</u>

**TOWN OF MANSFIELD, CONNECTICUT
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2022**

NOTE 11 OTHER POST-EMPLOYMENT BENEFITS (CONTINUED)

Post-Employment Healthcare Trust (Continued)

B. Funding Policy

The Town administers a Post-Employment Healthcare Plan to provide medical benefits for eligible retirees and their spouses. Funding and payment of post-employment benefits are accounted for in the Post-Employment Healthcare Trust. The Town plans to continue a funding strategy that provides for normal cost and the amortization of the accrued liability. The Town contributes to its other post-employment benefits fund based upon the recommendations in its OPEB actuarial study. The study accounts for numerous factors such as turnover and retirement rates, mortality assumptions, medical inflation and claims costs assumptions, and discount rate assumptions.

C. Investments

Investment Policy

OPEB Benefits Plan's policy in regard to the allocation of invested assets is established and may be amended by the Employee Benefits Management Team by a majority vote of its members. It is the policy of the Employee Benefits Management Team to pursue an investment strategy that reduces risk through the prudent diversification of the portfolio across a broad selection of distinct asset classes. The Employee Benefits Management Team's investment policy discourages the use of cash equivalents, except for liquidity purposes, and aims to refrain from dramatically shifting asset class allocations over short time spans.

Rate of Return

For the year ended June 30, 2022, the annual money-weighted rate of return on investments, net of investment expense, was (13.30)%. The money-weighted rate of return expresses investment performance, net of investment expense, adjusted for the changing amounts actually invested.

D. Net OPEB Liability of the Town

The Town's net OPEB liability was measured as of June 30, 2022. The components of the net OPEB liability of the Town at June 30, 2022, were as follows:

Total OPEB Liability	\$ 3,078,244
Plan Fiduciary Net Position	1,973,169
Net OPEB Liability	<u>\$ 1,105,075</u>
Plan Fiduciary Net Position as a Percentage of the Total OPEB Liability	64.10%

**TOWN OF MANSFIELD, CONNECTICUT
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2022**

NOTE 11 OTHER POST-EMPLOYMENT BENEFITS (CONTINUED)

Post-Employment Healthcare Trust (Continued)

E. Actuarial assumptions

The total OPEB liability was determined by an actuarial valuation as of July 1, 2020, rolled forward to June 30, 2022, using the following actuarial assumptions, applied to all periods included in the measurement, unless otherwise specified:

Inflation	2.40%
Salary Increases	3.40% average, including inflation
Investment Rate of Return	6.75%, net of OPEB plan investment expense, including inflation
Healthcare Cost Trend Rates	6.50% in 2020, decreasing 0.2% per year to an ultimate rate of 4.40%

Mortality rates were based on the Pub-2010 Public Retirement Plans Annual-Weighted Mortality Tables (with separate tables for General Employees, Public Safety, and Teachers), projected to the valuation date with Scale MP-2021.

The actuarial assumptions used in the July 1, 2020, valuation were based on standard tables modified for certain plan features such as eligibility for full and early retirement where applicable and input from the plan sponsor.

Long-Term Rate of Return

The long-term expected rate of return on OPEB plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return are developed. The target allocation and best estimates of real rates of return for each major asset as of June 30, 2021, are summarized in the following table:

<u>Asset Class</u>	<u>Target Allocation</u>	<u>Long-Term Expected Real Rate of Return</u>
U.S. Large Cap Equity	36.0 %	5.25 %
U.S. Mid/Small Cap Equity	9.0	5.75
Developed International Equity	18.0	5.75
Emerging Market Equity	4.0	7.75
Intermed Corporate Fixed Income	8.0	1.75
Intermed Government Fixed Income	3.0	0.75
High Yield Fixed Income	21.0	4.00
International Fixed Income	1.0	0.75
Total	100.0 %	

**TOWN OF MANSFIELD, CONNECTICUT
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2022**

NOTE 11 OTHER POST-EMPLOYMENT BENEFITS (CONTINUED)

Post-Employment Healthcare Trust (Continued)

F. Discount Rate

The discount rate used to measure the total OPEB liability was 6.75%. The projection of cash flows used to determine the discount rate assumed that Town contributions will be made at rates equal to the actuarially determined contribution rates. Based on those assumptions, the OPEB plan's 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 OPEB plan investments was applied to all periods of projected benefit payments to determine the total OPEB liability.

G. Changes in the Net OPEB Liability

	Increase (Decrease)		
	Total OPEB Liability (a)	Plan Fiduciary Net Position (b)	Net OPEB Liability (a)-(b)
Balances - July 1, 2021	\$ 2,970,091	\$ 1,646,849	\$ 1,323,242
Changes for the Year:			
Service Cost	90,232	-	90,232
Interest on Total OPEB Liability	199,557	-	199,557
Change of Benefit Terms	-	-	-
Differences Between Expected and Actual Experience	29,668	-	29,668
Changes of Assumptions	-	-	-
Employer Contributions	-	762,942	(762,942)
Contributions - TRB Subsidy	-	9,240	(9,240)
Net Investment Income	-	(234,558)	234,558
Benefit Payments	(211,304)	(211,304)	-
Administrative Expenses	-	-	-
Net Changes	<u>108,153</u>	<u>326,320</u>	<u>(218,167)</u>
Balances - June 30, 2022	<u>\$ 3,078,244</u>	<u>\$ 1,973,169</u>	<u>\$ 1,105,075</u>

H. Sensitivity of the Net OPEB Liability to Changes in the Discount Rate

The following presents the net OPEB liability of the Town, as well as what the Town's net OPEB liability would be if it were calculated using a discount rate that is 1-percentage-point-lower or 1-percentage-point-higher than the current discount rate:

	1% Decrease (5.75%)	Current Discount Rate (6.75%)	1% Increase (7.75%)
Net OPEB Liability	\$ 1,402,578	\$ 1,105,075	\$ 847,615

**TOWN OF MANSFIELD, CONNECTICUT
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2022**

NOTE 11 OTHER POST-EMPLOYMENT BENEFITS (CONTINUED)

Post-Employment Healthcare Trust (Continued)

I. Sensitivity of the Net OPEB Liability to Changes in the Healthcare Cost Trend Rates

The following presents the net OPEB liability of the Town, as well as what the Town's net OPEB liability would be if it were calculated using healthcare cost trend rates that are 1-percentage-point-lower or 1-percentage-point-higher than the current healthcare cost trend rates:

	1% Decrease (5.50% Decreasing to 3.40%)	Healthcare cost Trend Rates (6.50% Decreasing to 4.40%)	1% Increase (7.50% Decreasing to 5.40%)
Net OPEB Liability	<u>\$ 979,574</u>	<u>\$ 1,105,075</u>	<u>\$ 1,250,042</u>

J. Eligibility

Eligibility for benefits and the level of benefits generally range from 10 to 25 years of service at the time of retirement as determined by the employee's collective bargaining agreement or personnel rules (nonunion employees).

K. Retiree Medical

Retirees (as defined in the employee's respective collective bargaining agreement or personnel rules (nonunion)) are eligible to purchase insurance through the Town. The Town contribution towards retiree medical varies from a fixed dollar amount to a percentage of the premium for one person coverage only.

L. Retiree Life Insurance

Retirees (as defined in the employee's respective collective bargaining agreement or personnel rules (nonunion)) are eligible to purchase a life insurance policy until age 75; the maximum benefit for said policy is \$10,000.

**TOWN OF MANSFIELD, CONNECTICUT
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2022**

NOTE 11 OTHER POST-EMPLOYMENT BENEFITS (CONTINUED)

Post-Employment Healthcare Trust (Continued)

M. OPEB Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB

For the year ended June 30, 2022, the Town recognized OPEB expense of \$77,301. At June 30, 2022, the Town reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences Between Expected and Actual Experience	\$ 26,297	\$ 725,093
Change in Assumptions	105,143	13,288
Differences Between Projected and Actual Earnings on OPEB Plan Investments	135,969	-
Total	\$ 267,409	\$ 738,381

Amounts reported as deferred outflows of resources and deferred inflows of resources related to OPEB will be recognized in OPEB expense as follows:

Year Ending June 30,	Amount
2023	\$ (89,341)
2024	(90,694)
2025	(107,667)
2026	(44,065)
2027	(84,176)
Thereafter	(55,029)
Total	\$ (470,972)

Other Post-Employment Benefit - Connecticut State Teachers Retirement Plan

A. Plan Description

Teachers, principals, superintendents, or supervisors engaged in service of public schools plus professional employees at State Schools of higher education are eligible to participate in the Connecticut State Teachers' Retirement System Retiree Health Insurance Plan (TRS-RHIP), a cost sharing multiple-employer defined benefit other post-employment benefit plan administered by the Teachers' Retirement Board (TRB), if they choose to be covered.

Chapter 167a of the State Statutes grants authority to establish and amend the benefit terms to the TRB. TRS-RHIP issues a publicly available financial report that can be obtained at www.ct.gov/trb.

**TOWN OF MANSFIELD, CONNECTICUT
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2022**

NOTE 11 OTHER POST-EMPLOYMENT BENEFITS (CONTINUED)

**Other Post-Employment Benefit - Connecticut State Teachers Retirement Plan
(Continued)**

B. Benefit Provisions

There are two types of the health care benefits offered through the system. Subsidized Local School District Coverage provides a subsidy paid to members still receiving coverage through their former employer and the CTRB Sponsored Medicare Supplemental Plans provide coverage for those participating in Medicare but not receiving Subsidized Local School District Coverage.

Any member who is not currently participating in Medicare Parts A & B is eligible to continue health care coverage with their former employer. A subsidy of up to \$110 per month for a retired member plus an additional \$110 per month for a spouse enrolled in a local school district plan is provided to the school district to first offset the retiree's share of the cost of coverage, and any remaining portion is used to offset the district's cost. The subsidy amount is set by statute and has not increased since July 1996. A subsidy amount of \$220 per month may be paid for a retired member, spouse or the surviving spouse of a member who has attained the normal retirement age to participate in Medicare, is not eligible for Part A of Medicare without cost, and contributes at least \$220 per month towards coverage under a local school district plan.

Any member who is currently participating in Medicare Parts A & B is eligible to either continue health care coverage with their former employer, if offered, or enroll in the plan sponsored by the System. If they elect to remain in the plan with their former employer, the same subsidies as above will be paid to offset the cost of coverage.

If a member participating in Medicare Parts A & B so elects, they may enroll in one of the CTRB Sponsored Medicare Supplemental Plans. Effective July 1, 2018, the System added a Medicare Advantage Plan option. Active members, retirees and the State pay equally toward the cost of the basic coverage (medical and prescription drug benefits) under the Medicare Advantage Plan. Retired members who choose to enroll in the Medicare Supplement Plan are responsible for the full difference in the premium cost between the two plans. Additionally, effective July 1, 2018, retired members who cancel their health care coverage or elect to not enroll in a CTRB sponsored health care coverage option, must wait two years to re-enroll.

C. Survivor Health Care Coverage

Survivors of former employees or retirees remain eligible to participate in the plan and continue to be eligible to receive either the \$110 monthly subsidy or participate in the TRB-Sponsored Medicare Supplement or Medicare Advantage Plan options, as long as they do not remarry.

