ROSELLI, CLARK & ASSOCIATES
Certified Public Accountants

RCA
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DEVENS ENTERPRISE

COMMISSION

Report on Examination of
Financial Statements

June 30, 2026

DEVENS ENTERPRISE COMMISSION

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YEAR ENDED JUNE 30, 2026

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INDEPENDENT AUDITORS' REPORT

To the Devens Enterprise Commission
Board of Directors
Devens, Massachusetts

Opinions

We have audited the accompanying financial statements of the Devens Enterprise Commission, (the Commission) as of and for the year ended June 30, 2026, and the related notes to the financial statements, which collectively comprise the Commission's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the Commission as of June 30, 2026, in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditors' Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Commission and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

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

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

Auditors' Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements taken as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditors' report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control.

Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

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

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

Other Matters

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that management's discussion and analysis, and schedules of the Commonwealth's proportionate share of net pension and net OPEB liabilities as listed in the table of contents, be presented to supplement the basic financial statements. Such information, although not part of the basic financial statements is the responsibility of management, and is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic or historical context.

We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Roselli, Clark & Associates
Certified Public Accountants
Woburn, Massachusetts
September 28, 2026

MANAGEMENT'S DISCUSSION AND ANALYSIS

The purpose of the management's discussion and analysis is to help the residents and other stakeholders of the Devens Enterprise Commission, (the Commission) to understand what the financial statements and accompanying notes to the financial statements say about the Commission's financial condition and how it changed from last year. It contains information drawn from other parts of the report, accompanied by explanations by finance staff knowledgeable of the Commission's finances. If you have questions about this report or require further information, contact the Devens Enterprise Commission, 33 Andrews Parkway, Devens, MA 01434.

Overview of the Financial Statements

The Commission's basic financial statements include one fund type, a proprietary fund type for all Commission activity. The financial statements are reported using the economic resources measurement focus and the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded at the time liabilities are incurred, regardless of when the related cash flows take place.

The following describes the enclosed financial statement reporting format, as well as an explanation of what financial information is provided to the user of these financial statements from each section:

Proprietary: Business-Type Fund – This is the singular fund maintained by the Commission that accounts for and reports on the operations. The following statements and their applicable purposes are reported:

- The Statement of Net Position is designated to indicate our financial position as of a specific point in time.

- The Statement of Revenues, Expenses and Changes in Net Position shows our operating, noncapital subsidies and other nonoperating results and reveals the financial surplus or deficiency recognized by the Commission for the year.

- The Statement of Cash Flows provides information about our cash receipts and cash payments during the year from operating and various other nonoperating activities outlining the actual cash that passed through the Commission for the year.

Notes to the Financial Statements – The notes provide additional information that is essential to a full understanding of the data provided within these financial statements. The information in the notes is as important to understanding the Commission's finances as the information in the financial statements. The Commission uses notes to (1) present information in greater detail than is possible within the financial statements themselves, (2) explain the nature of amounts reported in the financial statements and how those amounts were determined, and (3) report certain information that does not meet the requirements for inclusion in the financial statements (such as certain contingencies).

Other Information – Additionally, this report also presents certain required supplementary information which includes the schedules of the Commonwealth's proportionate share of the net pension liability and net OPEB liability.

Types of Financial Statements – All the Commission's financial statements use the economic resources measurement focus and accrual basis of accounting (see illustration below). In other words, they comprehensively report all types of financial statement elements:

- *Assets* – resources the Commission controls, form short-term assets like cash to long-term assets like land, building, infrastructure, and vehicles and equipment.

- *Liabilities* – amounts the Commission owes, from short-term liabilities such as accounts payable and accrued expenses for salaries and vendors to long-term liabilities such as net amounts owed to employees for benefits such as compensated absences, and pension.

- *Deferred outflows/inflows of resources* – economic flows that occurred during the year, or in prior years, which will not be reported as expenses and revenues until a future year to which they are related.

- *Revenues and expenses* – inflows and outflows of economic resources, respectively related to the current year reported activity.

More detailed information about the basis of accounting and measurement focus can be found in the notes to the financial statements.

