

## **PRELIMINARY OFFICIAL STATEMENT DATED OCTOBER 22, 2025**

### **NEW ISSUE**

**RATING: See “RATING” herein**

### **BOND ANTICIPATION NOTES**

*In the opinion of Harris Beach Murtha Cullina PLLC, Bond Counsel to the Town, under existing statutes, regulations, administrative rulings, and court decisions, and assuming continuing compliance by the Town with its covenants relating to certain requirements contained in the Internal Revenue Code of 1986, as amended (the “Code”), and the accuracy of certain representations made by the Town, interest on the Notes is excluded from gross income of the owners thereof for Federal income tax purposes and is not an “item of tax preference” for purposes of the Federal alternative minimum tax imposed on individuals. However, interest on the Notes held by certain corporations that are subject to the Federal corporate alternative minimum tax is included in the computation of “adjusted financial statement income” for purposes of the Federal alternative minimum tax imposed on such corporations. Bond Counsel is also of the opinion that under existing statutes interest on the Notes is exempt from personal income taxes imposed by the State of New York or any political subdivision thereof (including The City of New York). No opinion is expressed regarding other Federal or State tax consequences arising with respect to the Notes. See “TAX MATTERS” herein.*

*The Notes WILL be designated by the Town as “qualified tax-exempt obligations” pursuant to the provision of Section 265 of the Code.*

### **TOWN OF STONY POINT ROCKLAND COUNTY, NEW YORK**

**\$1,800,000**

### **BOND ANTICIPATION NOTES – 2025B (the “Notes”)**

**Date of Issue: November 13, 2025**

**Maturity Date: November 13, 2026**

The Notes are general obligations of the Town of Stony Point, Rockland County, New York, (the “Town”) and will contain a pledge of the faith and credit of the Town for the payment of the principal thereof and interest thereon and, unless paid from other sources, the Notes are payable from ad valorem taxes which may be levied upon all the taxable real property within the Town, subject to certain applicable statutory limitations imposed by Chapter 97 of the New York Laws of 2011 (see “*Tax Levy Limitation Law*” in Appendix A hereto).

The Notes are dated their Date of Issue and bear interest from that date until the Maturity Date, at the annual rate as specified by the purchaser of the Notes. The Notes will not be subject to redemption prior to maturity. (See “*No Optional Redemption*” herein).

At the option of the purchaser, the Notes will be issued in (i) registered form registered in the name of the successful bidder or (ii) registered book-entry form registered to Cede & Co., as the partnership nominee for The Depository Trust Company (“DTC”).

If the Notes are issued registered in the name of the successful bidder, a single note certificate will be issued for those Notes bearing the same rate of interest in the aggregate principal amount awarded to such purchaser at such interest rate. Principal of and interest on such Notes will be payable in Federal Funds by the Town, at such bank or trust company located and authorized to do business in the State of New York as selected by the successful bidder.

DTC will act as Securities Depository for the issued as book-entry notes registered to Cede & Co. Individual purchases may be made in book-entry form only, in principal amounts of \$5,000 or integral multiples thereof. Purchasers will not receive certificates representing their ownership interests in the Notes issued as book-entry-only notes. Payment of the principal of and interest on such Notes will be made by the Town to DTC, which will in turn remit such principal and interest to its participants for subsequent disbursement to the beneficial owners of such Notes as described herein. (See “*BOOK-ENTRY-ONLY SYSTEM*” herein.)

Harris Beach Murtha Cullina PLLC has not participated in the preparation of the demographic, financial or statistical data contained in this Official Statement, nor verified the accuracy, completeness or fairness thereof, and, accordingly, expresses no opinion with respect thereto.

The Notes are offered when, as and if issued by the Town subject to the final approving opinions of Harris Beach Murtha Cullina PLLC, New York, New York, Bond Counsel to the Town, and certain other conditions. Capital Markets Advisors, LLC has served as Municipal Advisor to the Town in connection with the issuance of the Notes. It is expected that delivery of the Notes will be made on or about November 13, 2025 in New York, New York.

THIS PRELIMINARY OFFICIAL STATEMENT IS IN A FORM DEEMED FINAL BY THE TOWN FOR PURPOSES OF SECURITIES AND EXCHANGE COMMISSION RULE 15c2-12 (THE “RULE”). FOR A DESCRIPTION OF THE TOWN’S AGREEMENT TO PROVIDE CONTINUING DISCLOSURE FOR THE NOTES AS DESCRIBED IN THE RULE, SEE “DISCLOSURE UNDERTAKING” HEREIN.

Dated: October \_\_, 2025

## **TOWN BOARD**

**Jim Monaghan**  
Supervisor

Paul Joachim ..... Councilman

Todd Rose ..... Councilman

Mike Puccio ..... Councilman

Keith Williams ..... Councilman

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Megan Carey ..... Town Clerk

Brian D. Nugent, Esq. .... Town Attorney

William R. Beckmann..... Town Assessor

Catherine Murray ..... Director of Finance

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## **BOND COUNSEL**



**HARRIS BEACH MURTHA CULLINA PLLC**  
*New York, New York*

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## **MUNICIPAL ADVISOR**



**Capital Markets Advisors, LLC**  
**Long Island \* Western New York**  
**(516) 274-4504**

No dealer, broker, salesman or other person has been authorized by the Town 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 foregoing. 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 information and expressions of opinion made 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 hereon.

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### **APPENDIX C – AUDITED FINANCIAL STATEMENTS FOR THE FISCAL YEAR ENDED DECEMBER 31, 2024**

**OFFICIAL STATEMENT**  
**TOWN OF STONY POINT**  
**ROCKLAND COUNTY, NEW YORK**

relating to

**\$1,800,000**  
**BOND ANTICIPATION NOTES – 2025B**  
**(the “Notes”)**

This Official Statement, which includes the cover pages and appendices attached hereto, presents certain information relating to the Town of Stony Point, Rockland County, in the State of New York (the “Town”, “County”, and “State”, respectively). It has been prepared by the Town in connection with the sale and delivery of \$1,800,000 Bond Anticipation Notes – 2025B (the “Notes”).

All quotations from and summaries and explanations of provisions of the Constitution and laws of the State as well as the acts and proceedings of the Town contained herein do not purport to be complete and are qualified in their entirety by reference to the official compilations thereof 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 NOTES**

***Description of the Notes***

The Notes will be dated and will mature as stated on the cover page hereof. The Notes will not be subject to redemption prior to maturity.

At the option of the purchaser, the Notes will be issued in registered form (i) registered in the name of the successful bidder or (ii) book-entry form registered to Cede & Co., as the partnership nominee for DTC.

If the Notes are issued in registered form registered in the name of the successful bidder, a single note certificate will be issued for those Notes bearing the same rate of interest in the aggregate principal amount awarded to such purchaser at such interest rate. Principal of and interest on such Notes will be payable in Federal Funds by the Town, as Paying Agent, at such bank or trust company located and authorized to do business in the State of New York as selected by the successful bidder.

If the Notes are issued in registered book-entry form, such notes (“DTC Notes”) will be delivered to DTC, which will act as securities depository for the DTC Notes. Beneficial owners will not receive certificates representing their interest in the DTC Notes. Individual purchases may be made in denominations of \$5,000 or integral multiples thereof. A single note certificate will be issued for those DTC Notes bearing the same rate of interest and CUSIP number in the aggregate principal amount awarded to such purchaser at such interest rate. Principal of and interest on said DTC Notes will be paid in Federal Funds by the Paying Agent to Cede & Co., as nominee for DTC, which will in turn remit such principal and interest to its participants for subsequent distribution to the beneficial owners of the DTC Notes as described herein. Transfer of principal and interest payments to beneficial owners by participants of DTC will be the responsibility of such participants and other nominees of beneficial owners. The Town will not be responsible or liable for payments by DTC to its participants or by DTC participants to beneficial owners or for maintaining, supervising or reviewing the records maintained by DTC, its participants or persons acting through such participants. (See “BOOK-ENTRY-ONLY SYSTEM” herein.)

The Town Clerk will act as Paying Agent for the Notes. The Town contact information is as follows: Ms. Catherine Murray, Director of Finance, 74 East Main Street, Stony Point, New York 10980, telephone: (845) 786-2716 x.130, e-mail: [cmurray@townofstonypoint.org](mailto:cmurray@townofstonypoint.org).

### ***Authority for and Purpose of the Notes***

The Notes are issued pursuant to the State Constitution and statutes of the State, including among others, the Town Law, the Local Finance Law, and a bond resolution duly adopted by the Town Board on September 9, 2025. The proceeds from the sale of the Notes will be used to provide original financing for the construction and reconstruction of certain improvements to the Town's Municipal Golf Course (the "Project"), at an estimated maximum cost of \$1,800,000.

### ***No Optional Redemption***

The Notes shall not be subject to optional redemption prior to maturity.

### ***Nature of Obligation***

The Notes when duly issued and paid for will constitute a contract between the Town and the holder thereof.

The Notes will be general obligations of the Town and will contain a pledge of the faith and credit of the Town for the payment of the principal thereof and the interest thereon. For the payment of such principal of and interest on the Notes, the Town has the power and statutory authorization to levy ad valorem taxes on all taxable real property in the Town, subject to certain applicable statutory limitations imposed by Chapter 97 of the New York Laws of 2011, as amended (the "Tax Levy Limitation Law"). (See "*Tax Levy Limitation Law*" in Appendix A hereto.)