D. Eligibility

Any member who is currently receiving a retirement or disability benefit is eligible to participate in the plan.

**TOWN OF MANSFIELD, CONNECTICUT
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2022**

NOTE 11 OTHER POST-EMPLOYMENT BENEFITS (CONTINUED)

**Other Post-Employment Benefit - Connecticut State Teachers Retirement Plan
(Continued)**

E. Credited Service

One month for each month of service as a teacher in Connecticut public schools, maximum 10 months for each school year. Ten months of credited service constitutes one year of Credited Service. Certain other types of teaching services, State employment, or wartime military service may be purchased prior to retirement if the member pays one-half the cost.

F. Normal Retirement

Age 60 with 20 years of Credited Service in Connecticut, or 35 years of Credited Service including at least 25 years of service in Connecticut.

G. Early Retirement

Age 55 with 20 years of Credited Service including 15 years of Connecticut service, or 25 years of Credited Service including 20 years of Connecticut service.

H. Proratable Retirement

Age 60 with 10 years of credited service

I. Disability Retirement

No service requirement if incurred in the performance of duty, and 5 years of Credited Service in Connecticut if not incurred in the performance of duty.

J. Termination of Employment

Ten or more years of Credited Service.

K. Contributions

State of Connecticut

Per Connecticut General Statutes Section 10-183z, contribution requirements of active employees and the state of Connecticut are approved, amended, and certified by the State Teachers' Retirement Board and appropriated by the General Assembly. The state contributions are not currently actuarially funded. The state appropriates from the General Fund one third of the annual costs of the Plan. Administrative costs of the Plan are financed by the state. Based upon Chapter 167a, Subsection D of Section 10-183t of the Connecticut statutes, it is assumed the State will pay for any long-term shortfall arising from insufficient active member contributions.

**TOWN OF MANSFIELD, CONNECTICUT
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2022**

NOTE 11 OTHER POST-EMPLOYMENT BENEFITS (CONTINUED)

**Other Post-Employment Benefit - Connecticut State Teachers Retirement Plan
Continued)**

L. Contributions (Continued)

Employer (School Districts)

School District employers are not required to make contributions to the plan.

For the year ended June 30, 2022, the amount of “on-behalf” contributions made by the state was \$77,301 and is recognized in the General Fund as intergovernmental revenues and education expenditures.

Employees/Retirees

The cost of providing plan benefits is financed on a pay-as-you-go basis as follows: active teachers’ pay for one-third of the Plan costs through a contribution of 1.25% of their pensionable salaries, and retired teachers pay for one-third of the Plan costs through monthly premiums, which helps reduce the cost of health insurance for eligible retired members and dependents.

**M. OPEB Liabilities, OPEB Expense, and Deferred Outflows of Resources and
Deferred Inflows of Resources Related to OPEB**

At June 30, 2022, the Town reports no amounts for its proportionate share of the net OPEB liability, and related deferred outflows and inflows, due to the statutory requirement that the state pay 100% of the required contribution. The amount recognized by the Town as its proportionate share of the net OPEB liability, the related state support, and the total portion of the net OPEB liability that was associated with the Town was as follows:

Town's Proportionate Share of the Net OPEB Liability	\$	-
State's Proportionate Share of the Net OPEB Liability Associated with the Town		4,274,113
Total	\$	<u>4,274,113</u>

The net OPEB liability was measured as of June 30, 2021, and the total OPEB liability used to calculate the net OPEB liability was determined by an actuarial valuation as June 30, 2020. At June 30, 2022, the Town has no proportionate share of the net OPEB liability.

For the year ended June 30, 2022, the Town recognized OPEB expense and revenue of \$(157,829) in Exhibit II.

**TOWN OF MANSFIELD, CONNECTICUT
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2022**

NOTE 11 OTHER POST-EMPLOYMENT BENEFITS (CONTINUED)

**Other Post-Employment Benefit - Connecticut State Teachers Retirement Plan
Continued)**

N. Actuarial Assumptions

The total OPEB liability was determined by an actuarial valuation as of June 30, 2020, using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation	2.50%
Healthcare Costs Trend Rates	5.125% for 2020, decreasing to an ultimate rate of 4.50% by 2023
Salary Increases	3.00% - 6.50%, including inflation
Investment Rate of Return	2.17%, net of OPEB plan investment expense, including inflation
Year Fund Net Position will be Depleted	2023

Mortality rates were based on the PubT-2010 Healthy Retiree Table (adjusted 105% for males and 103% for females at ages 82 and above), projected generationally with MP-2019 for the period after service retirement.

The actuarial assumptions used in the June 30, 2020, valuation were based on the results of an actuarial experience study for the period July 1, 2014 - June 30, 2019.

The changes in the assumptions since the prior year are as follows:

- Discount rate changed from 2.21% to 2.17%
- Expected annual per capita claims costs were updated to better reflect anticipated Medicare and prescription drug claim experience based on scheduled premium increases through calendar year 2024.

The changes in the benefit terms since the prior year are as follows:

- There were no changes to benefit terms in the two years preceding the measurement date.

Long-Term Expected Rate of Return

The long-term expected rate of return on plan assets is reviewed as part of the GASB 75 valuation process. Several factors are considered in evaluating the long-term rate of return assumption, including the plan's current asset allocations and a log-normal distribution analysis using the best-estimate ranges of expected future real rates of return (expected return, net investment expense, and inflation) for each major asset class. The long-term expected rate of return was determined by weighting the expected future real rates of return by the target asset allocation percentage and then adding expected inflation. The assumption is not expected to change absent a significant change in the asset allocation, a change in the inflation assumption, or a fundamental change in the market that alters expected returns in future years. The plan is 100% invested in U.S. Treasuries (Cash Equivalents) for which the expected 10-Year Geometric Real Rate of Return is (0.42%).

**TOWN OF MANSFIELD, CONNECTICUT
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2022**

NOTE 11 OTHER POST-EMPLOYMENT BENEFITS (CONTINUED)

**Other Post-Employment Benefit - Connecticut State Teachers Retirement Plan
Continued)**

O. Discount Rate

The discount rate used to measure the total OPEB liability was 2.17%. The projection of cash flows used to determine the discount rate was performed in accordance with GASB 75. The projection was based on an actuarial valuation performed as of June 30, 2020.

In addition to the actuarial methods and assumptions of the June 30, 2020, actuarial valuation, the following actuarial methods and assumptions were used in the projection of cash flows:

- Total payroll for the initial projection year consists of the payroll of the active membership present on the valuation date. In subsequent projection years, total payroll was assumed to increase annually at a rate of 3.00%
- Employee contributions were assumed to be made at the current member contribution rate. Employee contributions for future plan members were used to reduce the estimated amount of total service costs for future plan members.
- Annual State contributions were assumed to be equal to the most recent five-year average of state contributions toward the fund.

Based on those assumptions, the Plan's fiduciary net position was projected to be depleted in 2023 and, as a result, the Municipal Bond Index Rate was used in the determination of the single equivalent rate.

P. Sensitivity of the Net OPEB Liability to Changes in the Healthcare Cost Trend Rate and the Discount Rate

The Town's proportionate share of the net OPEB liability is \$-0- and, therefore, the change in the healthcare cost trend rate or the discount rate would only impact the amount recorded by the state of Connecticut.

Q. OPEB Plan Fiduciary Net Position

Detailed information about the Connecticut State Teachers OPEB Plan fiduciary net position is available in the separately issued State of Connecticut Annual Comprehensive Financial Report at www.ct.gov.

R. Other Information

Additional information is included in the required supplementary information section of the financial statements. A schedule of contributions is not presented as the Town has no obligation to contribute to the plan.

TOWN OF MANSFIELD, CONNECTICUT
NOTES TO FINANCIAL STATEMENTS
JUNE 30, 2022

NOTE 12 SUBSEQUENT EVENTS

On May 8, 2023, the Town issued \$4,495,000 of general obligation bond anticipation notes for a variety of projects. The notes carry interest at 4.00%, and they are due on May 15, 2024. On May 8, 2023, the Town issued \$7,000,000 of general obligation bonds for the new Elementary School Project. The bonds carry interest between 3.75% and 5.00% and mature serially through September 15, 2043.

REQUIRED SUPPLEMENTARY INFORMATION

**TOWN OF MANSFIELD, CONNECTICUT
GENERAL FUND
SCHEDULE OF REVENUES AND OTHER FINANCING SOURCES
BUDGET AND ACTUAL
YEAR ENDED JUNE 30, 2022**

	Original Budget	Final Budget	Actual	Variance with Final Budget
Property Taxes:				
Current Year Levy	\$ 35,952,627	\$ 35,952,627	\$ 35,689,516	\$ (263,111)
Prior Year Levy	250,000	250,000	255,718	5,718
Interest and Lien Fees	160,000	160,000	202,316	42,316
Motor Vehicle Supplement	325,000	325,000	353,334	28,334
Suspense Collections Taxes	6,200	6,200	6,588	388
Suspense Collections Interest	5,600	5,600	7,356	1,756
Collection Fees	8,250	8,250	18,696	10,446
Total Property Taxes	<u>36,707,677</u>	<u>36,707,677</u>	<u>36,533,524</u>	<u>(174,153)</u>
Intergovernmental:				
State:				
Board of Education:				
Education Assistance	9,459,720	9,459,720	9,457,759	(1,961)
Total Board of Education	<u>9,459,720</u>	<u>9,459,720</u>	<u>9,457,759</u>	<u>(1,961)</u>
General Government:				
Pilot - Colleges and Hospitals	7,580	7,580	-	(7,580)
State Support - Town	200	200	-	(200)
Pilot - State Property	6,366,920	9,828,920	10,369,767	540,847
Pilot - Select Payment	2,630,450	2,630,450	2,630,447	(3)
Circuit Court - Parking Fines	1,000	1,000	50	(950)
Library - Connecticut	14,620	14,620	12,429	(2,191)
Disability Exempt Reimbursement	1,000	1,000	889	(111)
Emergency Management Performance Grant	12,900	12,900	-	(12,900)
Veterans' Reimbursement	5,380	5,380	4,001	(1,379)
Municipal Stabilization Grant	661,280	661,280	661,283	3
Judicial Revenue Distribution	9,000	9,000	3,810	(5,190)
Pilot - Senior Housing	-	-	21,856	21,856
Pilot - Holinko Estates	-	-	7,525	7,525
State Support	-	-	33,806	33,806
State Support - Other	-	-	6,841	6,841
Total General Government	<u>9,710,330</u>	<u>13,172,330</u>	<u>13,752,704</u>	<u>580,374</u>
Federal:				
In Lieu of Taxes	4,800	4,800	5,065	265
Total Federal	<u>4,800</u>	<u>4,800</u>	<u>5,065</u>	<u>265</u>
Total Intergovernmental	19,174,850	22,636,850	23,215,528	578,678
Investment Income	50,000	50,000	98,795	48,795

**TOWN OF MANSFIELD, CONNECTICUT
GENERAL FUND
SCHEDULE OF REVENUES AND OTHER FINANCING SOURCES
BUDGET AND ACTUAL (CONTINUED)
YEAR ENDED JUNE 30, 2022**