Financial Summary

The condensed, comparative Statement of Net Position for the two most recent years are as follows:

	June 30		Dollar	Percent
	2026	2025	Change	Change
Assets				
Current and other assets	$ 8,297,479	$ 7,251,332	$ 1,046,147	14.4%
Capital assets net of accumulated depreciation	8,254	23,870	(15,616)	-65.4%
Total assets	8,305,733	7,275,202	1,030,531	14.2%
Liabilities				
Current and other liabilities	166,911	56,888	110,023	193.4%
Non-current liabilities	12,263	12,101	162	1.3%
Total liabilities	179,174	68,989	110,185	159.7%
Net Position				
Invested in capital assets	8,254	23,870	(15,616)	-65.4%
Restricted	10,000	10,000	-	0.0%
Unrestricted	8,108,305	7,172,343	935,962	13.0%
Net Position	$ 8,126,559	$ 7,206,213	$ 920,346	12.8%

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

	June 30		Dollar	Percent
	2026	2025	Change	Change
Revenues				
Program revenues:				
Permits and other fees	$ 1,271,406	$ 579,541	$ 691,865	119.4%
Taxes	338,673	295,068	43,605	14.8%
Operating grants	102,918	87,338	15,580	17.8%
General revenues:				
Miscellaneous	2,434	2,305	129	5.6%
Investment income	253,761	252,803	958	0.4%
Total revenues	1,969,192	1,217,055	752,137	61.8%
Expenses				
Operating expenses:				
Personnel	373,930	351,399	22,531	6.4%
Non personnel	659,299	680,674	(21,375)	-3.1%
Depreciation	15,617	15,617	-	0.0%
Total expenses	1,048,846	1,047,690	1,156	0.1%
Change in net position	920,346	169,365	750,981	443.4%
Net position - beginning of year	7,206,213	7,036,848	169,365	2.4%
Net position - end of year	$ 8,126,559	$ 7,206,213	$ 920,346	12.8%

Detailed Analysis

Statement of Net Position

Net position may serve over time as a useful indicator of a Commission's financial position. In the case of the Commission, assets exceeded liabilities by $8.1 million at the close of the most recent fiscal year. The majority of this balance is categorized as unrestricted net position and may be used to meet the Commission's ongoing obligations to rate payers and creditors.

The Commission's net position increased by over $0.9 million from the prior year, which also resulted in an increase to cash for about the same amount. The causes for this increase are described below under the statement of activities discussion.

The following is the ten-year trend for categories of net position:

Fiscal Year	Total Net Position	Invested in Capital Assets	Restricted	Unrestricted
2026	$ 8,126,559	$ 8,254	$ 10,000	$ 8,108,305
2025	7,206,213	23,870	10,000	7,172,343
2024	7,036,848	39,487	10,000	6,987,361
2023	6,275,951	4,185	10,000	6,261,766
2022	4,837,399	5,392	10,000	4,822,007
2021	4,548,219	6,697	10,000	4,531,522
2020	3,034,880	8,002	10,000	3,016,878
2019	1,730,593	9,307	10,000	1,711,286
2018	1,809,620	11,034	10,000	1,788,586
2017	1,483,208	12,902	10,000	1,460,306

Statement of Activities

Total revenues were nearly $2.0 million in the current year as compared to over $1.2 million in the prior year. Permits and related fees represented over 73% of total operating revenues and increased by nearly $0.7 million, driven by several large construction projects at Devens.

The tax surcharge represented 19.5% of total operating revenues and increased by over $43,000, reflecting growth in the Devens tax base on which the Commission's 2% share is calculated. No other revenue category exceeded 10% of total operating revenues.

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

Significant Capital Asset and Long-Term Financing Activity

Capital Asset and Debt Administration

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

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

Economic Factors and Next Year's Budgets and Rates

- The Commission continues to be an active agency in Devens and expects support from permits, tax revenue and intergovernmental grants to continue at a moderate pace contingent on macro-economic events.
- Expenses are expected to be consistent with prior years.
- Net position is expected to increase year over year.