Under the Constitution of the State, the Town is required to pledge its faith and credit for the payment of the principal of and interest on the Notes, and the State is specifically precluded from restricting the power of the Town to levy taxes on real estate for the payment of interest on or principal of indebtedness theretofore contracted. However, the Tax Levy Limitation Law imposes a statutory limitation on the Town's power to increase its annual tax levy. As a result, the power of the Town to levy real estate taxes on all the taxable real property within the Town is subject to statutory limitations set forth in Tax Levy Limitation Law, unless the Town complies with certain procedural requirements to permit the Town to levy certain year-to-year increases in real property taxes. (See "*Tax Levy Limitation Law*" in Appendix A hereto.)

## **BOOK-ENTRY-ONLY SYSTEM**

The Depository Trust Company ("DTC") will act as securities depository for the Notes. Said DTC Notes will be issued as fully-registered bonds and 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 bond certificate will be issued for each DTC Note of each series bearing the same rate of interest and CUSIP number, and will be deposited with DTC.

DTC, the world's largest depository, is a limited-purpose trust company organized under the New York Banking Law, a "banking organization" within the meaning of the New York Banking Law, a member of the Federal Reserve System, a "clearing corporation" within the meaning of the New York Uniform Commercial Code, and a "clearing agency" registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934. DTC holds and provides asset servicing for over 3.5 million issues of U.S. and non-U.S. equity issues, corporate and municipal debt issues, and money market instruments (from over 100 countries) that DTC's participants ("Direct Participants") deposit with DTC. DTC also facilitates the post-trade settlement among Direct Participants of sales and other securities transactions in deposited securities, through electronic computerized book-entry transfers and pledges between Direct Participants' accounts. This eliminates the need for physical movement of securities certificates. Direct Participants include both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, clearing corporations, and certain other organizations. DTC is a wholly-owned subsidiary of The Depository Trust &

Clearing Corporation (“DTCC”). DTCC is the holding company for DTC, National Securities Clearing Corporation and Fixed Income Clearing Corporation, all of which are registered clearing agencies. DTCC is owned by the users of its regulated subsidiaries. Access to the DTC system is also available to others such as both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, and clearing corporations that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly (“Indirect Participants”). 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](http://www.dtcc.com) and [www.dtc.org](http://www.dtc.org).

Purchases of the DTC Notes under the DTC system must be made by or through Direct Participants, which will receive a credit for the DTC Notes on DTC’s records. The ownership interest of each actual purchaser of each bond (“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 DTC 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 DTC Notes, except in the event that use of the book-entry system for the Notes is discontinued. To facilitate subsequent transfers, all DTC 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 the DTC Notes with DTC and their registration in the name of Cede & Co. or such other DTC nominee do not effect any change in beneficial ownership. DTC has no knowledge of the actual Beneficial Owners of the DTC Notes; DTC’s records reflect only the identity of the Direct Participants to whose accounts such DTC 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.

Redemption notices shall be sent to DTC. If less than all of the Securities within an issue are being redeemed, DTC’s practice is to determine by lot the amount of the interest of each Direct Participant in such issue to be redeemed.

Neither DTC nor Cede & Co. (nor any other DTC nominee) will consent or vote with respect to the DTC 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 DTC Notes are credited on the record date (identified in a listing attached to the Omnibus Proxy).

Principal and interest payments on the DTC 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, 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 securities held for the accounts of customers in bearer form or registered in “street name,” and will be the responsibility of such Participant and not of DTC or the Town, subject to any statutory or regulatory requirements as may be in effect from time to time. Payment of redemption proceeds, distributions, and dividend payments to Cede & Co. (or such other nominee as may be requested by an authorized representative of DTC) is the responsibility of the Town, 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 DTC Notes at any time by giving reasonable notice to the Town. Under such circumstances, in the event that a successor depository is not obtained, bond 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, bond 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.

Source: The Depository Trust Company

THE TOWN WILL NOT HAVE ANY RESPONSIBILITY OR OBLIGATION TO PARTICIPANTS, TO INDIRECT PARTICIPANTS OR TO ANY BENEFICIAL OWNER WITH RESPECT TO (I) THE ACCURACY OF ANY RECORDS MAINTAINED BY DTC, ANY PARTICIPANT, OR ANY INDIRECT PARTICIPANT; (II) THE PAYMENTS BY DTC OR ANY PARTICIPANT OR INDIRECT PARTICIPANT OF ANY AMOUNT WITH RESPECT TO THE PRINCIPAL OF, OR PREMIUM, IF ANY, OR INTEREST ON THE DTC NOTES; (III) ANY NOTICE WHICH IS PERMITTED OR REQUIRED TO BE GIVEN TO NOTEHOLDERS; (IV) THE SELECTION BY DTC OR ANY PARTICIPANT OR INDIRECT PARTICIPANT OF ANY PERSON TO RECEIVE PAYMENT IN THE EVENT OF A PARTIAL REDEMPTION OF THE DTC NOTES; OR (V) ANY CONSENT GIVEN OR OTHER ACTION TAKEN BY DTC AS NOTEOWNER.

### **SPECIAL PROVISIONS AFFECTING REMEDIES UPON DEFAULT**

Section 3-a of the General Municipal Law provides, subject to exceptions not pertinent, that the rate of interest to be paid by the Town upon any judgment or accrued claim against it shall not exceed nine per centum per annum. This provision might be construed to have application to the holders of the Notes in the event of a default in the payment of the principal of or interest on the Notes.

In accordance with the general rule with respect to municipalities, judgments against the Town may not be enforced by levy and execution against property owned by the Town. Remedies for enforcement of payment are not expressly included in the Town's contract with holders of its bonds and notes.

The Federal Bankruptcy Code allows public bodies recourse to the protection of a Federal Court for the purpose of adjusting outstanding indebtedness. Section 85.80 of the Local Finance Law contains specific authorization for any municipality in the State to file a petition under any provision of Federal bankruptcy law for the composition or adjustment of municipal indebtedness.

There are separate State law provisions regarding debt service moratoriums enacted into law in 1975. At the Extraordinary Session of the State Legislature held in November, 1975, legislation was enacted which purported to suspend the right to commence or continue an action in any court to collect or enforce certain short-term obligations of The City of New York. The effect of such act was to create a three-year moratorium on actions to enforce the payment of such obligations. On November 19, 1976, the Court of Appeals, the State's highest court, declared such act to be invalid on the ground that it violates the provisions of the State Constitution requiring a pledge by such Town of its faith and credit for the payment of such obligations.

As a result of the Court of Appeals decision, the constitutionality of that portion of Title 6-A of Article 2 of the Local Finance Law enacted at the 1975 Extraordinary Session of the State legislature authorizing any county, city, town or village with respect to which the State has declared a financial emergency to petition the State Supreme Court to stay the enforcement against such municipality of any claim for payment relating to any contract, debt or obligation of the municipality during the emergency period, is subject to doubt. In any event, no such emergency has been declared with respect to the Town.

There is in the Constitution of the State, Article VIII, Section 2, the following provision relating to the annual appropriation of monies for the payment of due principal of and interest on indebtedness of every county, city, town, village and school district in the State: "If at any time the respective appropriating authorities shall fail to make such appropriations, a sufficient sum shall be set apart from the first revenues thereafter received and shall be applied to such purposes. The fiscal officer of any county, city, town, village or school district may be required to set aside and apply such revenues as aforesaid at the suit of any holder of obligations issued for any such indebtedness."

This Constitutional provision providing for first revenue set asides does not apply to tax anticipation notes, revenue anticipation notes or bond anticipation notes, including the Notes.

## **MARKET FACTORS**

The financial and economic condition of the Town as well as the market for the Notes could be affected by a variety of factors, some of which are beyond the Town's control. There can be no assurance that adverse events in the State and in other jurisdictions, including, for example, the seeking by a municipality or large taxable property owner of remedies pursuant to the Federal Bankruptcy Code or otherwise, will not occur which might affect the market price of and the market for the Notes. If a significant default or other financial crisis should occur in the affairs of the State or another jurisdiction or any of its agencies or political subdivisions thereby further impairing the acceptability of obligations issued by borrowers within the State, both the ability of the Town to arrange for additional borrowings, and the market for and market value of outstanding debt obligations, including the Notes, could be adversely affected.

There can be no assurance that the State appropriation for State aid to the Town will be continued in future years, either pursuant to existing formulas or in any form whatsoever. State aid appropriated and apportioned to the Town can be paid only if the State has such monies available therefor. The availability of such monies and the timeliness of such payment may also be affected by a delay in the adoption of the State budget and other circumstances, including State Fiscal stress. In any event, State aid appropriated and apportioned to the Town can be paid only if the State has such monies available therefor. (See "*Revenues-State Aid*" in Appendix A attached hereto).

Should the Town fail to receive monies expected from the State in the amounts and at the times expected, the Town is permitted to issue revenue anticipation notes in anticipation of the receipt of delayed State aid.