	Original Budget	Final Budget	Actual	Variance with Final Budget
Charges for Services:				
Recording	\$ 50,000	\$ 50,000	\$ 73,366	\$ 23,366
Copies of Records	13,820	13,820	14,779	959
Vital Statistics	12,000	12,000	16,770	4,770
Police Service	44,200	44,200	36,831	(7,369)
Redemption and Release Fees	2,000	2,000	2,090	90
Animal Adoption Fees	270	270	370	100
Lost and Damaged Books and Material	1,600	1,600	1,707	107
Fines on Overdue Books	1,220	1,220	90	(1,130)
Parking Plan Review	350	350	1,225	875
Blueprints	200	200	-	(200)
Zoning Regulations	50	50	100	50
Daycare Grounds Maintenance	19,160	19,160	21,500	2,340
Charges for Services	5,760	5,760	15,063	9,303
Celeron Square Bike Path Maintenance	2,700	2,700	2,700	-
Fire Safety Code Fees	20,000	20,000	22,122	2,122
Notary Fees	140	140	296	156
Miscellaneous Licenses and Permits	3,490	3,490	2,885	(605)
Sport Licenses	80	80	154	74
Dog Licenses	7,300	7,300	9,768	2,468
Conveyance Tax	120,000	120,000	286,428	166,428
Trailer and Subdivision Permits	-	-	935	935
Zoning Permits	18,000	18,000	26,574	8,574
Zba Applications	400	400	-	(400)
Iwa Permits	2,500	2,500	6,225	3,725
Sewer Permits	250	250	150	(100)
Road Permits	1,500	1,500	2,100	600
Building Permits	150,000	150,000	213,894	63,894
Administrative Cost - Reimburse Permits	150	150	248	98
Housing Code Permits	175,000	175,000	155,510	(19,490)
Housing Code Penalties	1,000	1,000	200	(800)
Landlord Registrations	1,000	1,000	(1,060)	(2,060)
Parking Tickets - Town	8,000	8,000	5,549	(2,451)
Landlord Registration Penalty	100	100	-	(100)
Nuisance Ordinance	-	-	8,250	8,250
Ordinance Violation Penalty	18,060	18,060	-	(18,060)
Possession Alcohol Ordinance	-	-	180	180
Violation Revenue	10,000	10,000	42,759	32,759
Citations and Fines	-	-	400	400
Telecom Services Payment	30,000	30,000	26,419	(3,581)
Total Charges for Services	720,300	720,300	996,577	276,277

**TOWN OF MANSFIELD, CONNECTICUT
GENERAL FUND
SCHEDULE OF REVENUES AND OTHER FINANCING SOURCES
BUDGET AND ACTUAL (CONTINUED)
YEAR ENDED JUNE 30, 2022**

	Original Budget	Final Budget	Actual	Variance with Final Budget
Other Local Revenues:				
Other	\$ 2,500	\$ 2,500	\$ 85,438	\$ 82,938
Consultant Fees Reimbursement	30,000	30,000	62,929	32,929
Total Other Local Revenues	32,500	32,500	148,367	115,867
 Total Revenues	 56,685,327	 60,147,327	 60,992,791	 845,464
Other Financing Sources:				
Transfers In:				
School Cafeteria Fund	2,550	2,550	2,550	-
Total Other Financing Sources	2,550	2,550	2,550	-
 Total Revenues and Other Financing Sources	\$ 56,687,877	\$ 60,149,877	\$ 60,995,341	\$ 845,464

Budgetary revenues are different than GAAP revenues because:

Cancellation of prior year encumbrances are recognized as budgetary revenue	\$ (69,355)
The Town does not budget for Transit services fund revenues which are recognized for GAAP	14,134
State Teachers' Retirement OPEB on-behalf Contribution	77,301
State Teachers' Retirement pension on-behalf Contribution	3,284,937

Total Revenues and Other Financing Sources as Reported on the Statement of Revenues, Expenditures, and Changes in Fund Balances - Governmental Funds - Exhibit IV

\$ 64,302,358

**TOWN OF MANSFIELD, CONNECTICUT
GENERAL FUND
SCHEDULE OF EXPENDITURES AND OTHER FINANCING USES
BUDGET AND ACTUAL
YEAR ENDED JUNE 30, 2022**

	Original Appropriation	Final Appropriation	Expenditures	Variance with Final Budget
General Fund - Town				
Town Council:				
Legislative	\$ 119,930	\$ 119,930	\$ 104,579	\$ 15,351
Town Manager:				
Municipal Management	276,050	285,760	287,396	(1,636)
Personnel Management	139,270	127,250	120,407	6,843
Legal:				
Town Attorney	87,500	87,500	106,719	(19,219)
Probate	10,100	10,100	10,096	4
Elections:				
Town Clerk	238,380	244,590	238,813	5,777
General Elections	115,010	99,690	60,700	38,990
Finance:				
Administration	488,130	488,130	489,080	(950)
Revenue Collection	198,950	203,940	200,989	2,951
Property Assessment	258,540	264,850	256,198	8,652
Central Copying	71,450	71,450	70,238	1,212
Information Technology	224,500	224,500	224,500	-
Total General Government	<u>2,227,810</u>	<u>2,227,690</u>	<u>2,169,715</u>	<u>57,975</u>
Public Safety:				
Police Protection:				
Police Services	1,813,760	1,815,260	1,654,369	160,891
Animal Control	135,820	136,130	116,953	19,177
Fire Protection:				
Fire Prevention	208,220	212,060	186,965	25,095
Fire And Emergency Services	2,504,380	2,512,167	2,627,624	(115,457)
Emergency Management	71,320	73,080	67,451	5,629
Total Public Safety	<u>4,733,500</u>	<u>4,748,697</u>	<u>4,653,362</u>	<u>95,335</u>
Public Works:				
PW Administration, Supervision, and Operations	1,831,430	1,830,430	1,822,811	7,619
Road Services	-	-	539	(539)
Equipment Maintenance	556,120	571,190	540,163	31,027
Engineering	224,050	229,070	198,568	30,502
Facilities	1,060,970	1,036,660	1,011,416	25,244
Total Public Works	<u>3,672,570</u>	<u>3,667,350</u>	<u>3,573,497</u>	<u>93,853</u>
Community Services:				
Health Regulation and Inspection	150,120	150,120	144,919	5,201
Human Services	882,530	904,750	831,739	73,011
Library Services	942,300	968,434	949,621	18,813
Contribution To Area Agencies	48,500	48,500	48,500	-
Total Community Services	<u>2,023,450</u>	<u>2,071,804</u>	<u>1,974,779</u>	<u>97,025</u>

**TOWN OF MANSFIELD, CONNECTICUT
GENERAL FUND
SCHEDULE OF EXPENDITURES AND OTHER FINANCING USES
BUDGET AND ACTUAL (CONTINUED)
YEAR ENDED JUNE 30, 2022**

	Original Appropriation	Final Appropriation	Expenditures	Variance with Final Budget
Community Development:				
Building Inspection	\$ 444,230	\$ 455,790	\$ 440,968	\$ 14,822
Planning and Development	384,590	392,100	373,159	18,941
Boards and Commissions	4,450	4,730	1,632	3,098
Total Community Development	<u>833,270</u>	<u>852,620</u>	<u>815,759</u>	<u>36,861</u>
Townwide Expenditures:				
Employee Benefits	3,564,280	3,595,150	3,658,569	(63,419)
Insurance (Lap)	225,000	265,000	226,063	38,937
Contingency	142,800	54,770	-	54,770
Total Townwide Expenditures	<u>3,932,080</u>	<u>3,914,920</u>	<u>3,884,632</u>	<u>30,288</u>
Total Town Expenditures	<u>17,422,680</u>	<u>17,483,081</u>	<u>17,071,744</u>	<u>411,337</u>
Education:				
Contribution to Region No.19 Board of Education	11,157,477	11,157,477	11,157,420	57
Mansfield Board of Education	23,923,550	23,633,223	23,610,946	22,277
Total Education	<u>35,081,027</u>	<u>34,790,700</u>	<u>34,768,366</u>	<u>22,334</u>
Total Expenditures	52,503,707	52,273,781	51,840,110	433,671
Other Financing Uses:				
Transfers Out:				
Town Transfers Out	4,101,640	7,523,640	7,919,640	(396,000)
Board of Education Transfers Out	82,530	402,530	402,530	-
Total Other Financing Uses	<u>4,184,170</u>	<u>7,926,170</u>	<u>8,322,170</u>	<u>(396,000)</u>
Total Expenditures and Other Financing Uses	<u>\$ 56,687,877</u>	<u>\$ 60,199,951</u>	<u>\$ 60,162,280</u>	<u>\$ 37,671</u>

Budgetary expenditures are different than GAAP expenditures because:

Encumbrances for purchases and commitments ordered but not received are reported in the year the order is placed for budgetary purposes, but in the year received for financial reporting purposes	\$ (204,205)
The Town budgets for transfers to the Transit services fund, which are eliminated for GAAP	(150,000)
The Town does not budget for Transit services fund expenditures which are recognized for GAAP	144,712
State Teachers' Retirement OPEB on-behalf Contribution	77,301
State Teachers' Retirement pension on-behalf Contribution	<u>3,284,937</u>

Total Expenditures and Other Financing Uses as Reported on the Statement of Revenues, Expenditures, and Changes in Fund Balances - Governmental Funds - Exhibit IV

\$ 63,315,025

**TOWN OF MANSFIELD, CONNECTICUT
GENERAL FUND
SCHEDULE OF BOARD OF EDUCATION EXPENDITURES
AND OTHER FINANCING USES – BUDGET AND ACTUAL
YEAR ENDED JUNE 30, 2022**