DEVENS ENTERPRISE COMMISSION

STATEMENT OF NET POSITION
JUNE 30, 2026

Assets		
Current assets:		
Cash and cash equivalents	$	8,078,638
Receivables:		
Pass through items		187,330
Prepaid expense		31,511
Total current assets		8,297,479
Noncurrent assets:		
Capital assets net of accumulated depreciation		8,254
Total noncurrent assets		8,254
Total Assets		8,305,733
Liabilities		
Current liabilities:		
Accounts payable and other		123,851
Payroll and withholdings		11,840
Guaranteed deposits		31,220
Noncurrent liabilities:		
Compensated absences		12,263
Total Liabilities		179,174
Net Position		
Invested in capital		8,254
Restricted		10,000
Unrestricted		8,108,305
Total Net Position	$	8,126,559

See accompanying notes to basic financial statements.

DEVENS ENTERPRISE COMMISSION

STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION
YEAR ENDED JUNE 30, 2026

Operating Revenues		
Permits and other fees	$	1,271,406
Tax surcharge		338,673
Intergovernmental		102,918
Total Operating Revenues		1,712,997
Operating Expenses		
Salaries and wages		373,930
Outside contractors		131,988
Insurance		19,937
Benefits		102,187
Other operations		174,597
Depreciation		15,617
Total Operating Expenses		818,256
Operating Income (Loss)		894,741
Nonoperating Revenues (Expenses)		
Funding to Devens Eco-Efficiency Center		(230,590)
Investment income		253,761
Miscellaneous		2,434
Total Nonoperating Revenues (Expenses), net		25,605
Change in Net Position		920,346
Total Net Position - Beginning of year		$7,206,213
Total Net Position - End of year	$	8,126,559

See accompanying notes to basic financial statements.

DEVENS ENTERPRISE COMMISSION

STATEMENT OF CASH FLOWS
YEAR ENDED JUNE 30, 2026

Cash Flows from Operating Activities		
Program revenue	$	1,577,812
Payments to vendors		(330,783)
Payments for wages and benefits		(381,746)
Net cash provided by operating activities		865,283
Cash Flows from Noncapital Financing Activities		
Devens Eco-Efficiency Center funding		(230,590)
Other		2,434
Net cash used in noncapital financing activities		(228,156)
Cash Flows from Capital and Related Financing Activities		
Acquisition of Capital Assets		-
Net cash provided by capital and related financing activities		-
Cash Flows from Investing Activities		
Investment income		253,761
Net cash provided by investing activities		253,761
Net Change in Cash and Cash Equivalents		890,888
Cash and Cash Equivalents		
Beginning of year		7,187,750
End of year	$	8,078,638
Reconciliation of Operating Income to Net Cash Provided By (Used In) Operating Activities		
Operating income (loss)	$	894,741
Add: Depreciation expense		15,617
Adjustments to reconcile operating income (loss) to net cash provided by (used in) operating activities:		
Changes in assets and liabilities:		
Accounts receivable		(155,260)
Prepaid expenses		-
Accounts payable and other liabilities		110,023
Compensated abences		162
Guaranteed deposits		-
Net cash provided by operating activities	$	865,283

See accompanying notes to basic financial statements.

I. Summary of Significant Accounting Policies

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

A. Reporting Entity

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

D. Budgetary Data

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

E. Use of Estimates

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

II. Detailed Notes to All Funds

A. Deposits and Investments

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

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

Custodial Credit Risk: Deposits - In the case of deposits, this is the risk that in the event of a bank failure, the government's deposits may not be returned to it. The Commission does not have a deposit policy for custodial credit risk relative to cash holdings. At year-end, the carrying amount of the Commission's deposits was $4,590,699 and the bank balance was $4,606,535, all of which

was covered by either federal depository insurance or by the Depositors Insurance Fund. No portion of the bank balance was uninsured as of June 30, 2026.

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

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

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

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

- *Level 1* – Inputs are quoted prices in active markets for identical investments at the measurement date.

- *Level 2* – Inputs (other than quoted prices included in Level 1) are either directly or indirectly observable for the investment through correlation with market data at the measurement date and for the duration of the instrument's anticipated life.

- *Level 3* – Inputs reflect the Commission's best estimate of what market participants would use in pricing the investment at the measurement date.