If and when a holder of any of the Notes should elect to sell a Note prior to its maturity, there can be no assurance that a market shall have been established, maintained and be in existence for the purchase and sale of any of the Notes. In addition, the price and principal value of the Notes is dependent on the prevailing level of interest rates; if interest rates rise, the price of a bond or note will decline, causing the bondholder or noteholder to incur a potential capital loss if such bond or note is sold prior to its maturity.

Amendments to the U.S. Internal Revenue Code could reduce or eliminate the favorable tax treatment granted to municipal debt, including the Notes and other debt issued by the Town. Any such future legislation could have an adverse effect on the market value of the Notes (see "TAX MATTERS" herein).

The enactment of Chapter 97 of the Laws of 2011 on June 24, 2011, which imposes a tax levy limitation upon municipalities, including the Town, school districts, and fire districts in the State, could have an impact upon operations of the Town and as a result, the market price for the Notes. (See "*Tax Levy Limitation Law*," Appendix A attached hereto.)

## **CYBERSECURITY**

The Town, like many other public and private entities, relies on technology to conduct its operations. As a recipient and provider of personal, private, or sensitive information, the Town faces multiple cyber threats including, but not limited to, hacking, viruses, malware, hardware failures and other attacks on computer 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; however, no assurances can be given 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 Town digital networks and systems and the costs of remedying any such damage could be substantial.

## **LITIGATION**

The Town from time to time receives notices of claim and is party to litigation. In the opinion of the Town, unless otherwise set forth herein and apart from matters provided for by applicable insurance coverage, there are two current litigations in Supreme Court which have been brought in Article 78 Proceedings. There is no monetary

exposure to the Town, and these litigations will have no adverse material effect on the financial condition of the Town.

Town officials have indicated there are 4 pending claims against the Town pursuant to Article 7 of the Real Property Tax Law to review and reduce real estate assessments and obtain a refund for alleged overpayments of real estate taxes. Proceedings to review real estate assessments are defended by the Town. While the results of tax certiorari proceedings are difficult to determine at this time, these proceedings generally result in tax refunds well below the amount requested and are generally settled over a period of years. Pursuant to the New York State Local Finance Law, upon adoption of a bond resolution, the Town may issue serial bonds and notes to fund judgments and settled claims. Any potential tax refunds in connection with the pending claims will have no adverse material effect on the financial condition of the Town.

## **TAX MATTERS**

In the opinion of Harris Beach Murtha Cullina PLLC, Bond Counsel to the Town, based on existing statutes, regulations, administrative rulings and court decisions and assuming compliance by the Town with certain covenants and the accuracy of certain representations, interest on the Notes is excluded from gross income for Federal income tax purposes and is not an "item of tax preference" for purposes of the Federal alternative minimum tax imposed on individuals. Bond Counsel is of the further opinion that interest on the Notes is not an "item of tax preference" for purposes of the Federal alternative minimum tax on individuals. However, the Internal Revenue Code of 1986, as amended (the "Code") imposes a federal corporate alternative minimum tax equal to 15 percent of the "adjusted financial statement income" of corporations (other than S corporations, regulated investment companies and real estate investment trusts) having an average annual "adjusted financial statement income" for the 3-taxable-year period ending with the tax year that exceeds \$1,000,000,000. Interest on tax-exempt obligations such as the Notes is included in the computation of a corporation's "adjusted financial statement income".

The Code also imposes various limitations, conditions and other requirements which must be met at and subsequent to the date of issue of the Notes in order for interest on the Notes to be and remain excluded from gross income for Federal income tax purposes. Included among these requirements are restrictions on the investment and use of proceeds of the Notes, and in certain circumstances, payment of amounts in respect of such proceeds to the United States. Failure to comply with the requirement of the Code may cause interest on the Notes to be includable in gross income for purposes of Federal income tax, possibly from the date of issuance of the Notes. In the Arbitrage and Use of Proceeds Certificate of the Town to be executed in connection with the issuance of the Notes, the Town will covenant to comply with certain procedures and it will make certain representations and certifications, designed to assure satisfaction of the requirements of the Code with respect to the Notes. The opinion of Bond Counsel assumes compliance with such covenants and the accuracy, in all material respects, of such representations and certificates.

Prospective purchasers of the Notes should be aware that ownership of the Notes, and the accrual or receipt of interest thereon, may have collateral Federal income tax consequences for certain taxpayers, including financial institutions, property and casualty insurance companies, S corporations, certain foreign corporations, individual recipients of Social Security or Railroad benefits and taxpayers who may be deemed to have incurred or continued indebtedness to purchase or carry such obligations. Prospective purchasers should consult their tax advisors as to any possible collateral consequences of their ownership of the Notes and their accrual or receipt of interest thereon. Bond Counsel expresses no opinion regarding any such collateral Federal income tax consequences.

The Notes will be designated or deemed designated as "qualified tax exempt obligations" within the meaning of, and pursuant to, Section 265(b)(3) of the Code.

In the opinion of Bond Counsel, interest on the Notes is exempt from personal income taxes imposed by the State or any political subdivision thereof (including The City of New York).

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

No assurance can be given that any future legislation, including amendments to the Code or the State income tax laws, regulations, administrative rulings, or court decisions, will not, directly or indirectly, cause interest on the Notes to be subject to Federal or State income taxation, or otherwise prevent Noteholders from realizing the full current benefit of the tax status of such interest. Further, no assurance can be given that the introduction or enactment of any such future legislation, or any judicial decision or action of the Internal Revenue Service or any State taxing authority, including, but not limited to, the promulgation of a regulation or ruling, or the selection of the Notes for audit examination, or the course or result of any Internal Revenue Service examination of the Notes or of obligations which present similar tax issues, will not affect the market price or marketability of the Notes. Prospective purchasers of the Notes should consult their own tax advisors regarding the foregoing matters.

All summaries and explanations of provisions of law do not purport to be complete and reference is made to such laws for full and complete statements of their provisions.

**ALL PROSPECTIVE PURCHASERS OF THE NOTES SHOULD CONSULT WITH THEIR TAX ADVISORS IN ORDER TO UNDERSTAND THE IMPLICATIONS OF THE CODE AS TO THE TAX CONSEQUENCES OF PURCHASING OR HOLDING THE NOTES.**

## **LEGAL MATTERS**

The legality of the authorization and issuance of the Notes will be covered by the approving legal opinion of Harris Beach Murtha Cullina PLLC, New York, New York, Bond Counsel to the Town. Such legal opinion will state that in the opinion of Bond Counsel (i) the Notes have been authorized and issued in accordance with the Constitution and statutes of the State of New York and constitute valid and legally binding general obligations of the Town, all the taxable property within which is subject to the levy of ad valorem taxes to pay the Notes and interest thereon, subject to certain applicable statutory limitations imposed by Chapter 97 of the Laws of 2011 of the State of New York, as amended (see “REAL PROPERTY TAXES – Tax Levy Limitation Law” within Appendix A herein); provided, that the enforceability (but not the validity) of the Notes may be limited by any applicable existing or future bankruptcy, insolvency or other law (State or Federal) affecting the enforcement of creditors' rights; (ii) under existing statutes, regulations, administrative rulings and court decisions, interest on the Notes is excluded from the gross income of the owners thereof for Federal income tax purposes, is not an “item of tax preference” for purposes of the Federal alternative minimum taxes imposed on individuals, however, interest on the Notes held by certain corporations that are subject to the Federal corporate alternative minimum tax is included in the computation of “adjusted financial statement income” for purposes of the Federal alternative minimum tax imposed on such corporations; (iii) interest on the Notes is exempt from personal income taxes imposed by the State of New York or any political subdivision thereof (including The City of New York); and (iv) based upon Bond Counsel’s examination of law and review of the arbitrage and use of proceeds certificate executed by the Supervisor of the Town pursuant to Section 148 of the Code and the regulations thereunder, the facts, estimates and circumstances as set forth in said arbitrage certificate are sufficient to satisfy the criteria which are necessary under Section 148 of the Code to support the conclusion that the Notes will not be “arbitrage bonds” within the meaning of said section, and no matters have come to Bond Counsel’s attention which makes unreasonable or incorrect the representations made in said arbitrage certificate. Bond Counsel expresses no opinion regarding Federal or State income tax consequences arising with respect to the Notes.

Such legal opinion will also state that (i) in rendering the opinions expressed therein, Bond Counsel has assumed the accuracy and truthfulness of all public records, documents and proceedings examined by Bond Counsel which have been executed or certified by public officials acting within the scope of their official capacities, and has not verified the accuracy or truthfulness thereof, and Bond Counsel also has assumed the accuracy of the signatures appearing upon such public records, documents and proceedings and such certifications; (ii) the scope of Bond Counsel’s engagement in relation to the issuance of the Notes, as applicable, has extended solely to the examination of the facts and law incident to rendering the opinions expressed therein; (iii) the opinions expressed therein are not intended and should not be construed to express or imply any conclusion that the amount of real property subject to taxation within the boundaries of the Town together with other legally available sources of revenue, if any, will be sufficient to enable the Town to pay the principal of and interest on the Notes as the same become due and payable; (iv) reference should be made to the Official Statement for factual information which, in the judgment of the Town,

would materially affect the ability of the Town to pay such principal and interest; and (v) while Bond Counsel has participated in the preparation of the Official Statement, Bond Counsel has not verified the accuracy, completeness or fairness of the factual information contained therein and, accordingly, no opinion is expressed by Bond Counsel as to whether the Town, in connection with the sale of such Notes, has made any untrue statement of a material fact, or omitted to state a material fact necessary in order to make any statements made, in the light of the circumstances under which they were made, not misleading.