	Original Appropriation	Additions (Reductions) and Transfers	Final Appropriation	Expenditures	Variance with Final Budget
Expenditures:					
Regular Instruction	\$ 7,755,470	\$ (34,358)	\$ 7,721,112	\$ 7,721,112	\$ -
English	48,200	8,556	56,756	56,756	-
World Languages	7,990	(1,325)	6,665	6,665	-
Health and Safety	5,500	(2,379)	3,121	3,121	-
Physical Education	14,360	(5,311)	9,049	9,049	-
Art	17,120	(3,097)	14,023	14,023	-
Mathematics	19,940	(12,861)	7,079	7,079	-
Music	21,810	32,691	54,501	54,501	-
Science	29,980	(8,611)	21,369	21,369	-
Social Studies	15,640	(4,176)	11,464	11,464	-
Information Technology	209,090	(2,618)	206,472	206,472	-
Family and Consumer Sciences	10,580	(90)	10,490	10,490	-
Technology Education	17,750	(41)	17,709	17,709	-
Special Ed Instruction	1,601,180	126,600	1,727,780	1,726,912	868
Enrichment	499,930	(38,074)	461,856	461,856	-
Preschool	363,370	(3,075)	360,295	360,295	-
Remedial Education	499,350	(161,268)	338,082	338,082	-
Summer School Free Only	65,000	(51,764)	13,236	263	12,973
Tuition Payments	257,000	149,655	406,655	406,655	-
Central Service - Instructional Supplies	79,710	(5,146)	74,564	74,564	-
Guidance Services	216,240	(2,090)	214,150	214,150	-
Health Services	242,760	(71,734)	171,026	171,026	-
Outside Evaluation and Contracted Services	222,000	(54,268)	167,732	162,032	5,700
Speech and Hearing Services	372,160	(1,486)	370,674	370,674	-
Psychological Services - S.E.	327,330	(14,445)	312,885	312,885	-
Curriculum Development	164,900	(26,186)	138,714	138,714	-
Professional Development	40,800	(11,691)	29,109	26,159	2,950
Media Services	52,340	(11,103)	41,237	41,237	-
Library	343,840	(25,668)	318,172	317,817	355
Board of Education	346,730	(114,699)	232,031	229,022	3,009
Superintendent's Office	495,200	169,020	664,220	664,220	-
Special Education Administration	317,100	5,601	322,701	322,242	459
Principals' Office	1,328,900	61,816	1,390,716	1,390,716	-
Support Services - Central	13,830	(8,997)	4,833	4,833	-
Field Studies	13,500	(4,778)	8,722	8,722	-
Business Management	731,670	(84,847)	646,823	646,823	-
Plant Operations - Building	1,668,960	(52,637)	1,616,323	1,620,360	(4,037)
Regular Transportation	1,077,830	(89,012)	988,818	988,818	-
Special Education Transportation	70,000	65,271	135,271	135,271	-
After School Program	43,830	(20,150)	23,680	23,680	-
Athletic Program	38,690	2,648	41,338	41,338	-
Employee Benefits	4,255,970	15,800	4,271,770	4,271,770	-
Total Expenditures	<u>23,923,550</u>	<u>(290,327)</u>	<u>23,633,223</u>	<u>23,610,946</u>	<u>22,277</u>
Other Financing Uses:					
Transfers Out:					
Other Operating Funds	82,530	320,000	402,530	402,530	-
Total Other Financing Uses	<u>82,530</u>	<u>320,000</u>	<u>402,530</u>	<u>402,530</u>	<u>-</u>
Total Expenditures and Other Financing Uses	<u>\$ 24,006,080</u>	<u>\$ 29,673</u>	<u>\$ 24,035,753</u>	<u>\$ 24,013,476</u>	<u>\$ 22,277</u>

TOWN OF MANSFIELD, CONNECTICUT
SCHEDULE OF THE TOWN'S PROPORTIONATE SHARE OF THE NET PENSION LIABILITY
MUNICIPAL EMPLOYEES RETIREMENT SYSTEM
LAST EIGHT FISCAL YEARS*

	2022	2021	2020	2019	2018	2017	2016	2015
Town's Proportion of the Net Pension Liability	1.67%	1.86%	1.82%	1.86%	3.27%	2.90%	3.18%	4.44%
Town's Proportionate Share of the Net Pension Liability	<u>\$ 11,872,142</u>	<u>\$ 19,178,730</u>	<u>\$ 17,433,199</u>	<u>\$ 17,746,025</u>	<u>\$ 8,124,478</u>	<u>\$ 9,628,078</u>	<u>\$ 6,139,144</u>	<u>\$ 4,373,156</u>
Town's Covered Payroll	\$ 13,147,369	\$ 10,487,919	\$ 11,561,201	\$ 13,269,677	\$ 10,790,799	\$ 11,234,755	\$ 10,387,738	\$ 10,256,202
Town's Proportionate Share of the Net Pension Liability as a Percentage of its Covered Payroll	90.30%	182.86%	150.79%	133.73%	75.29%	85.70%	59.10%	42.64%
Plan Fiduciary Net Position as a Percentage of the Total Pension Liability	0.00%	71.18%	72.69%	73.60%	91.68%	88.29%	92.72%	90.48%

*Notes:

- This schedule is intended to show information for 10 years. Additional years' information will be displayed as it becomes available
- The measurement date is one year earlier than the employer's reporting date.

**TOWN OF MANSFIELD, CONNECTICUT
 SCHEDULE OF THE TOWN'S PROPORTIONATE SHARE OF THE NET PENSION LIABILITY
 TEACHERS RETIREMENT PLAN
 LAST EIGHT FISCAL YEARS***

	2022	2021	2020	2019	2018	2017	2016	2015
Town's Proportion of the Net Pension Liability	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Town's Proportionate Share of the Net Pension Liability	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
State's Proportionate Share of the Net Pension Liability Associated with the Town	39,230,697	49,533,178	47,463,161	36,596,855	37,505,724	39,568,826	30,918,893	28,578,321
Total	<u>\$ 39,230,697</u>	<u>\$ 49,533,178</u>	<u>\$ 47,463,161</u>	<u>\$ 36,596,855</u>	<u>\$ 37,505,724</u>	<u>\$ 39,568,826</u>	<u>\$ 30,918,893</u>	<u>\$ 28,578,321</u>
Town's Covered Payroll	\$ 11,372,853	\$ 11,486,014	\$ 11,414,055	\$ 11,354,734	\$ 11,421,107	\$ 11,520,881	\$ 11,124,941	\$ 11,027,167
Town's Proportionate Share of the Net Pension Liability as a Percentage of its Covered Payroll	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Plan Fiduciary Net Position as a Percentage of the Total Pension Liability	60.77%	49.24%	52.00%	57.69%	55.93%	52.26%	59.50%	61.51%

Notes to Schedule

Changes in Benefit Terms	None
Changes of Assumptions	None
Actuarial Cost Method	Entry Age
Amortization Method	Level percent of pay, closed, grading to a level dollar amortization method for the June 30, 2024 valuation
Single Equivalent Amortization Period	30 Years
Asset Valuation Method	4-Year Smoothed Market
Inflation	2.50%
Salary Increase	3.25%-6.50%, Including Inflation
Investment Rate of Return	6.90%, Net of Investment Related Expense

Notes:

- This schedule is intended to show information for 10 years. Additional years' information will be displayed as it becomes available.
- The measurement date is one year earlier than the employer's reporting date.

**TOWN OF MANSFIELD, CONNECTICUT
SCHEDULE OF EMPLOYER CONTRIBUTIONS
MUNICIPAL EMPLOYEES RETIREMENT SYSTEM
LAST TEN FISCAL YEARS**

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Actuarially Determined Contribution	\$ 1,130,595	\$ 1,143,105	\$ 1,206,293	\$ 1,339,165	\$ 1,267,317	\$ 1,625,186	\$ 1,427,689	\$ 1,442,776	\$ 1,424,518	\$ 2,384,063
Contributions in Relation to the Actuarially Determined Contribution	<u>1,130,595</u>	<u>1,143,105</u>	<u>1,206,293</u>	<u>1,339,165</u>	<u>1,267,317</u>	<u>1,625,186</u>	<u>1,427,689</u>	<u>1,442,776</u>	<u>1,424,518</u>	<u>2,384,063</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 Payroll	\$ 9,715,143	\$ 10,256,202	\$ 10,387,738	\$ 11,234,755	\$ 10,790,799	\$ 13,269,677	\$ 11,561,201	\$ 10,487,919	\$ 13,147,369	\$ 11,931,250
Contributions as a Percentage of Covered Payroll	11.64%	11.15%	11.61%	11.92%	11.74%	12.25%	12.35%	13.76%	10.84%	19.98%

Notes to Schedule

Valuation Date June 30, 2021
 Measurement Date June 30, 2021
 The actuarially determined contributions are calculated as of June 30, each biennium for the fiscal years ending two and three years after the valuation date.

Methods and Assumptions Used to Determine Contribution Rates:

Actuarial Cost Method	Entry Age
Amortization Method	Level Dollar, Closed
Single Equivalent Amortization Period	20 Years
Asset Valuation Method	5-Year Smoothed Market
Inflation	2.50%
Salary Increases	3.50% - 10.00%, Including Inflation
Investment Rate of Return	7%, Net of Investment Related Expense
Changes in Assumptions	In 2019, the latest experience study for the System updated most of the actuarial assumptions utilized in the June 30, 2020 valuation to include: rates of inflation, real investment return mortality, withdrawal, disability, retirement and salary increase were adjusted to more closely reflect actual and anticipated experience. These assumptions were recommended as part of the Experience Study for the System for the five year period ended June 30, 2017

TOWN OF MANSFIELD, CONNECTICUT
SCHEDULE OF CHANGES IN NET OPEB LIABILITY AND RELATED RATIOS
OPEB
LAST SIX FISCAL YEARS*

	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>
Total OPEB Liability:						
Service Cost	\$ 90,232	\$ 98,660	\$ 94,683	\$ 102,657	\$ 97,344	\$ 93,826
Interest	199,557	208,547	204,222	231,560	227,000	220,944
Changes of Benefit Terms	-	19,746	-	-	-	-
Differences Between Expected and Actual Experience	29,668	(412,779)	(112,874)	(555,896)	(76,324)	142,876
Changes of Assumptions	-	136,067	-	(24,844)	-	-
Benefit Payments	<u>(211,304)</u>	<u>(139,855)</u>	<u>(112,475)</u>	<u>(187,326)</u>	<u>(184,276)</u>	<u>(414,310)</u>
Net Change in Total OPEB Liability	108,153	(89,614)	73,556	(433,849)	63,744	43,336
Total OPEB Liability - Beginning	<u>2,970,091</u>	<u>3,059,705</u>	<u>2,986,149</u>	<u>3,419,998</u>	<u>3,356,254</u>	<u>3,312,918</u>
Total OPEB Liability - Ending	3,078,244	2,970,091	3,059,705	2,986,149	3,419,998	3,356,254
Plan Fiduciary Net Position:						
Contributions - Employer	762,942	105,925	829,064	210,334	187,543	352,816
Contributions - TRB Subsidy	9,240	13,200	25,064	29,426	29,793	39,527
Net Investment Income	(234,558)	402,700	(23,361)	26,557	14,696	31,712
Benefit Payments	<u>(211,304)</u>	<u>(139,855)</u>	<u>(112,475)</u>	<u>(187,326)</u>	<u>(184,276)</u>	<u>(414,310)</u>
Net Change In Plan Fiduciary Net Position	326,320	381,970	718,292	78,991	47,756	9,745
Plan Fiduciary Net Position - Beginning	<u>1,646,849</u>	<u>1,264,879</u>	<u>546,587</u>	<u>467,596</u>	<u>419,840</u>	<u>410,095</u>
Plan Fiduciary Net Position - Ending	<u>1,973,169</u>	<u>1,646,849</u>	<u>1,264,879</u>	<u>546,587</u>	<u>467,596</u>	<u>419,840</u>
Net OPEB Liability - Ending	<u>\$ 1,105,075</u>	<u>\$ 1,323,242</u>	<u>\$ 1,794,826</u>	<u>\$ 2,439,562</u>	<u>\$ 2,952,402</u>	<u>\$ 2,936,414</u>
Plan Fiduciary Net Position as a Percentage of the Total OPEB Liability	64.10%	55.45%	41.34%	18.30%	13.67%	12.51%
Covered Payroll	\$ 20,038,323	\$ 19,379,423	\$ 20,671,065	\$ 19,952,765	\$ 21,773,964	\$ 20,986,953
Net OPEB Liability as a Percentage of Covered Payroll	5.51%	6.83%	8.68%	12.23%	13.56%	13.99%

*Note: This schedule is intended to show information for 10 years. Additional years' information will be displayed as it becomes available.