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

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

At June 30, 2026, the Commission's investments had the following maturities:

Investments	Fair Value Total	Time Until Maturity < 1 Year	Time Until Maturity 1 - 5 Years
Certificates of Deposit	$ 1,876,879	$ 1,876,879	$ -
Total investments with maturities	1,876,879	$ 1,876,879	$ -
Other investments			
Pooled Investments - MMDT	1,757,083		
Money Market Mutual Funds	1,730,856		
Total investment without maturities	3,487,939		
Total Investments	$ 5,364,817		

Concentration of Credit Risk – The Commission does not place a limit on the amount that may be invested in any one issuer. The Commission held no investments in U.S. Government obligations at June 30, 2026.

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

At June 30, 2026 the certificates of deposit were not rated and matured in less than a year. The State Treasurer's investment pool and the money market mutual funds are unrated.

B. Receivables

Receivables of the Commission as of June 30, 2026, consists almost entirely of pass-through amounts related to permit activity.

C. Capital Assets

Capital asset activity for the year ended June 30, 2026, was as follows:

	Beginning Balance	Increases	Decreases	Ending Balance
Capital Assets Being Depreciated:				
Furniture and Fixtures	$ 25,875	$ -	$ -	$ 25,875
Software	43,645	-	-	43,645
Office resource material	22,707	-	-	22,707
Total Capital Assets Being Depreciated	92,227	-	-	92,227
Total Capital Assets	92,227	-	-	92,227
Less Accumulated Depreciation for:				
Furniture and Fixtures	23,828	1,069	-	24,897
Software	21,822	14,548	-	36,370
Office resource material	22,707	-	-	22,707
Total Accumulated Depreciation	68,357	15,617	-	83,974
Total Fixed Assets, Net	$ 23,870	$ (15,617)	$ -	$ 8,253

III. Other Information

A. Retirement System

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

Membership – Membership of all member employers of the SERS as of January 1, 2025 (actuarial date) was as follows:

Retirees and beneficiaries currently receiving benefits	70,243
Active plan members	93,138
Nonvested terminated entitled only to a refund of their accumulated total	32,892
Terminated employees entitled to benefits but not yet receiving them	5,516
Total	201,789

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

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

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

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

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

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

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

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

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

The Commission's proportionate share of the collective SERS net pension liability assumed by the Commonwealth at this reporting date was 0.0041%, which was based on the actual, actuarially determined contribution made by the Commonwealth on behalf of the Commission as a percentage of the total annual contribution made by the Commonwealth on behalf of all employers.

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

	Gross Commission Portion	Paid (or assumed) On Behalf of the Commission	Net Commission portion
Net pension liability	525,953	525,953	-
Pension expense	24,450	24,450	-
Commission annual required contribution	65,931	65,931	-

The Commission recognized $24,450 in intergovernmental revenue and pension expense relative to this arrangement.

Fiduciary Net Position – The elements of SERS basic financial statements (that is, all information about SERS assets, deferred outflows of resources, liabilities, deferred inflows of resources and fiduciary net position) can be found in SERS full financial statements. SERS full financial statements as of and for the year ended June 30, 2025, can be obtained by contacting the Office of the Comptroller of the Commonwealth of Massachusetts.

Discount Rate – The discount rate used to measure the total pension liability in the January 1, 2025 actuarial valuation report was 7.0%. The projection of cash flows used to determine the discount rate assumed plan member contributions were made at the current contribution rate and that employer contributions will be made at rates equal to the actuarially-determined contribution rates and the member rate. Based on those assumptions, SERS fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

SERS fiduciary net position was determined using the accrual basis of accounting. SERS accounting records are maintained on a fiscal-year basis in accordance with the standards and procedures established by PERAC. Contributions from employers and employees are recognized in the period in which they become due pursuant to formal commitments, statutory or contractual requirements. Benefit payments (including refunds of employee contributions) are recorded when incurred, regardless of the timing of payment. Investments are reported at fair value; fair value is determined as the price one would receive in an orderly transaction between market participants at a measurement date.