## **DISCLOSURE UNDERTAKING**

### ***Disclosure Undertaking for the Notes***

At the time of the delivery of the Notes, the Town will provide an executed copy of its “Continuing Disclosure Agreement” (the “Note Undertaking”). Said Note Undertaking will constitute a written agreement or contract of the Town for the benefit of holders of and owners of beneficial interests in the Notes. In accordance with the requirements of Rule 15c2-12, as the same may be amended or officially interpreted from time to time (the “Rule”), promulgated by the Securities and Exchange Commission (the “Commission”), the Town has agreed to provide or cause to be provided, for the benefit of the Beneficial Owners of the Notes, in a timely manner not in excess of ten (10) business days after the occurrence of the event during the period in which the Notes are outstanding, to the Electronic Municipal Market Access (“EMMA”) system of the Municipal Securities Rulemaking Board (“MSRB”) or any other entity designated or authorized by the Commission to receive reports pursuant to the Rule, notice of the occurrence of any of the following events with respect to the Notes:

(i) principal and interest payment delinquencies; (ii) non-payment related defaults, if material; (iii) unscheduled draws on debt service reserves reflecting financial difficulties; (iv) unscheduled draws on credit enhancements reflecting financial difficulties; (v) substitution of credit or liquidity providers, or their failure to perform; (vi) 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 of determinations with respect to the tax status of the Notes, or other material events affecting the tax status of the Notes; (vii) modifications to rights of Noteholders, if material; (viii) Note calls, if material, and tender offers; (ix) defeasances; (x) release, substitution, or sale of property securing repayment of the Notes, if material; (xi) rating changes; (xii) bankruptcy, insolvency, receivership or similar event of the Town; [note to clause (xii): For the purposes of the event identified in clause (xii) above, the event is considered to occur when any of the following occur: the appointment of a receiver, fiscal agent or similar officer for the Town in a proceeding under the U.S. Bankruptcy Code or in any other proceeding under state or federal law in which a court or government authority has assumed jurisdiction over substantially all of the assets or business of the Town, or if such jurisdiction has been assumed by leaving the existing governing body and officials or officers in possession but subject to the supervision and orders of a court or governmental authority, or the entry of an order confirming a plan of reorganization, arrangement or liquidation by a court or governmental authority having supervision or jurisdiction over substantially all of the assets or business of the Town]; (xiii) the consummation of a merger, consolidation, or acquisition involving the Town or the sale of all or substantially all of the assets of the Town, 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; (xiv) appointment of a successor or additional trustee or the change of name of a trustee, if material; (xv) incurrence of a financial obligation of the Town, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a financial obligation of the Town, any of which affect security holders, if material; and (xvi) default, event of acceleration, termination event, modification of terms, or other similar events under the terms of a financial obligation of the Town, any of which reflect financial difficulties

Event (c) is included pursuant to a letter from the SEC staff to the National Association of Bond Lawyers, dated September 19, 1995. However, event (c) is not applicable, since no “debt service reserves” will be established for the Note.

With respect to event (d) the Town does not undertake to provide any notice with respect to credit enhancement added after the primary offering of the Notes.

The Town may from time to time choose to provide notice of the occurrence of certain other events, in addition to those listed above, if the Town determines that any such other event is material with respect to the Notes; but the Town does not undertake to commit to provide any such notice of the occurrence of any material event except those events listed above or any failure to comply in a timely manner with the requirements of the Rule.

The Town reserves the right to terminate its obligation to provide the aforescribed notice of material events, as set forth above, if and when the Town no longer remains an obligated person with respect to the Notes within the meaning of the Rule. The Town acknowledges that its undertaking pursuant to the Rule described under this heading is intended to be for the benefit of the holders of the Notes (including holders of beneficial interests in the Notes). The right of holders of the Notes to enforce the provisions of the Note Undertaking will be limited to a right to obtain specific enforcement of the Town's obligations under its material events notices undertaking and any failure by the Town to comply with the provisions of the Note Undertaking will neither be a default with respect to the Notes nor entitle any holder of the Notes to recover monetary damages. A Continuing Disclosure Agreement to this effect shall be provided to the purchaser at closing.

The Town is exempt from filing continuing disclosure under Rule 15c2-12 in connection with the Notes, as the Notes have a maturity of eighteen months or less.

### ***Compliance History***

Due to an administrative error, the Town failed to pay \$150,000 of principal and \$21,725 of total interest due on June 17, 2019, the first business day following June 15, 2019. Although sufficient funds were available on June 17, 2019 in an account established by the Town, the Town paid said principal and interest on June 18, 2019 immediately after becoming aware of the missed payment. The required material event filing was made on June 24, 2019.

Due to an administrative error, the Town failed to pay \$5,650 of total interest due on July 15, 2022. Although sufficient funds were available on July 15, 2022 in an account established by the Town, the Town paid said interest on July 18, 2022 immediately after becoming aware of the missed payment. The required material event filing was made on July 20, 2022.

The Town has taken steps and put controls in place to ensure that these errors do not occur again.

### **MUNICIPAL ADVISOR**

Capital Markets Advisors, LLC, Great Neck, New York, (the "Municipal Advisor") is an independent municipal advisor registered with the United States Securities and Exchange Commission and the Municipal Securities Rulemaking Board. The Municipal Advisor has served as the independent financial advisor to the Town in connection with this transaction.

In preparing the Official Statement, the Municipal Advisor has relied upon governmental officials, and other sources, who have access to relevant data to provide accurate information for the Official Statement. The Municipal Advisor has not been engaged, nor has it undertaken, to independently verify the accuracy of such information. The Municipal Advisor is not a public accounting firm and has not been engaged by the Town to compile, review, examine or audit any information in the Official Statement in accordance with accounting standards. The Municipal Advisor is not a law firm and does not provide legal advice with respect to this or any debt offerings of the Town. The Municipal Advisor is an independent advisory firm and is not engaged in the business of underwriting, trading or distributing municipal securities or other public securities and therefore will not participate in the underwriting of the Notes.

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## **RATING**

The Town did not apply for a rating of the Notes.

Moody's Investors Service ("Moody's") currently maintains a long-term, underlying credit rating of "A1" on the Town's outstanding general obligation debt.

Such rating reflects only the views of such organization and any desired explanation of the significance of such rating should be obtained from Moody's at the following address: Moody's Investors Service, Inc., 7 World Trade Center at 250 Greenwich Street, New York, New York 10007. There can be no assurance that such rating will continue for any specified period of time or that such rating will not be revised or withdrawn, if in the judgment of Moody's, circumstances so warrant. Any such change or withdrawal of such rating may have an adverse effect on the market price of the Notes or the availability of a secondary market for the Notes.

## **ADDITIONAL INFORMATION**

Additional information may be obtained from Ms. Catherine Murray, Director of Finance, 74 East Main Street, Stony Point, New York 10980, (845) 786-2716 x.130, e-mail: [cmurray@townofstonypoint.org](mailto:cmurray@townofstonypoint.org), or from the Town's Municipal Advisor, Capital Markets Advisors, LLC, 11 Grace Avenue, Suite 308, Great Neck, New York, 11021, (516) 274-4504.

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

Statements in the Official Statement, and the documents included by specific reference, that are not historical facts are "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, and as defined in the Private Securities Litigation Reform Act of 1995, which involve a number of risks and uncertainties, and which are based on the Town's management's beliefs as well as assumptions made by, and information currently available to the Town's management and staff. Because the statements are based on expectations about future events and economic performance and are not statements of fact, actual results may differ materially from those projected. Important factors that could cause future results to differ include legislative and regulatory changes, changes in the economy, and other factors discussed in this and other documents that the Town's files with the MSRB. When used in Town documents or oral presentations, the words "anticipate," "believe," "intend," "plan," "foresee," "likely," "estimate," "expect," "objective," "projection," "forecast," "goal," "will," or "should," or similar words or phrases are intended to identify forward-looking statements.

To the extent any statements made in this Official Statement involve matters of opinion or estimates, whether or not expressly stated, they are set forth as such and not as representations of fact, and no representation is made that any of the statements will be realized. Neither this Official Statement nor any statement which may have been made verbally or in writing is to be construed as a contract with the holder of the Notes.

Harris Beach Murtha Cullina PLLC has not participated in the preparation of the demographic, financial or statistical data contained in this Official Statement, nor verified the accuracy, completeness of fairness thereof, and, accordingly expresses no opinion with respect thereto.

Capital Markets Advisors, LLC may place a copy of this Official Statement on its website at [www.capmark.org](http://www.capmark.org). Unless this Official Statement specifically indicates otherwise, no statement on such website is included by specific reference or constitutes a part of this Official Statement. Capital Markets Advisors, LLC has prepared such website information for convenience, but no decisions should be made in reliance upon that information. Typographical or other errors may have occurred in converting original source documents to digital format, and neither the Town nor Capital Markets Advisors, LLC assumes any liability or responsibility for errors or omissions on such website.