**TOWN OF MANSFIELD, CONNECTICUT
SCHEDULE OF EMPLOYER CONTRIBUTIONS
OPEB
LAST TEN FISCAL YEARS**

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Actuarially Determined Contribution (1)	\$ 281,000	\$ 295,000	\$ 301,000	\$ 379,949	\$ 379,949	\$ 383,586	\$ 387,359	\$ 355,992	\$ 360,495	\$ 274,321
Contributions in Relation to the Actuarially Determined Contribution	<u>280,400</u>	<u>341,000</u>	<u>295,000</u>	<u>352,816</u>	<u>352,816</u>	<u>187,543</u>	<u>210,334</u>	<u>829,064</u>	<u>105,925</u>	<u>762,942</u>
Contribution Deficiency (Excess)	<u>\$ 600</u>	<u>\$ (46,000)</u>	<u>\$ 6,000</u>	<u>\$ 27,133</u>	<u>\$ 27,133</u>	<u>\$ 196,043</u>	<u>\$ 177,025</u>	<u>\$ (473,072)</u>	<u>\$ 254,570</u>	<u>\$ (488,621)</u>
Covered Payroll	\$ 18,423,000	\$ 18,423,000	\$ 21,277,212	\$ 21,277,212	\$ 20,986,953	\$ 21,773,964	\$ 19,952,765	\$ 20,671,065	\$ 19,379,423	\$ 20,038,323
Contributions as a Percentage of Covered Payroll	1.52%	1.85%	1.39%	1.66%	1.68%	0.86%	1.05%	4.01%	0.55%	3.81%

(1) Actuarially Determined Contributions prior to fiscal year ending June 30, 2017, is based on the Annual Required Contribution (ARC) calculated in accordance with GASB No. 45

Notes to Schedule

Measurement Date June 30, 2022
 Valuation Date July 1, 2020
 Actuarially determined contribution rates are calculated as of June 30, two years prior to the end of the fiscal year in which contributions are reported.

Methods and Assumptions Used to Determine Contribution Rates:

Actuarial Cost Method Entry Age
 Amortization Method Level Percentage of Payroll, Closed
 Amortization Period 13 Years
 Asset Valuation Method Market Value
 Inflation 2.40%
 Healthcare Cost Trend Rates 7.00% Initial, Decreasing 0.5% Per Year to an Ultimate Rate of 4.60%
 Salary Increases 3.40%, Average, Including Inflation
 Investment Rate of Return 6.75%, Net of Pension Plan Investment Expense, Including Inflation
 Retirement Age Various by Group and Age
 Mortality Pub-2010 Public Retirement Plans Annual-Weighted Mortality Tables (With separate tables for General Employees, Public Safety, and Teachers, projected to the valuation date with Scale MP-2021.
 Previous, RP-2014 adjusted to 2006 total dataset mortality table projected to valuation date with Scale MP-2017

**TOWN OF MANSFIELD, CONNECTICUT
SCHEDULE OF INVESTMENT RETURNS
OPEB
LAST SIX FISCAL YEARS***

	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>
Annual Money-Weighted Rate of Return, Net of Investment Expense	-13.30%	29.58%	-4.03%	5.45%	3.20%	7.41%

*Note: This schedule is intended to show information for 10 years. Additional years' information will be displayed as it becomes available.

TOWN OF MANSFIELD, CONNECTICUT
SCHEDULE OF THE TOWN'S PROPORTIONATE SHARE OF THE NET OPEB LIABILITY
TEACHERS RETIREMENT PLAN
LAST FIVE FISCAL YEARS*

	2022	2021	2020	2019	2018
Town's Proportion of the Net OPEB Liability	0.00%	0.00%	0.00%	0.00%	0.00%
Town's Proportionate Share of the Net OPEB Liability	\$ -	\$ -	\$ -	\$ -	\$ -
State's Proportionate Share of the Net OPEB Liability Associated with the Town	4,274,113	7,387,875	7,402,149	7,315,921	9,653,533
Total	<u>\$ 4,274,113</u>	<u>\$ 7,387,875</u>	<u>\$ 7,402,149</u>	<u>\$ 7,315,921</u>	<u>\$ 9,653,533</u>
Town's Covered Payroll	\$ 11,372,853	\$ 11,486,014	\$ 11,414,055	\$ 11,354,734	\$ 11,421,107
Town's Proportionate Share of the Net OPEB Liability as a Percentage of its Covered Payroll	0.00%	0.00%	0.00%	0.00%	0.00%
Plan Fiduciary Net Position as a Percentage of the Total OPEB Liability	6.11%	2.50%	2.08%	1.49%	1.79%

Notes to Schedule

Changes in Benefit Terms
Changes of Assumptions

None

Based on the procedure described in GASB 75, the discount rate used to measure plan obligations for financial accounting purposes as of June 30, 2021 was updated to equal the Municipal Bond Index Rate as of June 30, 2021:

Expected annual per capita claims costs were updated to better reflect anticipated medical and prescription drug claim experience based on scheduled premium increases through Entry Age

Actuarial Cost Method
Amortization Method
Remaining Amortization Period
Asset Valuation Method
Investment Rate of Return
Price Inflation

Level Percent of Payroll Over an Open Period

30 Years

Market Value of Assets

3.00%, Net of Investment Related Expense Including Price Inflation

2.75%

Notes:

- This schedule is intended to show information for 10 years. Additional years' information will be displayed as it becomes available.
- The measurement date is one year earlier than the employer's reporting date.

APPENDIX B - FORM OF OPINION OF BOND COUNSEL

May __, 2024

Town of Mansfield
Audrey P. Peck Municipal Building
4 South Eagleville Road
Mansfield, CT 06268

We have acted as Bond Counsel in connection with the issuance by the Town of Mansfield, Connecticut (the “Town”), of its \$_____ General Obligation Bond Anticipation Notes (the “Notes”) dated May __, 2024. In such capacity, we have examined a record of proceedings of the Town authorizing the Notes, a Tax Regulatory Agreement of the Town dated the date hereof (the “Agreement”), such law and such other proceedings, certifications, and documents as we have deemed necessary to render this opinion.

As to questions of fact material to our opinion, we have relied upon the certified proceedings and other certifications of public officials furnished to us without undertaking to verify the same by independent investigation.

We are of the opinion that when the Notes are duly certified by U.S. Bank Trust Company, National Association, the Notes will be valid and legally binding general obligations of the Town payable as to both principal and interest from ad valorem taxes which may be levied on all taxable property subject to taxation by the Town without limitation as to rate or amount except as to classified property such as certified forest lands taxable at a limited rate and dwelling houses of qualified elderly persons of low income or of qualified disabled persons taxable at limited amounts pursuant to Connecticut statutes. We are further of the opinion that the Agreement is a valid and binding agreement of the Town and was duly authorized by the Town.

The rights of the holders of the Notes and the enforceability thereof may be subject to bankruptcy, insolvency, reorganization, moratorium and other similar laws affecting creditors’ rights generally and by equitable principles, whether considered at law or in equity.

The Internal Revenue Code of 1986 (the “Code”) establishes certain requirements that must be satisfied at and subsequent to the issuance and delivery of the Notes in order that interest on the Notes be excluded from gross income under Section 103 of the Code. In the Agreement, the Town has made covenants and representations designed to assure compliance with such requirements of the Code. The Town has covenanted in the Agreement that it will at all times comply with all requirements of the Code that must be satisfied subsequent to the issuance of the Notes to ensure that interest on the Notes shall not be included in gross income for federal income tax purposes retroactive to the date of issuance of the Notes, including covenants regarding, among other matters, the use, expenditure and investment of the proceeds of the Notes.

In rendering the below opinions regarding the federal treatment of interest on the Notes, we have relied upon and assumed (i) the material accuracy of the representations, statements of intention and reasonable expectations, and certifications of fact contained in the Agreement, and (ii) continuing compliance by the Town with the covenants set forth in the Agreement as to such tax matters.

The Town has designated the Notes as “qualified tax exempt obligations” within the meaning of Code Section 265(b)(3) for purposes of the deduction by financial institutions for interest expense allocable to the Notes.

In our opinion, under existing statutes and court decisions, (i) interest on the Notes is excluded from gross income for federal income tax purposes; and (ii) such interest is not an item of tax preference for purposes of the federal alternative minimum tax; however, such interest is taken into account in determining the annual adjusted financial statement income of certain corporations for the purpose of computing the alternative minimum tax imposed on corporations. We express no opinion regarding other federal income tax consequences caused by ownership or disposition of, or receipt of interest on the Notes.

We are further of the opinion that, under existing statutes, interest on the Notes is excluded from Connecticut taxable income for purposes of the Connecticut income tax on individuals, trusts and estates and is excluded from amounts on which the net Connecticut minimum tax is based for individuals, trusts and estates required to pay the federal alternative minimum tax. We express no opinion regarding other state income tax consequences caused by ownership or disposition of, or receipt of interest on the Notes.

We express no opinion herein regarding the accuracy, adequacy, or completeness of the Preliminary Official Statement, the Official Statement and other offering material relating to the Notes.

The foregoing opinion is based upon existing laws, regulations, rules and court decisions. We undertake no responsibility to inform you of changes in law or fact occurring after the date hereof which may affect the conclusions herein. In addition, we have not undertaken to advise in the future whether any events after the date of issuance of the Notes, including the adoption of federal tax legislation, may affect the tax status of interest on the Notes.

Respectfully,

PULLMAN & COMLEY, LLC

APPENDIX C - FORM OF CONTINUING DISCLOSURE AGREEMENT

In accordance with the requirements of Rule 15c2-12 promulgated by the Securities and Exchange Commission, the Town will agree, pursuant to a Continuing Disclosure Agreement for Notes to be executed by the Town substantially in the following form, to provide, or cause to be provided, notice of the occurrence of certain events with respect to the Notes:

Continuing Disclosure Agreement

This Continuing Disclosure Agreement ("Agreement") is made as of May __, 2024 by the Town of Mansfield, Connecticut (the "Issuer") acting by its undersigned officers, duly authorized, in connection with the issuance of \$ _____ General Obligation Bond Anticipation Notes, dated as of May __, 2024 of the Issuer (the "Notes"), for the benefit of the beneficial owners from time to time of the Notes.

Section 1. Definitions. For purposes of this Agreement, the following capitalized terms shall have the following meanings:

"MSRB" means the Municipal Securities Rulemaking Board established under the Securities Exchange Act of 1934, as amended, or any successor thereto.

"Repository" means the MSRB or any other information repository established pursuant to the Rule as amended from time to time.

"Rule" means Rule 15c2-12 under the Securities Exchange Act of 1934, as of the date of this Agreement.

"SEC" means the Securities and Exchange Commission of the United States, or any successor thereto.

Section 2. Notice of Certain Events.