Actuarial Valuation – The measurement of SERS total pension liability is developed by an independent actuary. The latest actuarial valuation was performed as of January 1, 2025, with the following significant actuarial assumptions:

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

The investment rate of return assumption is a long-term assumption and is based on capital market expectations by asset class, historical returns and professional judgment. The market expectations analysis used a building-block approach, which included expected returns by asset class and the target asset allocation. The target allocation and best estimates of arithmetic real returns for each major asset class are summarized in the following table:

Asset Class	Target Allocation	Expected Investment Rate of Return
Global equity	36.00%	4.90%
Core fixed income	15.00%	2.60%
Private equity	16.00%	7.70%
Portfolio completion strategies	10.00%	4.10%
Real estate	10.00%	4.10%
Value added fixed income	9.00%	5.30%
Timber/natural resources	4.00%	4.10%
	100.00%	

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

as the Commonwealth assumed Commission proportionate share of the net pension liability using a discount rate that is one percentage point lower or one percentage point higher than the current rate:

	Net pension liability		
Current rate	Decrease 1%	Current	Increase 1%
7.00%	$ 768,938	$ 525,953	$ 320,528

B. Other Postemployment Benefits

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

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

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

Membership – Membership of all member employers of the OPEB Plan as of July 1, 2025 (actuarial date) was as follows:

Retirees and beneficiaries currently receiving benefits	86,680
Active plan members	71,741
Terminated employees entitled to benefits but not yet receiving them	4,696
Total	163,117

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

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

As of June 30, 2025, participants contributed 10% to 20% of premium costs depending on date of hire and whether the participant is active, retiree, or survivor status.

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

The Commission's proportionate share of the collective OPEB Plan liability assumed by the Commonwealth at this reporting date was 0.00424%, which was based on the actual, actuarially determined contribution made by the Commonwealth on behalf of the Commission as a percentage of the total annual contribution made by the Commonwealth on behalf of all employers.

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

	Gross Commission Portion	Paid (or assumed) On Behalf of the Commission	Net Commission portion
Net OPEB liability	539,646	539,646	-
OPEB expense	(44,525)	(44,525)	-
Commission annual required contı	26,549	26,549	-

The Commission recognized $44,525 in intergovernmental revenue and OPEB expense relative to this arrangement.

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

Discount Rate – The discount rate used to measure the total OPEB liability in the July 1, 2025 actuarial valuation report was 5.94%. The projection of cash flows used to determine the discount rate assumed plan member contributions were made at the current contribution rate and that employer contributions will be made at rates equal to the actuarially determined contribution rates and the member rate.

Based on those assumptions, the OPEB Plan fiduciary net position was not projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on plan investments of 7.0% was blended with the Aa municipal bond rate of 5.2% and applied to all periods of projected benefit payments to determine the total OPEB liability.

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

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

Actuarial Valuation – The measurement of the OPEB Plan net liability is developed by an independent actuary. The latest actuarial valuation was performed as of July 1, 2025. The significant actuarial assumptions used included:

Investment rate of return	7.00%
Discount rate	5.94%, net of OPEB plan investment expense
Health care trend rate	Getzen model
Inflation rate	2.5%
Mortality rates:	RP 2014 Blue Collar Mortality Table projected with scale MP-2021 with females set forward one year.

The investment rate of return assumption is a long-term assumption and is based on capital market expectations by asset class, historical returns and professional judgment. The market expectations analysis used a building-block approach, which included expected returns by asset class and the target asset allocation. The target allocation and best estimates of arithmetic real returns for each major asset class are summarized in the following table:

Asset Class	Target Allocation	Expected Investment Rate of Return
Global equity	36.00%	4.90%
Core fixed income	15.00%	2.60%
Private equity	16.00%	7.70%
Portfolio completion strategies	10.00%	4.10%
Real estate	10.00%	4.10%
Value added fixed income	9.00%	5.30%
Timber/natural resources	4.00%	4.10%
	100.00%	

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

Net OPEB liability			
Discount rate			
Current rate	Decrease 1%	Current	Increase 1%
5.94%	$ 624,848	$ 539,646	$ 468,808

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

Net OPEB liability			
Health care trend rate			
Current rate	Decrease 1%	Current	Increase 1%
Getzen Model	$ 459,935	$ 539,646	$ 637,784

B. Risk Financing

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

C. Commitments and Contingencies

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

IV. Implementation of New GASB Pronouncements

Current Year Implementations –

In April 2024, the GASB issued GASB Statement No. 103, *Financial Reporting Model Improvements*. The objective of this Statement is to improve key components of the financial reporting model to enhance its effectiveness in providing information that is essential for decision making and assessing a government's accountability. The provisions of this Statement became effective for financial reporting periods beginning after June 15, 2025 (fiscal year 2026). The Commission determined that the adoption of this statement did not have a material impact on the financial statements.