Further, Capital Markets Advisors, LLC and the Town disclaim any duty or obligation either to update or to maintain that information or any responsibility or liability for any damages caused by viruses in the electronic files on the website. Capital Markets Advisors, LLC and the Town also assume no liability or responsibility for any errors or omissions or for any updates to dated website information.

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 in part for any other purpose.

TOWN OF STONY POINT  
ROCKLAND COUNTY, NEW YORK

By: \_\_\_\_\_  
Jim Monaghan  
Town Supervisor

DATED: October \_\_, 2025

## **APPENDIX A**

### **THE TOWN**

## **THE TOWN**

### ***General Information***

The Town encompasses approximately 28 square miles and is located in the northeast section of Rockland County along the west bank of the Hudson River. Manhattan is about 35 miles south of the Town. There are no incorporated villages in the Town. The Town is a suburban community and is primarily residential in nature. Many residents commute to jobs in New York City or other areas of the County.

The population of the Town in 2024 was estimated at 14,986 (2024 estimated data obtained from the U.S. Census Bureau.), which represents a decrease of approximately (1.2)% since the 2020 U.S. Census. According to the US Census Bureau, the Town's 2023 per capita money income was \$50,268, compared to \$45,538 for the County and \$49,520 for the State. The median household income for the Town in 2023 was estimated to be \$124,125, compared to \$110,631 and \$84,578 for the County and State, respectively. See "ECONOMIC AND DEMOGRAPHIC DATA," herein.

### ***Form of Government***

The Town was established in 1865 by the State as a separate political entity vested with independent taxing and debt authority. The Town contains a portion of one independently governed school district (Haverstraw-Stony Point CSD) which relies on taxing powers granted by the State to raise revenues for school district purposes. The school district uses the Town's assessment roll as the basis for taxation of property within the Town.

Governmental operations of the Town are subject to the provisions of the State constitution and various statutes affecting local governments, including the Town Law, General Municipal Law, and the Local Finance Law. Real property assessment and tax collection procedures are determined by the Real Property Tax Law, a basic feature of which requires that the County guarantee and enforce the real property taxes levied by the Town as well as the school district situated in the Town. The Real Property Tax Law, in part, also governs certain assessment and same taxing procedures for the Town.

### ***Services***

The Town is responsible for providing most of the government services its residents receive. Sewer, lighting, solid waste and fire protection services are furnished by various special districts which have been formed within the Town. Education is provided by the Haverstraw-Stony Point Central School District. Highway construction and the maintenance of roads is also a Town function. In addition, recreation is provided and parks are maintained through the Town government. Other services performed at the Town level include: property assessment, police protection, zoning administration and planning.

### ***Employees***

Excluding elected officials, the Town employs approximately 82 full-time employees, of which 71 are represented by the following collective bargaining organizations.

| <u>Number of<br/>Employees <sup>(1)</sup></u> | <u>Organization</u>      | <u>Contract<br/>Expiration<br/>Date</u> |
|-----------------------------------------------|--------------------------|-----------------------------------------|
| 29                                            | Police Benevolent Assoc. | 12-31-26                                |
| 44                                            | C.S.E.A                  | 12-31-27                                |

(1) There are 150 employees of the Town that are not represented by a collective bargaining organization.

Source: Town Officials.

## ***Employee Benefits***

Substantially all employees of the City are members of the New York State and Local Employees Retirement System (“ERS”) or the New York State and Local Police and Fire Retirement System (“PFRS”) (ERS and PFRS are referred to collectively hereinafter as the “Retirement System” where appropriate). The Retirement System is a cost-sharing multiple public employer retirement system. The obligation of employers and employees to contribute and the benefits to employees are governed by the New York State Retirement and Social Security Law (the “Retirement System Law”). The Retirement System offers a wide range of plans and benefits which are related to years of service and final average salary, vesting of retirement benefits, death and disability benefits and optional methods of benefit payments. As of April 9, 2022, Tier 5 and 6 members only need five years of service credit to be vested. This affects members of both ERS and PFRS. Previously, Tier 5 and 6 members needed 10 years of service to be eligible for a service retirement benefit. The Retirement System Law generally provides that all participating employers in the Retirement System are jointly and severally liable for any unfunded amounts. Such amounts are collected through annual billings to all participating employers. Generally, all employees, except certain part-time employees, participate in the Retirement System. The Retirement System is non-contributory with respect to members hired prior to July 27, 1976. All members hired on or after July 27, 1976 through and including December 31, 2009, must contribute three percent of their gross annual salary toward the costs of retirement programs until they attain ten years in the Retirement System, at such time contributions become voluntary. Members hired on or after January 1, 2010 must contribute three or more percent of their gross annual salary toward the costs of retirement programs for the duration of their employment.

Additionally, on March 16, 2012, the Governor signed into law the new Tier 6 pension program, effective for new ERS employees hired after April 1, 2012. The Tier 6 legislation provides, among other things, for increased employee contribution rates of between 3% and 6%, an increase in the retirement age from 62 years to 63 years, a readjustment of the pension multiplier, and a change in the time period for final average salary calculation from 3 years to 5 years. Tier 6 employees will vest in the system after five years of employment and will continue to make employee pension contributions throughout employment.

Beginning July 1, 2013, a voluntary defined contribution plan option was made available to all unrepresented employees of New York State public employers hired on or after that date, and who earn \$75,000 or more on an annual basis.

The New York State Retirement System allows municipalities to make employer contribution payments in December of each year, at a discount, or the following February, as required. The Town generally opts to make its pension payments in December to take advantage of the discount. This payment has been made in December for the past 8 years, 2017 through 2024, and will be paid for Fiscal Year 2025.

Employer contribution rates for the State’s Retirement System continue to be higher than the minimum contribution rate established by law. Contribution rates are expected to remain higher than the minimum contribution rates set by law in the near-term. To mitigate the expected increases in the employer contribution rate, legislation was enacted that permits local governments and school districts to borrow a portion of their required payments from the State pension plan. The legislation also requires those local governments and school districts, who decide to amortize their pension obligations pursuant to this law, to establish reserve accounts to fund payment increases that are a result of fluctuations in pension plan performance.

The Town previously amortized the maximum portions of their respective ERS and PFRS contributions correlating to the 2004, 2005 and 2006 fiscal years. Amortized amounts for each year are repaid over a ten year period with interest at 5% per annum. The 2014 amortized amount was paid in full during 2014, the 2005 amortized amount was paid in full during 2015, and the 2006 amortized amount was paid in full during 2016. Although the Town budgeted for the amortization of the PFRS retirement loan for 2012, the full amount of the contribution was paid. For 2013 through 2014, the Town budgeted and paid the full amount of the contribution without amortization. The 2015 budget included the amortization of approximately \$133,000 of PFRS contributions; however, the Town paid the full contribution. For 2016, the Town elected to amortize \$171,986 in ERS contributions and \$205,013 in PFRS contributions. The Town will continue to annually review the need to amortize payments in future years but does not anticipate doing so. In addition, during 2016 the Town issued a series of Federally taxable bonds to finance certain accrued benefits payable to a qualified employee upon separation of services from the Town. The taxable bonds were paid in full in 2020.

On September 14, 2023, the State Comptroller announced for Fiscal Year 2024-25, the average contribution rate for the ERS increased from 13.1% to 15.2%. and for PFRS increased from 27.8 % to 27.8 % to 31.2%. Projections for required contributions will vary by employer depending on factors such as retirement plans, salaries and the distribution of their employees among six retirement tiers. The employer contribution rates announced will apply to each employee's salary base during the period of April 1, 2024 through March 31, 2025 Payments based on those rates are due by February 1, 2026, but may be prepaid by December 15, 2025.

**ERS and PFRS Contributions.** The current retirement expenditures presented in the Town's audited financial statements for each of the last five fiscal years and the amounts budgeted for the most recent and current fiscal years are shown in the following table:

| <u>Fiscal Year</u>    | <u>ERS</u> | <u>PFRS</u> |
|-----------------------|------------|-------------|
| 2020                  | \$629,382  | \$1,050,917 |
| 2021                  | 661,690    | 1,205,816   |
| 2022                  | 506,595    | 1,181,936   |
| 2023                  | 622,422    | 1,298,759   |
| 2024                  | 459,456    | 1,687,162   |
| 2025 (Adopted Budget) | 648,573    | 1,791,046   |

(1) Includes contributions for the General Fund, Highway Fund, Sewer Fund, and Enterprise Fund.

Source: The Audited Financial Statements, and the 2025 Adopted Budget. The summary itself is not audited.

### ***Other Postemployment Benefits***

The Town implemented GASB Statement No. 75 ("GASB 75") of the Governmental Accounting Standards Board ("GASB"), which replaces GASB Statement No. 45 as of fiscal year ended December 31, 2018. GASB 75 requires state and local governments to account for and report their costs associated with post-retirement healthcare benefits and other non-pension benefits, known as other post-employment benefits ("OPEB"). GASB 75 generally requires that employers account for and report the annual cost of OPEB and the outstanding obligations and commitments related to OPEB similarly to GASB Statement No. 68 reporting requirements for pensions.