The Issuer agrees to provide or cause to be provided, in a timely manner not in excess of ten business days after the occurrence of the event, to each Repository, notice of the occurrence of any of the following events with respect to the Notes:

- (a) principal and interest payment delinquencies;
- (b) non-payment related defaults, if material;
- (c) unscheduled draws on debt service reserves reflecting financial difficulties;
- (d) unscheduled draws on credit enhancements reflecting financial difficulties;
- (e) substitution of credit or liquidity providers, or their failure to perform;
- (f) 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 notes, or other material events affecting the tax status of the Notes;
- (g) modifications to rights of holders of the Notes, if material;
- (h) Note calls, if material, and tender offers;
- (i) Note defeasances;
- (j) release, substitution, or sale of property securing repayment of the Notes, if material;
- (k) rating changes;
- (l) bankruptcy, insolvency, receivership or similar event of the Issuer;

(m) the consummation of a merger, consolidation, or acquisition involving the Issuer or the sale of all or substantially all of the assets of the Issuer, 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;

(n) appointment of a successor or additional trustee or the change of name of a trustee, if material;

(o) incurrence of a financial obligation, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a financial obligation, any of which affect security holders, if material; and

(p) default, event of acceleration, termination event, modification of terms, or other similar events under the terms of the financial obligation of the Issuer, any of which reflect financial difficulties.

Events (d) and (e). The Issuer does not undertake to provide any notice with respect to credit enhancement added after the primary offering of the Notes, unless the Issuer applies for or participates in obtaining the enhancement.

Event (f). Event (f) is relevant only to the extent interest on the Notes is excluded from gross income for federal income tax purposes.

Event (h). The Issuer does not undertake to provide the above-described event notice of a mandatory scheduled redemption, not otherwise contingent upon the occurrence of an event, if (A) the terms, dates and amounts of redemption are set forth in detail in the Final Official Statement, (B) the sole matter to be determined is which of the Notes will be redeemed in the case of a partial redemption, (C) notice of redemption is given to the holders of the Note to be redeemed as required under the terms of the Notes, and (D) public notice of redemption is given pursuant to Exchange Act Release No. 23856 of the SEC, even if the originally scheduled amounts are reduced due to prior optional redemptions or Note purchases.

Events (o) and (p). The term “financial obligation” is defined as 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 does not include municipal securities for which a final official statement has been filed with MSRB pursuant to the Rule.

Section 3. Use of Agents.

Notices to be provided pursuant to this Agreement may be provided by the Issuer or by any agents which may be employed by the Issuer for such purpose from time to time.

Section 4. Termination.

The obligations of the Issuer under this Agreement shall terminate upon the earlier of (i) payment or legal defeasance, at maturity or otherwise, of all of the Notes, or (ii) such time as the Issuer ceases to be an obligated person with respect to the Notes within the meaning of the Rule.

Section 5. Enforcement.

The Issuer acknowledges that the undertakings set forth in Section 2 of this Agreement are intended to be for the benefit of, and enforceable by, the beneficial owners from time to time of the Notes. In the event the Issuer shall fail to perform its duties hereunder, the Issuer shall have the option to cure such failure within a reasonable time (but not exceeding five business days with respect to the undertakings set forth in Section 2 of this Agreement) from the time the Issuer's Director of Finance, or a successor, receives written notice from any beneficial owner of the Notes of such failure. The present address of the Director of Finance is Audrey P. Peck, Municipal Building, 4 South Eagleville Road, Mansfield, Connecticut 06268.

In the event the Issuer does not cure such failure within the time specified above, the beneficial owner of any Notes shall be entitled only to the remedy of specific performance. The parties expressly acknowledge and agree that no monetary damages shall arise or be payable hereunder nor shall any failure to comply with this Agreement constitute an event of default with respect to the Notes.

Section 6. Miscellaneous.

(a) All documents provided by the Issuer to a Repository pursuant to the Issuer's undertakings set forth in Section 2 of this Agreement shall be in an electronic format as prescribed by the MSRB from time to time and shall be accompanied by identifying information as prescribed by the MSRB from time to time.

(b) The Issuer shall have no obligation to provide any information, data or notices other than as set forth in this Agreement; provided, however, nothing in this Agreement shall be construed as prohibiting the Issuer from providing such information, data or additional notices from time to time as it deems appropriate in connection with the Notes. If the Issuer elects to provide any such information, data or additional notices, the Issuer shall have no obligation under this Agreement to update or continue to provide further information, data or additional notices of the type so provided.

(c) This Agreement shall be governed by the laws of the State of Connecticut.

(d) Notwithstanding any other provision of this Agreement, the Issuer may amend this Agreement, and any provision of this Agreement may be waived, if such amendment or waiver is made in connection with a change of circumstances that arises from a change in legal requirements, a change in law, or a change in the identity, nature or status of the Issuer, and is supported by an opinion of counsel expert in federal securities laws, to the effect that (i) such amendment or waiver would not materially adversely affect the beneficial owners of the Notes, and (ii) the provisions of the Agreement as so amended or waived would have complied with the requirements of the Rule, taking into account any amendments or interpretations of the Rule as well as any changes in circumstances, in each case as of the date of such amendment to the Agreement or waiver. A copy of any such amendment or waiver will be filed in a timely manner with each Repository.

(e) This Agreement may be executed in any number of counterparts, each of which shall be deemed an original, but such counterparts shall together constitute but one and the same instrument.

TOWN OF MANSFIELD, CONNECTICUT

By: _____
RYAN AYLESWORTH
Town Manager

By: _____
AMANDA L. BACKHAUS
Director of Finance

APPENDIX D - NOTICE OF SALE

NOTICE OF SALE

TOWN OF MANSFIELD, CONNECTICUT
\$1,757,400 GENERAL OBLIGATION BOND ANTICIPATION NOTES
(BANK QUALIFIED)
BOOK-ENTRY-ONLY

NOTICE IS GIVEN that TELEPHONE BIDS and ELECTRONIC BIDS via **PARITY**® (as described herein) will be received by the TOWN OF MANSFIELD, CONNECTICUT (the “Issuer”), until 11:30 A.M. (EASTERN TIME) on MONDAY,

MAY 6, 2024

(the “Sale Date”) for the purchase of the Issuer’s \$1,757,400 General Obligation Bond Anticipation Notes (the “Notes”). Telephone bids will be received by an authorized agent of Munistat Services, Inc., the Issuer’s municipal advisor (see “Telephone Bidding Procedures”). Electronic bids must be submitted via **PARITY**® (see “Electronic Bidding Procedures”).

The Notes

The Notes are expected to be dated May 15, 2024 and will mature and be payable to the registered owner on October 15, 2024 as further described in the Preliminary Official Statement (as hereinafter defined). The Notes will bear interest (which interest shall be calculated on the basis of a 360-day year consisting of twelve 30-day months) payable at maturity at the rate or rates per annum fixed in the proposal or proposals accepted for their purchase, which rates shall be in multiples of 1/100 of 1% per annum.

Nature of Obligation

The Notes will constitute general obligations of the Issuer, and the Issuer will pledge its full faith and credit to pay the principal of and interest on the Notes when due. Unless paid from other sources, the Notes are payable from ad valorem taxes which may be levied on all taxable property subject to taxation by the Issuer without limit as to rate or amount except as to classified property such as certified forest lands taxable at a limited rate and dwelling houses of qualified elderly persons of low income or of qualified disabled persons taxable at limited amounts pursuant to provisions of the Connecticut General Statutes, as amended. The information in this Notice of Sale is only a brief summary of certain provisions of the Notes. For further information about the Notes, reference is hereby made to the Preliminary Official Statement.

Bank Qualification

The Notes SHALL be designated by the Issuer as qualified tax exempt obligations under the provisions of Section 265(b)(3) of the Internal Revenue Code of 1986 for purposes of the deduction by financial institutions for interest expense allocable to the Notes.

Registration

The Notes will be issued by means of a book-entry system with no physical distribution of note certificates made to the public. The Notes will be issued in registered form and one note certificate for each interest rate will be issued to The Depository Trust Company (“DTC”), New York, New York, registered in the name of its nominee, Cede & Co., and immobilized in its custody. A book-entry system will be employed, evidencing ownership of the Notes in principal amounts of \$5,000 or any integral multiple 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 purchaser(s), as a condition to delivery of the Notes, will be required to deposit the Note certificates with DTC, registered in the name of Cede & Co. Principal of and interest on the Notes will be payable by the Issuer or its agent to DTC or its nominee as registered owner of the Notes. Principal and interest payments by DTC to participants of DTC will be the responsibility of DTC; principal and interest payments to beneficial owners by participants of DTC will be the responsibility of such participants and other nominees of beneficial owners. The Issuer will not be responsible or liable for payments by DTC to its participants or by DTC participants or indirect participants to beneficial owners or for maintaining, supervising or reviewing the records maintained by DTC, its participants or persons acting through such participants. Upon receipt from the Issuer, the Paying

Agent will pay principal of and interest on the Notes directly to DTC so long as DTC or its nominee, Cede & Co, is the Noteholder.

Option For No Book-Entry.

A bidder for the Notes may request that the Notes be issued in the form of a single fully registered physical certificate in the par amount of the Notes, rather than in book-entry form through the facilities of DTC, provided the bid is for all of the Notes at the same interest rate. A bidder for the Notes requesting that the Notes be issued in non-book-entry form may request that it be designated by the Issuer as the Certifying Agent, Registrar and Paying Agent for the Notes if it is a bank or trust company authorized to act in such capacity pursuant to the Connecticut General Statutes. Any bidder seeking to have the Notes issued in non-book-entry form, or to be designated as Certifying Agent, Registrar and Paying Agent for such Notes, shall indicate this preference to the Issuer at the time of the submission of the bid. The Issuer reserves the right to decline any request to issue the Notes in non-book-entry form, or to designate the winning bidder as Certifying Agent, Registrar and Paying Agent for the Notes, if it should determine, in its sole discretion, that issuing the Notes in such manner or with such designation is not in its best interests. If the Notes are issued in non-book-entry form, the winning bidder, and any subsequent registered owner of the Notes, shall not impose on or charge the Issuer any costs or expenses of any re-registration or transfer of Notes from time to time, including any costs of counsel or of converting the Notes to book-entry only form, or for any costs or expenses of services as Certifying Agent, Registrar and Paying Agent for the Notes if the winning bidder is so designated. The terms and covenants of the Notes issued in non-book-entry form shall be the same as if the Notes were issued in book-entry form, except as required to reflect that the Notes are non-book-entry and the designation of the purchaser as Certifying Agent, Registrar and Paying Agent.

Bid Specifications; Basis of Award; Right to Reject Proposals; Waiver; Postponement; Change of Terms

Each bid for the purchase of the Notes must, (i) if submitted by telephone, provide the information in the form of the Proposal for Notes attached hereto, or (ii) if submitted electronically, in accordance with the requirements prescribed herein. Except as required under "Option For No Book-Entry" above, a proposal may be for all or any part of the Notes but any proposal for a part must be for at least \$100,000, or a whole multiple thereof, except one such proposal for a part may include the odd \$157,400, and a separate proposal will be required for each part of the Notes for which a separate interest rate is bid. Unless all bids are rejected, the Notes will be awarded to the bidder or bidders offering to purchase the Notes at the lowest net interest cost ("NIC"), computed as to each interest rate stated by adding the total interest which will be paid at such rate and deducting therefrom the premium offered, if any. As between proposals resulting in the same lowest net interest cost to the Issuer, the award will be made on the basis of the highest principal amount of the Notes specified. No bid for less than par and accrued interest, if any, will be considered and the Issuer reserves the right to award to any bidder all or any part of the Notes bid for in its proposal. If a bidder is awarded only a part of the Notes bid for in its proposal, any premium offered in such proposal will be proportionately reduced so that the resulting net interest cost to the Issuer with respect to the Notes awarded is the same as that contained in the bidder's proposal with respect to the entire amount bid, carried to six decimal places. The purchase price must be paid in immediately available federal funds.