Future Implementations –

In September 2024, the GASB issued GASB Statement No. 104, *Disclosure of Certain Capital Assets*. The objective of this Statements is to provide users of government financial statements with essential information about certain types of capital assets. The provisions of this Statement are effective for financial reporting periods beginning after June 15, 2025 (fiscal year 2026). The Commission is currently evaluating whether adoption will have a material impact on the financial statements.

In December 2025, the GASB Issued GASB Statement No. 105, *Subsequent Events*. The objective of this Statement is to improve the financial reporting requirements for subsequent events and enhance consistency in application to better meet the information needs of financial statement users. The provisions of this Statement are effective for financial reporting periods beginning after June 15, 2026 (fiscal year 2027). The Commission is currently evaluating whether adoption will have a material impact on the financial statements.

DEVENS ENTERPRISE COMMISSION

REQUIRED SUPPLEMENTARY INFORMATION - PENSIONS
YEAR ENDED JUNE 30, 2026

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

Year Ended June 30*	Commonwealth's proportion of the collective net pension liability	Commonwealth's proportion of the collective net pension liability associated with the Commission	Commonwealth's proportionate share of the net pension liability (asset)	Commissions expense and revenue recognized for Commonwealth support	Plan Fiduciary Net Position as a Percentage of the Total Pension Liability
2026	100%	0.0%	$ 525,953	$ 24,450	76.10%
2025	100%	0.0%	612,078	58,184	72.90%
2024	100%	0.0%	921,839	109,451	70.71%
2023	100%	0.0%	683,206	53,702	71.05%
2022	100%	0.0%	533,678	32,594	77.54%
2021	100%	0.0%	828,710	123,713	62.48%
2020	100%	0.0%	704,421	117,051	66.28%
2019	100%	0.0%	632,577	83,338	67.91%
2018	100%	0.0%	601,662	77,851	67.21%
2017	100%	0.0%	642,249	89,195	63.48%

Measurement date is a year earlier than fiscal year date; therefore June 30, 2026 is measured June 30, 2025 etc.

This schedule is presented to illustrate the requirement to show information for ten years.
However, until a full ten-year trend is compiled, information is presented for those years in which information is available.

See accompanying independent auditors' report.

DEVENS ENTERPRISE COMMISSION

REQUIRED SUPPLEMENTARY INFORMATION - OPEB
YEAR ENDED JUNE 30, 2026

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

Year Ended June 30, *	Commonwealth's Proportionate Share of the Collective Net Other Postemployment Benefits Liability	Commission's Proportionate Share of the Collective Net Other Postemployment Benefits Liability	Commonwealth's Proportionate Share of the Net Other Postemployment Benefits Liability Associated with the Commission	Expense and (Revenue) Recognized for the Commonwealth's Support	Plan Fiduciary Net Position as a Percentage of the Total Pension Liability
2026	100.0%	0.0%	$ 539,646	$ (44,525)	18.10%
2025	100.0%	0.0%	616,281	(31,639)	15.60%
2024	100.0%	0.0%	927,763	34,204	13.80%
2023	100.0%	0.0%	679,101	(29,002)	13.00%
2022	100.0%	0.0%	846,782	21,174	10.70%
2021	100.0%	0.0%	1,035,108	59,391	6.40%
2020	100.0%	0.0%	912,385	45,539	6.96%
2019	100.0%	0.0%	738,434	18,590	7.38%
2018	100.0%	0.0%	848,747	50,763	5.39%

* Amounts determined for the previous year ended June 30.

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

These schedules are presented to illustrate the requirement to show information for ten year. However, until a full ten year has been completed, information is presented for those years in which it is available.

See accompanying independent auditors' report