GASB 75 requires state and local governments to measure a defined benefit OPEB plan as the portion of the present value of projected benefit payments to be provided to current active and inactive employees, attributable to past periods of service in order to calculate the total OPEB liability. Total OPEB liability generally is required to be determined through an actuarial valuation using a measurement date that is no earlier than the end of the employer's prior fiscal year and no later than the end of the employer's current fiscal year.

GASB 75 requires that most changes in the OPEB liability be included in the OPEB expense in the period of the changes. Based on the results of an actuarial valuation, certain changes in the OPEB liability are required to be included in OPEB expense over current and future years.

The Town's total OPEB liability as of December 31, 2024 was \$47,994,040 using a discount rate of 4.08% and actuarial assumptions and other inputs as described in the Town's December 31, 2024 audited financial statements.

Should the Town be required to fund the total OPEB liability, it could have a material adverse impact upon the Town's finances and could force the Town to reduce services, raise taxes or both. At the present time, however, there is no current or planned requirement for the Town to partially fund its OPEB liability.

At this time, New York State has not developed guidelines for the creation and use of irrevocable trusts for the funding of OPEB. As a result, the Town will continue funding this expenditure on a pay-as-you-go basis.

Legislation had been introduced in the last two legislative sessions to create an optional investment pool to help the State and local governments fund retiree health insurance and OPEB. The proposed legislation would authorize the creation of irrevocable OPEB trusts so that the State and its local governments can help fund their OPEB liabilities, establish an OPEB investment fund in the sole custody of the State Comptroller for the investment of OPEB assets of

the State and participating eligible local governments, designate the president of the Civil Service Commission as the trustee of the State's OPEB trust and the governing boards as trustee for local governments and allow school districts to transfer certain excess reserve balances to an OPEB trust once it is established. Under the proposed legislation, there would be no limits on how much a local government can deposit into the trust. Such legislation has not been considered for full legislative approval and the Town cannot predict whether such legislation will be reintroduced and enacted into law in the foreseeable future.

## **FINANCIAL FACTORS**

### ***Impacts of COVID-19***

On March 11, 2021, the federal government signed into law The American Rescue Plan (ARP) that addresses issues related to the ongoing COVID-19 pandemic. The ARP Act also created new programs to address continuing pandemic-related crisis and fund recovery efforts. It provides significant funding to local governments and school districts in the State. The Town was allocated \$1,570,559, of which \$785,280 was received in 2021 and the remainder of \$785,280 was received in 2022. As of the date of this document, the Town has obligated the funds towards capital improvements to its wastewater treatment plant (new disinfection system) and capital improvements for a new roof at the Town owned municipal golf course.

### ***Budgetary Procedure***

The head of each administrative unit of the Town is required to file detailed estimates of revenues (other than real property taxes) and expenditures for the next fiscal year with the budget officer on or before July 1<sup>st</sup>. Estimates for the fire district situated within the Town must also be filed with the budget officer in November (the Town has no authority to amend the budget submitted by a fire district). After reviewing these estimates, the budget officer prepares a tentative budget which includes his recommendations. A budget message explaining the main features of the budget is also prepared at this time. The tentative budget is filed with the Town Clerk not later than the 30th of September. Subsequently, the Town Clerk presents the tentative budget to the Town Board at the regular or special hearing which must be held on or before October 5<sup>th</sup>. The Town Board reviews the tentative budget and makes such changes as it deems necessary and that are not inconsistent with the provisions of the law. Following this review process, the tentative budget and such modifications, if any, as approved by the Board become the preliminary budget. A public hearing, a notice of which must be duly published in the Town's official newspaper, for the preliminary budget is required to be held no later than the Thursday after the general election. At such hearing, any person may express his opinion concerning the preliminary budget; however, there is no requirement or provision that the preliminary budget or any portion thereof be voted on by members of the public. After the public hearing, the Town Board may further change and revise the preliminary budget. The Town Board, by resolution, adopts the preliminary budget as submitted or amended no later than November 20<sup>th</sup>, at which time, the preliminary budget becomes the annual budget of the Town for the ensuing fiscal year. Any changes or modifications to the annual budget including the transfer of appropriations among line items must be approved by resolution of the Town Board.

### ***The State Comptroller's Fiscal Stress Monitoring System and Compliance Reviews***

The New York State Comptroller has reported that New York State's school districts and municipalities are facing significant fiscal challenges. As a result, the Office of the State Comptroller has developed a Fiscal Stress Monitoring System ("FSMS") to provide independent, objectively measured and quantifiable information to school district and municipal officials, taxpayers and policy makers regarding the various levels of fiscal stress under which the State's school districts and municipalities are operating.

The fiscal stress scores are based on financial information submitted as part of each school district's ST-3 report filed with the State Education Department annually, and each municipality's annual report filed with the State Comptroller. Using financial indicators that include year-end fund balance, cash position and patterns of operating deficits, the system creates an overall fiscal stress score which classifies whether a school district or municipality is in "significant fiscal stress", in "moderate fiscal stress," as "susceptible to fiscal stress" or "no designation". Entities that do not accumulate the number of points that would place them in a stress category will receive a financial score but will be

classified in a category of “no designation.” This classification should not be interpreted to imply that the entity is completely free of fiscal stress conditions. Rather, the entity’s financial information, when objectively scored according to the FSMS criteria, did not generate sufficient points to place them in one of the three established stress categories.

The most current applicable report of the State Comptroller designates the Town as “No Designation” with a fiscal score of “0.0” and an environmental score of “66.7” for the fiscal year ended December 31, 2024.

The financial affairs of the Town are subject to periodic compliance reviews by OSC to ascertain whether the Town has complied with the requirements of various State and federal statutes.

See the State Comptroller’s official website for more information on FSMS. Reference to this website implies no warranty of accuracy of information therein, nor inclusion herein by reference. References to websites and/or website addresses presented herein are for information purposes only. Unless specified otherwise, such websites and the information or links contained therein are not incorporated into, and are not part of, this Official Statement.

### ***Independent Audits***

**Audited Financial Statements.** The Town retained the firm of PKF O'Connor Davies, Certified Public Accountants, to audit its financial statements for the fiscal year ended December 31, 2024. Appendix B, attached hereto, presents excerpts from the Town's most recent audited reports covering the last five fiscal years. However, the summary itself has not been audited.

**Certain Information Obtained from Financial Statements.** A five-year history of certain financial statements is presented, in summary form, in Appendix B of this Official Statement. The data presented in these summaries are derived from the Town’s audited financial statements. However, the summaries are not complete presentations in that the notes to the financial statements and the auditors' report thereon have not been included. Accordingly, such statements are not considered audited under accounting principles generally accepted in the United States of America. Copies of Town audits are on file with the Municipal Securities Rulemaking Board (<http://emma.msrb.org/>), or may be obtained by request from the Town or from the Town’s Financial Advisor.

**Summary of Significant Accounting Policies.** See Audited Financial Statements as of and for the year ended December 31, 2024, “Notes to Financial Statements,” Note 1 hereto.

**State Audit Reports.** In addition, the Town is subject to audit by the Office of the State Comptroller (“OSC”) to review compliance with legal requirements and the rules and regulations established by the State. See “The State Comptroller’s Fiscal Stress Monitoring System and Compliance Reviews” herein.

### ***Investment Policy***

**Authorized Investments.** The Town has designated one bank or trust company located and authorized to conduct business in the State to receive deposits of money, including certificates of deposits, from the Town.

In addition to bank deposits, the Town is permitted to invest moneys in direct obligations of the United States of America, obligations guaranteed by agencies of the United States where the payment of principal and interest are further guaranteed by the United States of America and obligations of the State. Other eligible investments for the Town include: revenue and tax anticipation notes issued by any municipality, school district or district corporation other than the Town (investment subject to approval of the State Comptroller); obligations of certain public authorities or agencies; obligations issued pursuant to Section 109(b) of the General Municipal Law (certificates of participation) and certain obligations of the Town, but only with respect to moneys of a reserve fund established pursuant to Section 6 of the General Municipal Law. The Town may also utilize repurchase agreements to the extent such agreements are based upon direct or guaranteed obligations of the United States of America. Repurchase agreements are subject to the following restrictions, among others: all repurchase agreements are subject to a master repurchase agreement; trading partners are limited to banks or trust companies authorized to conduct business in the State or primary reporting dealers as designated by the Federal Reserve Bank of New York; securities may not be substituted; and the custodian for the repurchase security must be a party other than the trading partner. All purchased obligations, unless registered

or inscribed in the name of the Town, must be purchased through, delivered to and held in the custody of a bank or trust company located and authorized to conduct business in the State. Reverse repurchase agreements are not allowed under State law.

**Collateral Requirements.** All Town deposits in excess of the applicable insurance coverage provided by the Federal Deposit Insurance Act must be secured in accordance with the provisions of and subject to the limitations of Section 10 of the General Municipal Law of the State. Such collateral must consist of the “eligible securities,” “eligible surety bonds” or “eligible letter of credit” as described in the Law.