The right is reserved to reject any and all proposals and to reject any proposal not complying with this Notice of Sale and to waive any irregularity or informality with respect to any proposal.

The Issuer further reserves the right to postpone the sale to another time and date in its sole discretion for any reason, including Internet difficulties. The Issuer will use its best efforts to notify prospective bidders in a timely manner of any need for a postponement. Upon the establishment of an alternative sale date, any bidder may submit proposals for the purchase of the Notes in accordance with the provisions of this Notice of Sale.

Electronic Bidding Procedures

Any prospective bidder intending to submit an electronic bid must submit its electronic bid through the facilities of *PARITY*[®]. Subscription to i-Deal LLC's BiDCOMP Competitive Bidding System is required in order to submit an electronic bid and the Issuer will neither confirm any subscription nor be responsible for the failure of any prospective bidder to subscribe.

An electronic bid made through the facilities of **PARITY**[®] shall be deemed an irrevocable offer to purchase the Notes on the terms provided in this Notice of Sale, and shall be binding upon the bidder as if made by a signed, sealed bid delivered to the Issuer. By submitting a bid for the Notes via **PARITY**[®], the bidder represents and warrants to the Issuer that such bidder's bid for the purchase of the Notes is submitted for and on behalf of such prospective bidder by an officer or agent who is duly authorized to bind the prospective bidder by an irrevocable offer and that acceptance of such bid by the Issuer will bind the bidder by a legal, valid and enforceable contract, for the purchase of the Notes on the terms described in this Notice of Sale. **The Issuer shall not be responsible for any malfunction or mistake made by, or as a result of the use of the facilities of PARITY[®], or the inaccuracies of any information, including bid information or worksheets supplied by PARITY[®], the use of PARITY[®] facilities being the sole risk of the prospective bidder. Each Bidder is solely responsible for knowing the terms of the sale as set forth herein.**

If any provisions of this Notice of Sale shall conflict with information provided by **PARITY**[®] as the approved provider of electronic bidding services, this Notice of Sale shall control. Further information about **PARITY**[®], including any fee charged, may be obtained from **PARITY**[®], 1359 Broadway, 36th Street, 2nd Floor, New York, NY 10018, Attention: Customer Service Department (telephone: (212) 849-5021 - email notice: www.parity@i-deal.com).

For purposes of the telephone bidding process and the electronic bidding process, the time as maintained by **PARITY**[®] shall constitute the official time. For information purposes only, bidders are requested to state in their bids the net interest cost to the Issuer, as described under "Bid Specifications; Basis of Award; Right to Reject Proposals; Waiver; Postponement; Change of Terms" above, and in the written form of Proposal for Notes. All electronic bids shall be deemed to incorporate the provisions of this Notice of Sale and form of Proposal for Notes.

Disclaimer. Each **PARITY**[®] prospective electronic bidder shall be solely responsible to make necessary arrangements to access **PARITY**[®] for the purposes of submitting its bid in a timely manner and in compliance with the requirements of this Notice of Sale. Neither the Issuer nor **PARITY**[®] shall have any duty or obligation to undertake such arrangements to bid for any prospective bidder or to provide or assure such access to any prospective bidder, and neither the Issuer nor **PARITY**[®] shall be responsible for a bidder's failure to make a bid or for proper operation of, or have any liability for any delays or interruptions of, or any damages caused by, **PARITY**[®]. The Issuer is using **PARITY**[®] as a communication mechanism, and not as the Issuer's agent, to conduct the electronic bidding for the Notes. The Issuer is not bound by any advice and determination of **PARITY**[®] to the effect that any particular bid complies with the terms of this Notice of Sale and in particular the bid requirements herein set forth. All costs and expenses incurred by prospective bidders in connection with their subscription to, arrangements with and submission of bids via **PARITY**[®] are the sole responsibility of the bidders; and the Issuer is not responsible, directly or indirectly, for any such costs or expenses. If a prospective bidder encounters any difficulty in arranging to bid or submitting, modifying or withdrawing a bid for the Notes, the prospective bidder should telephone **PARITY**[®] at (212) 849-5021.

Telephone Bidding Procedures

Telephone bids will be received until 11:30 A.M. (EASTERN TIME) on the Sale Date by an authorized agent of Munistat Services, Inc., the Issuer's municipal advisor. All telephone bids must be made to (203) 421-2880 and be completed by 11:30 A.M. (EASTERN TIME) on the Sale Date. Bidders should be prepared to provide the information set forth in the "Proposal for Notes" attached hereto.

Bidders shall recognize that a bid by telephone means that the bidder accepts the terms and conditions of this Notice of Sale and agrees to be bound by such and, further, such bidder recognizes and accepts the risk that its telephone bid may not be received by the Issuer or may be received later than the time specified as the result of a failure in communications including, but not limited to, a failure in telephonic communications, or the inability to reach the Issuer by the time required. A bid received after the time specified, as determined in the Issuer's sole discretion, will not be reviewed or honored by the Issuer.

CUSIP Numbers

The deposit of the Notes with DTC under a book-entry system requires the assignment of CUSIP numbers prior to delivery. It shall be the responsibility of the purchaser to apply for CUSIP numbers for the Notes prior to delivery. Neither the failure to print such CUSIP number on any note, nor any error with respect thereto, shall constitute cause for a failure or refusal by the purchaser thereof to accept delivery of and pay for the Notes. All expenses in relation to the printing of CUSIP numbers on the Notes shall be paid for by the Issuer; provided, however, that the Issuer assumes no responsibility for any CUSIP Service Bureau charge or other charge that may be imposed for the assignment of such numbers, which charges shall be the responsibility of and shall be paid for by the purchaser.

Certifying Agent, Registrar, Paying Agent and Transfer Agent

Unless otherwise provided for herein, the Notes will be authenticated by U.S. Bank Trust Company, National Association, Hartford, Connecticut. U.S. Bank Trust Company, National Association will also act as Registrar, Paying Agent and Transfer Agent.

Delivery, Payment and Closing Requirements

At or prior to the delivery of the Notes the winning bidder shall be furnished, without cost, with (a) the approving opinion of Pullman & Comley, LLC of Hartford, Connecticut, Bond Counsel (“Bond Counsel”); (b) a signature and no litigation certificate, in form satisfactory to said firm, dated as of the date of delivery of the Notes, and stating that there is no litigation pending, or to the knowledge of the signer or signers thereof threatened, affecting the validity of the Notes or the power of the Issuer to levy and collect taxes to pay them; (c) a copy of the Official Statement prepared for this note issue; (d) a certificate of Issuer Officials relating to the accuracy and completeness of the Official Statement; (e) a Continuing Disclosure Agreement; and (f) a receipt of payment for the Notes.

Unless otherwise provided for herein, the Notes will be delivered against payment in immediately available federal funds through the facilities of DTC, New York, New York or its agent via Fast Automated Securities Transfer (“FAST”) on or about May 15, 2024 (the “Closing Date”).

The Issuer will have no responsibility to pay for any expenses of the purchaser except to the extent specifically stated in this Notice of Sale. The purchaser will have no responsibility to pay for any of the Issuer’s costs of issuance except to the extent specifically stated in this Notice of Sale.

The purchaser will be responsible for the clearance or exemption with respect to the status of the Notes for sale under securities or “Blue Sky” laws and the preparation of any surveys or memoranda in connection with such sale. The Issuer shall have no responsibility for such clearance, exemption or preparation.

Bond Counsel Opinion

The legality of the issue will be passed upon by Pullman & Comley, LLC of Hartford, Connecticut, Bond Counsel, and the purchaser will be furnished with its opinion, without charge, substantially in the form set forth in Appendix B to the Official Statement. The opinion will state that the Notes are valid and binding obligations of the Issuer. Bond Counsel will require as a precondition to release of its opinion that the purchaser of such Notes deliver to it a completed “issue price” certificate, or similar certificate, regarding expectations or public offering prices, as applicable, with respect to the Notes awarded to such bidder, as described below under “Establishment of Issue Price”. In rendering such legal opinion, Pullman & Comley, LLC will rely upon and assume the material accuracy of the representations and statements of expectation contained in the Tax Regulatory Agreement entered into by the Issuer for the benefit of the owners of the Notes, and further, will assume compliance by the Issuer with the covenants and procedures set forth in such Tax Regulatory Agreement.

Establishment of Issue Price

In order to provide the Issuer with information that enables it to comply with certain requirements of the Internal Revenue Code of 1986 (the “Code”) relating to the exclusion of interest on the Notes from the gross income of their owners, the winning bidder will be required to complete, execute, and deliver to the Issuer at or prior to the delivery of the Notes an “issue price” or similar certificate setting forth the reasonably expected initial offering price to the Public (the “Initial Offering Price”) or the actual sales price or prices of the Notes, as circumstances may determine, together with the supporting pricing wires or equivalent communications, with such modifications as may be appropriate or necessary, in the reasonable judgment of Bond Counsel. Communications relating to this “Establishment of Issue Price” section, the completed certificate(s) and any supporting information shall be delivered to (1) Bond Counsel at Glenn G. Rybacki, Esq., Pullman & Comley, LLC, 90 State House Square, Hartford, CT 06103, Telephone: (860) 424-4391, E-mail: grybacki@pullcom.com and (2) the Municipal Advisor at William Lindsay, Munistat Services, Inc., 129 Samson Rock Drive, Suite A, Madison, CT 06443, Telephone: (203) 421-2880, E-mail: Bill.Lindsay@munistat.com (the “Municipal Advisor”). Questions related to this “Establishment of Issue Price” section should be directed to Bond Counsel or the Municipal Advisor. For purposes of this “Establishment of Issue Price” section, Bond Counsel may act on behalf of the Issuer and the Municipal Advisor may act on behalf of the Issuer.

By submitting a bid, each bidder is certifying that its bid is a firm offer to purchase the Notes, is a good faith offer which the bidder believes reflects current market conditions, and is not a “courtesy bid” being submitted for the purpose of assisting in meeting the competitive sale requirements relating to the establishment of the “issue price” of the Notes pursuant to Section 148 of the Code, including the requirement that bids be received from at least three (3) underwriters of municipal bonds or notes who have established industry reputations for underwriting new issuances of municipal bonds or notes.

By submitting a bid, a bidder represents to the Issuer that it has an established industry reputation for underwriting new issuances of municipal bonds or notes such as the Notes, represents that such bidder’s bid is submitted for or on behalf of such bidder by an officer or agent who is duly authorized to bind the bidder to a legal, valid and enforceable contract for the purchase of the Notes, and understands that upon award by the Issuer that this Notice of Sale constitutes a written contract between such bidder, as winning bidder, and the Issuer.