Eligible securities pledged to secure deposits must be held by the depository or third party bank or trust company pursuant to written security and custodial agreements. The Town's security agreements provide that the aggregate market value of pledged securities must equal the principal amount of deposits, the agreed upon interest, if any, and any costs or expenses arising from the collection of such deposits in the event of a default. Securities not registered or inscribed in the name of the Town must be delivered, in a form suitable for transfer or with an assignment in blank, to the Town or its designated custodial bank. The custodial agreements used by the Town provide that pledged securities must be kept separate and apart from the general assets of the custodian and will not, under any circumstances, be commingled with or become part of the backing for any other deposit or liability. The custodial agreement must also provide that the custodian shall confirm the receipt, substitution or release of the collateral, the frequency of revaluation of eligible securities and the substitution of collateral when a change in the rating of a security may cause ineligibility.

An eligible irrevocable letter or credit may be issued, in favor of the Town, by a qualified bank other than the depository bank. Such letters may have a term not to exceed 90 days and must have an aggregate value equal to 140% of the deposit obligations and the agreed upon interest. Qualified banks include those with commercial paper or other unsecured or short-term debt ratings within one of the three highest categories assigned by at least one nationally recognized statistical rating organization or a bank that is in compliance with applicable Federal minimum risk-based capital requirements.

An eligible surety bond must be underwritten by an insurance company authorized to do business in the State which has claims paying ability rated in the highest rating category for claims paying ability by at least two nationally recognized statistical rating organizations. The surety bond must be payable to the Town in an amount equal to 100% of the aggregate deposits and the agreed interest thereon.

## ***Revenues***

The Town derives its revenues primarily from real property taxes and special assessments, sales tax, departmental fees and charges, and State aid. A summary of such revenues for the fiscal years 2020-2024 is attached as a part of this filing. Information for said fiscal years has been excerpted from the Town's audited financial reports; however, such presentation has not been audited.

**Property Taxes.** The Town derives a major portion of its revenues from a tax on real property. As noted in the below table, property taxes accounted for approximately 73.5% of General Fund revenue for the fiscal year ended December 31, 2024, excluding other financing sources.

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The following table sets forth General Fund revenue and real property taxes received for each of the past five audited fiscal years, and the amounts budgeted for the most recent and current fiscal years.

**General Fund Revenue & Real Property Tax Revenue**

| Fiscal Year Ended<br>December 31: | General<br>Fund<br>Revenue <sup>(1)</sup> | Real<br>Property<br>Taxes | Taxes to<br>General Fund<br>Revenue |
|-----------------------------------|-------------------------------------------|---------------------------|-------------------------------------|
| 2020                              | \$17,137,469                              | \$13,667,406              | 79.8%                               |
| 2021                              | 18,025,579                                | 14,058,889                | 78.0                                |
| 2022                              | 19,816,517                                | 14,367,664                | 72.5                                |
| 2023                              | 18,958,918                                | 14,057,846                | 74.2                                |
| 2024                              | 19,232,581                                | 14,133,278                | 73.5                                |
| 2025 (Budget)                     | 18,255,641                                | 14,250,205                | 78.1                                |

(1) Exclusive of other financing sources.

Source: The audited and unaudited financial statements, and the 2025 Adopted Budget. The summary itself is not audited.

**State Aid.** The Town receives financial assistance from the State. State Aid accounted for approximately 4.1% of the General Fund revenue, excluding other financing sources, for the fiscal year ended December 31, 2024. A substantial portion of the State aid received is directed to be used for specific programs. If the State should experience difficulty in borrowing funds in anticipation of the receipt of State taxes in order to pay State aid to municipalities and school districts in the State, including the Town, in any year or future years, the Town may be affected by a delay in the receipt of State aid until sufficient State taxes have been received by the State to make State aid payments. Additionally, if the State should not adopt its budget in a timely manner, municipalities and school districts in the State, including the Town, may be affected by a delay in the payment of State aid.

The State is not constitutionally obligated to maintain or continue State aid to the Town. No assurance can be given that present State aid levels will be maintained in the future. State budgetary restrictions, which eliminate or substantially reduce State aid, could have a material adverse effect upon the Town, requiring either a counterbalancing increase in revenues from other sources to the extent available, or a curtailment of expenditures.

The following table sets forth General Fund revenue and State aid revenues received for each of the past five audited fiscal years and the amounts budgeted for the most recent fiscal year.

**General Fund Revenue & State Aid Revenue**

| Fiscal Year Ended<br>December 31: | General<br>Fund<br>Revenue <sup>(1)</sup> | State<br>Aid | State Aid to<br>General Fund<br>Revenue |
|-----------------------------------|-------------------------------------------|--------------|-----------------------------------------|
| 2020                              | \$17,137,469                              | \$813,435    | 4.8%                                    |
| 2021                              | 18,025,579                                | 1,106,147    | 6.1                                     |
| 2022                              | 19,816,517                                | 902,215      | 4.6                                     |
| 2023                              | 18,958,918                                | 688,048      | 3.6                                     |
| 2024                              | 19,232,581                                | 786,433      | 4.1                                     |
| 2025 (Budget)                     | 18,255,641                                | 563,827      | 3.1                                     |

(1) Exclusive of other financing sources.

Source: The audited financial statements, and the 2025 Adopted Budget. The summary itself is not audited.

**Sales Tax.** The Town receives a share of the County sales tax. As authorized pursuant to Section 1210 of the New York Tax Law, the County currently imposes a sales and use tax of 4.00%. This is in addition to the 4.00% sales and use tax imposed by the State and 0.375% Metropolitan Commuter Tax. The sales and use tax collections are administered by the State Tax Commission and the proceeds are paid monthly to the County. In March 2002, the

County increased its sales tax from 3.000% to 3.625%, of which 0.125% is distributed to towns and villages in the County based on population. In January 2008, the County agreed to share an additional 0.125% with towns and villages with police departments and in March 2009 increased its sales tax from 3.625% to 4.00%.

As noted in the below table, sales tax revenue accounted for approximately 4.6% of the General Fund revenue, excluding other financing sources, for the fiscal year ended December 31, 2024.

The following table sets forth General Fund revenue, excluding other financing sources, and sales tax revenues received for each of the past five audited fiscal years, and the amounts budgeted for the most recent and current fiscal years.

**General Fund Revenue & Sales Tax Revenue**

| Fiscal Year Ended<br>December 31: | General<br>Fund<br>Revenue <sup>(1)</sup> | Sales<br>Tax | State Aid to<br>General Fund<br>Revenue |
|-----------------------------------|-------------------------------------------|--------------|-----------------------------------------|
| 2020                              | \$17,137,469                              | \$694,005    | 4.0%                                    |
| 2021                              | 18,025,579                                | 783,964      | 4.6                                     |
| 2022                              | 19,816,517                                | 852,687      | 4.3                                     |
| 2023                              | 18,958,918                                | 839,273      | 4.4                                     |
| 2024                              | 19,232,581                                | 855,303      | 4.6                                     |
| 2025 (Budget)                     | 18,255,641                                | 820,000      | 4.5                                     |

(1) Exclusive of other financing sources.

Source: The audited and unaudited financial statements, and the 2025 Adopted Budget. The summary itself is not audited.

**REAL PROPERTY TAXES**

***Tax Collection Procedures***

The Town Tax Receiver collects Town and County property taxes and special district assessments. Taxes and assessments are levied against properties on the first of January and may be paid without penalty through the month of January. Payments made after January 31 are assessed a penalty as follows: a 1% penalty is added in February and 2% in March. After April, the tax roll is returned to the County and taxes plus penalties are payable to the County Finance Commissioner. The Town retains the total amount of Town, highway and special district levies from the total collections and returns the balance plus uncollected items to the County, which assumes collection responsibility and holds annual tax sales. The Town also collects school taxes as agent for the school district. Such taxes are submitted to the school district as collected. By law, the County assumes responsibility for delinquent taxes.

There can be no assurance that property tax revenues over time will be maintained at any level or that such revenues will be received in a timely fashion by the Town. General economic conditions affecting the Town, including, for example, unemployment and inflation, and unusual or unexpected events such as the termination of major commercial operations within the Town or a natural catastrophe could adversely affect both the assessed value of the land within the Town and the ability of property owners to make timely payments of their taxes.