By submitting a bid, the bidder agrees (unless the winning bidder is purchasing the Notes for its own account and not with a view to distribution or resale to the public) that if the Competitive Sale Rule (as set forth below) is not met, it will satisfy either the Actual Sales Rule (as set forth below) or the Hold-the-Offering-Price Rule (as set forth below).

Bids will not be subject to cancellation in the event that the competitive sale requirements are not satisfied.

Notification of Contact Information of Winning Bidder. Promptly upon award, the winning bidder shall notify the Municipal Advisor and Bond Counsel of the contact name, telephone number and e-mail address of the person(s) of the winning bidder for purposes of communications concerning this “Establishment of Issue Price” section.

Competitive Sale Rule. The Issuer intends that the provisions of Treasury Regulations Section 1.148-1(f)(3)(i) (defining “competitive sale” for purposes of establishing the issue price of the Notes) will apply to the initial sale of the Notes (the “Competitive Sale Rule”) because:

- (1) the Issuer shall disseminate, or have disseminated on its behalf, this Notice of Sale to potential bidders in a manner that is reasonably designed to reach potential bidders;
- (2) all bidders shall have an equal opportunity to bid;
- (3) the Issuer anticipates receiving bids from at least three underwriters of municipal bonds or notes who have established industry reputations for underwriting new issuances of municipal bonds or notes; and
- (4) the Issuer anticipates awarding the sale of the Notes to the bidder who submits a firm offer to purchase the Notes at the lowest net interest cost, as set forth in this Notice of Sale.

Competitive Sale Rule Met. The Issuer, or the Municipal Advisor on behalf of the Issuer, shall at the time of award advise the winning bidder if the Competitive Sale Rule has been met. The winning bidder will be required to deliver to Bond Counsel on behalf of the Issuer prior to the delivery of the Notes a completed “Certificate as to Issue Price” (in form satisfactory to Bond Counsel) for such Notes, setting forth the Initial Offering Price. If the winning bidder is purchasing the Notes for its own account and not with a view to distribution or resale of such Maturity to the Public, then the winning bidder shall provide Bond Counsel and the Municipal Advisor a completed “Certificate as to Issue Price” (in form satisfactory to Bond Counsel) for such Notes.

Competitive Sale Rule Not Met. In the event that the Competitive Sale Rule is not satisfied, the Issuer, or the Municipal Advisor on behalf of the Issuer, shall at the time of award advise the winning bidder. The Issuer may determine to treat (i) the first price at which ten percent (10%) of a Maturity of the Notes (the “Actual Sales Rule”) is sold to the Public as the issue price of that Maturity, and/or (ii) the Initial Offering Price to the Public as of the Sale Date of any Maturity of the Notes as the issue price of that Maturity (the “Hold-the-Offering-Price Rule”), in each case applied on a Maturity-by-Maturity basis. In the event that the Competitive Sale Rule is not satisfied, the winning bidder, by 4:30 p.m. (EASTERN TIME) on the Sale Date, shall notify and provide, via e-mail, Bond Counsel and the Municipal Advisor (A)(I) of the first price at which ten percent (10%) of each Maturity has been sold to the Public and (II) reasonable supporting documentation or certifications of such price the form of which is acceptable to Bond Counsel; i.e., those Maturities that satisfy the Actual Sales Rule as of the Sale Date, and (B) those Maturities that the winning bidder is purchasing for its own account and not with a view to distribution or resale of such Maturity to the Public. After such receipt, the Issuer, or Bond Counsel on behalf of the Issuer, shall promptly confirm with the winning bidder, via e-mail, which Maturities of the Notes shall be subject to the Actual Sales Rule and which Maturities shall be subject to the Hold-the-Offering-Price Rule.

For those Maturities of Notes subject to the Hold-the-Offering-Price Rule, the winning bidder shall (i) provide Bond Counsel (via e-mail) a copy of pricing wire or equivalent communication for the Notes (ii) confirm that each Underwriter (as defined below) has offered or will offer all of the Notes to the Public on or before the date of award at the Initial Offering Prices and (ii) agree, on behalf of each Underwriter participating in the purchase of the Notes, that each Underwriter will neither offer nor sell unsold Notes of any Maturity to which the Hold-the-Offering-Price Rule shall apply to any person at a price that is higher than the Initial Offering Price for such Maturity during the period starting on the Sale Date and ending on the earlier of the following:

- (1) the close of the fifth (5th) business day after the Sale Date; or
- (2) the date on which the Underwriters have sold at least ten percent (10%) of that Maturity of the Notes to the Public at a price that is no higher than the Initial Offering Price.

The winning bidder shall promptly advise Bond Counsel and the Municipal Advisor, via e-mail, when the Underwriters have sold ten percent (10%) of that Maturity of the Notes to the Public at a price that is no higher than the Initial Offering Price, if that occurs prior to the close of the fifth (5th) business day after the Sale Date.

By submitting a bid, each bidder confirms that: (i) any agreement among underwriters, any selling group agreement and each third-party distribution agreement (to which the bidder is a party) relating to the initial sale of the Notes 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 third-party distribution agreement, as applicable, to (A) report the prices at which it sells to the Public the unsold Notes of each Maturity allotted to it until it is notified by the winning bidder that either the Actual Sales Rule has been satisfied as to the Notes of that Maturity or all Notes of that Maturity have been sold to the Public and (B) comply with the Hold-the-Offering-Price Rule, if applicable, in each case if and for so long as directed by the winning bidder and as set forth in the related pricing wires, and (ii) any agreement among underwriters relating to the initial sale of the Notes to the Public, together with the related pricing wires, contains or will contain language obligating each Underwriter that is a party to a third-party distribution agreement to be employed in connection with the initial sale of the Notes to the Public to require each broker-dealer that is a party to such third-party distribution agreement to (A) report the prices at which it sells to the Public the unsold Notes of each Maturity allotted to it until it is notified by the winning bidder or such Underwriter that either the Actual Sales Rule has been satisfied as to the Notes of that Maturity or all Notes of that Maturity have been sold to the Public and (B) comply with the Hold-the-Offering-Price Rule, if applicable, in each case if and for so long as directed by the winning bidder or such Underwriter and as set forth in the related pricing wires.

Sales of any Notes to any person that is a Related Party (as defined below) to an Underwriter shall not constitute sales to the Public for purposes of this Notice of Sale.

Definitions. For purposes of this “Establishment of Issue Price” section:

- (1) “Maturity” means Notes with the same credit and payment terms. Notes with the same maturity date but different stated interest rates, are treated as separate Maturities.
- (2) “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.
- (3) “Related Party” generally means any two or more persons who have greater than 50% common ownership, directly or indirectly.
- (4) “Underwriter” means (i) any person 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 Notes 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 definition to participate in the initial sale of the Notes to the Public (including a member of a selling group or a party to a third-party distribution agreement participating in the initial sale of the Notes to the Public).

Official Statement

For more information regarding the Notes or the Issuer, reference is made to the Preliminary Official Statement dated April 29, 2024 (the “Official Statement”) describing the Notes and the financial condition of the Issuer. The Preliminary Official Statement is available in electronic format at www.i-dealprospectus.com and www.munistat.com, and such electronic access is being provided as a matter of convenience only. Copies of the Preliminary Official Statement may be obtained from William Lindsay, Munistat Services, Inc., 129 Samson Rock Drive, Suite A, Madison, CT 06443, Telephone: (203) 421-2880, E-mail: Bill.Lindsay@munistat.com. The Issuer deems such Official Statement to be a final official statement for purposes of complying with Securities and Exchange Commission Rule 15c2-12 (the “Rule”), but such Official Statement is subject to revision or amendment as appropriate. The Issuer will make available to the purchaser a reasonable number of copies of the final Official Statement at the Issuer’s expense, and the final Official Statement will be made available to the purchaser by no later than the earlier of the delivery of the Notes or by the seventh (7th) business day after the day bids on the Notes are received. If the Issuer’s Municipal Advisor, is provided with the necessary information from the purchaser by 12:00 o’clock noon on the day after the Sale Date, the copies of the final Official Statement will include an additional cover page and other pages, if necessary, indicating the interest rates, rating(s), yields or reoffering prices and the name of the managing underwriter of the Notes, and any corrections. The purchaser shall arrange with the Municipal Advisor the method of delivery of the copies of the final Official Statement to the purchaser. Additional copies of the final Official Statement may be obtained by the purchaser at its own expense by arrangement with the printer.

Continuing Disclosure Agreement

As required by the Rule, the Issuer will undertake, pursuant to a Continuing Disclosure Agreement (the “Agreement”), to provide notice of the occurrence of certain events with respect to the Notes within ten (10) business days of such event. A form of the Agreement is attached to the Official Statement as Appendix C. The purchaser’s obligation to purchase the Notes shall be conditioned upon its receiving, at or prior to delivery of the Notes, an executed Agreement.

TOWN OF MANSFIELD, CONNECTICUT

RYAN AYLESWORTH
Town Manager

AMANDA L. BACKHAUS
Director of Finance

April 29, 2024

(See attached for form of Proposal for Notes)

PROPOSAL FOR NOTES

Ryan Aylesworth, Town Manager
Amanda L. Backhaus, Director of Finance
Town of Mansfield
c/o Munistat Services, LLC
Telephone No. (203) 421-2880

Mansfield Town Officials:

Subject to the provisions of the Notice of Sale dated April 29, 2024, which Notice is made part of this proposal, we offer to purchase the indicated principal amount of the \$1,757,400 General Obligation Bond Anticipation Notes of the Town of Mansfield, Connecticut (the "Issuer"), dated May 15, 2024 and maturing on October 15, 2024 (the "Notes"), specified below at the stated interest rate (provided not less than \$100,000 of principal amount per interest rate is bid and the total of all principal amounts bid does not exceed \$1,757,400) plus the premium specified below, if any, and to pay therefor par plus the premium specified below, if any, on the date of delivery. We further provide our computation of net interest cost as to each bid, carried to six decimals, and made as provided in the above-mentioned Notice of Sale, but not constituting any part of the foregoing proposal.

For \$ _____ of the Notes, bearing an interest rate of _____% per annum, we bid par plus a premium of \$ _____. The net interest cost to the Issuer is _____% (six decimals).

For \$ _____ of the Notes, bearing an interest rate of _____% per annum, we bid par plus a premium of \$ _____. The net interest cost to the Issuer is _____% (six decimals).

For \$ _____ of the Notes bearing an interest rate of _____% per annum, we bid par plus a premium of \$ _____. The net interest cost to the Issuer is _____% (six decimals).

This undersigned hereby agrees to accept delivery of and make payment for the indicated principal amount of Notes in immediately available federal funds on the date of the Notes.

Dated: May 6, 2024

(Name of Bidder)

(Mailing Address)

(Authorized Signature)

(Telephone Number)

(Facsimile Number)

(E-mail Address)

We request that the Notes not be issued in book-entry form, but be registered in the name of the bidder, as provided in the Notice of Sale.

Only if submitting request that Notes not be issued in book-entry form: We request to be designated as the Certifying Agent, Registrar and Paying Agent for the Notes, as provided in the Notice of Sale.