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### ***Assessed Valuations, Full Valuations and Tax Levy***

The following table shows the trend during the last five years for taxable assessed valuations, State equalization rates, full valuations, tax levies and tax rates per \$1,000 assessed valuation.

| Fiscal Year<br>Ending<br>December 31: | Taxable Assessed Valuation |               | Tax Rate Per \$1,000<br>Assessed Value |               |
|---------------------------------------|----------------------------|---------------|----------------------------------------|---------------|
|                                       | Homestead                  | Non-Homestead | Homestead                              | Non-Homestead |
| 2021                                  | \$208,865,366              | \$111,921,765 | 35.89%                                 | 86.97%        |
| 2022                                  | 209,594,871                | 112,078,060   | 37.67                                  | 88.34         |
| 2023                                  | 211,336,443                | 111,736,740   | 34.18                                  | 91.37         |
| 2024                                  | 218,396,340                | 114,766,139   | 35.34                                  | 87.43         |
| 2025                                  | 219,384,828                | 119,931,381   | 36.28                                  | 82.71         |

| Fiscal Year<br>Ending<br>December 31: | Total<br>Tax Levy <sup>(1)</sup> | Increase /<br>Decrease | Percent<br>Change |
|---------------------------------------|----------------------------------|------------------------|-------------------|
| 2021                                  | \$19,602,051                     | \$842,477              | 4.49%             |
| 2022                                  | 20,002,504                       | 400,833                | 2.04              |
| 2023                                  | 19,839,529                       | (162,875)              | (0.81)            |
| 2024                                  | 20,615,015                       | 775,486                | 3.91              |
| 2025                                  | 20,732,062                       | 752,287                | (1.50)            |

(1) Excludes Fire District and Stony Point Library

### ***Ten of the Largest Taxpayers***

The following table presents the taxable assessments of selected larger taxpayers on the 2024 assessment roll for taxes levied in 2025.

| Taxpayer                     | Classification | Assessed<br>Valuation | % Total Assessed<br>Valuation <sup>(1)</sup> |
|------------------------------|----------------|-----------------------|----------------------------------------------|
| NY State Lands               | Government     | \$42,248,078          | 12.05%                                       |
| Algonquin Gas                | Utility        | 38,993,940            | 11.12                                        |
| Orange & Rockland Utilities  | Utility        | 13,517,435            | 3.86                                         |
| United Water (Suez Water)    | Utility        | 4,546,964             | 1.30                                         |
| Crossroads-Hold Drive Assoc. | Commercial     | 1,260,000             | 0.36                                         |
| CSX                          | Rail           | 1,115,694             | 0.32                                         |
| ConEd                        | Utility        | 1,029,658             | 0.29                                         |
| US Gypsum                    | Industrial     | 996,925               | 0.28                                         |
| Goldsmith Family Trust       | Commercial     | 744,000               | 0.21                                         |
| 52 Church St 2002, LLC       | Commercial     | 707,100               | 0.20                                         |
|                              |                | <u>\$102,784,100</u>  | <u>30.00%</u>                                |

(1) The total taxable assessed value for the year ending December 31, 2024 is \$350,531,055.

Source: Town Officials.

## **TAX LEVY LIMITATION LAW**

On June 24, 2011, Chapter 97 of the Laws of 2011 was signed into law by the Governor (the “Tax Levy Limitation Law”). The Tax Levy Limitation Law applies to all local governments, including school districts (with the exception of New York City, the counties comprising New York City and the Big 5 City School Districts (Buffalo, Rochester, Syracuse, Yonkers (which are affected indirectly by applicability to their respective city). It also applies to independent special districts and to town and county improvement districts as part of their parent municipalities tax levies.

The Tax Levy Limitation Law restricts, among other things, the amount of real property taxes (including assessments of certain special improvement districts) that may be levied by or on behalf of a municipality in a particular year, beginning with fiscal years commencing on or after January 1, 2012. Pursuant to the Tax Levy Limitation Law, the tax levy of a municipality cannot increase by more than the lesser of (i) two percent (2%) or (ii) the annual increase in the consumer price index (“CPI”), over the amount of the prior year’s tax levy. Certain adjustments would be permitted for taxable real property full valuation increases due to changes in physical or quantity growth in the real property base as defined in Section 1220 of the Real Property Tax Law. A municipality may exceed the tax levy limitation for the coming fiscal year only if the governing body of such municipality first enacts, by at least a sixty percent vote of the total voting strength of the board, a local law (resolution in the case of fire districts and certain special districts) to override such limitation for such coming fiscal year only. There are permissible exceptions to the tax levy limitation provided in the Tax Levy Limitation Law, including expenditures made on account of certain tort settlements and certain increases in the average actuarial contribution rates of the New York State and Local Employees’ Retirement System, the Police and Fire Retirement System, and the Teachers’ Retirement System. Municipalities are also permitted to carry forward a certain portion of their unused levy limitation from a prior year. Each municipality prior to adoption of its fiscal year budget must submit for review to the State Comptroller any information that is necessary in the calculation of its tax levy for such fiscal year.

The Tax Levy Limitation Law does not contain an exception from the levy limitation for the payment of debt service on either outstanding general obligation debt of municipalities or such debt incurred after the effective date of the Tax Levy Limitation Law (June 24, 2011).

Article 8 Section 2 of the State Constitution requires every issuer of general obligation notes and bonds in the State to pledge its faith and credit for the payment of the principal thereof and the interest thereon. This has been interpreted by the Court of Appeals, the State’s highest court, in *Flushing National Bank v. Municipal Assistance Corporation for the City of New York*, 40 N.Y.2d 731 (1976), as follows:

“A pledge of the city’s faith and credit is both a commitment to pay and a commitment of the city’s revenue generating powers to produce the funds to pay. Hence, an obligation containing a pledge of the City’s “faith and credit” is secured by a promise both to pay and to use in good faith the city’s general revenue powers to produce sufficient funds to pay the principal and interest of the obligation as it becomes due. That is why both words, “faith” and “credit”, are used and they are not tautological. That is what the words say and that is what courts have held they mean.”

Article 8 Section 12 of the State Constitution specifically provides as follows:

“It shall be the duty of the legislature, subject to the provisions of this constitution, to restrict the power of taxation, assessment, borrowing money, contracting indebtedness, and loaning the credit of counties, cities, towns and villages, so as to prevent abuses in taxation and assessments and in contracting of indebtedness by them. Nothing in this article shall be construed to prevent the legislature from further restricting the powers herein specified of any county, city, town, village or school district to contract indebtedness or to levy taxes on real estate. The legislature shall not, however, restrict the power to levy taxes on real estate for the payment of interest on or principal of indebtedness theretofore contracted.”

On the relationship of the Article 8 Section 2 requirement to pledge the faith and credit and the Article 8 Section 12 protection of the levy of real property taxes to pay debt service on bonds subject to the general obligation pledge, the Court of Appeals in the *Flushing National Bank* case stated:

“So, too, although the Legislature is given the duty to restrict municipalities in order to prevent abuses in taxation, assessment, and in contracting of indebtedness, it may not constrict the city’s power to levy taxes on real estate for the payment of interest on or principal of indebtedness previously contracted....While phrased in permissive language, these provisions, when read together with the requirement of the pledge of faith and credit, express a constitutional imperative: debt obligations must be paid, even if tax limits be exceeded”.

In addition, the Court of Appeals in the *Flushing National Bank* case has held that the payment of debt service on outstanding general obligation bonds and notes takes precedence over fiscal emergencies and the police power of municipalities.

Therefore, while the Tax Levy Limitation Law may constrict an issuer’s power to levy real property taxes for the payment of debt service on debt contracted after the effective date of said Tax Levy Limitation Law, it is clear that no statute is able (1) to limit an issuer’s pledge of its faith and credit to the payment of any of its general obligation indebtedness or (2) to limit an issuer’s levy of real property taxes to pay debt service on general obligation debt contracted prior to the effective date of the Tax Levy Limitation Law. Whether the Constitution grants a municipality authority to treat debt service payments as a constitutional exception to such statutory tax levy limitation outside of any statutorily determined tax levy amount is not clear.

It is possible that the Tax Levy Limitation Law will be subject to judicial review to resolve the constitutional issues raised by its adoption. Although courts in New York have historically been protective of the rights of holders of general obligation debt of political subdivisions, the outcome of any such legal challenge cannot be predicted.

## **TOWN INDEBTEDNESS**

### ***Constitutional Requirements***

The New York State Constitution limits the power of the Town (and other municipalities and certain school districts of the State) to issue obligations and to otherwise contract indebtedness. Such constitutional limitations include the following, in summary form, and are generally applicable to the Town and its obligations.

**Purpose and Pledge.** Subject to certain enumerated exceptions, the Town shall not give or loan any money or property to or in aid of any individual or private corporation or give or loan its credit to or in aid of any of the foregoing or any public corporation.

The Town may contract indebtedness only for a Town purpose and shall pledge its faith and credit for the payment of principal of and interest thereon.

**Payment and Maturity.** Except for certain short-term indebtedness contracted in anticipation of taxes or to be paid within three fiscal year periods, indebtedness shall be paid in annual installments commencing no later than two years after the date such indebtedness shall have been contracted and ending no later than the expiration of the period of probable usefulness of the object or purpose as determined by statute or, in the alternative, the weighted average period of probable usefulness of the several objects or purposes for which it is contracted. No installment may be more than fifty per cent in excess of the smallest prior installment unless the Town Board provides for and utilizes substantially level or declining annual debt service in the manner prescribed by the State Legislature. The Town is required to provide an annual appropriation for the payment of interest due during the year on its indebtedness and for the amounts required in such year for amortization and redemption of its bonds and notes.

**Debt Limit.** Pursuant to the Local Finance Law, the Town has the power to contract indebtedness for any Town purpose authorized by the Legislature of the State provided the aggregate principal amount thereof shall not exceed seven percentum of the average five-year full valuation of the taxable real estate located in the Town and subject to certain enumerated exclusions and deductions such as debt contracted to provide water, self-liquidating facilities, and certain sewer facilities and cash or appropriations to pay the principal amount of outstanding debt. The constitutional

method for determining full valuation consists of dividing the total assessed valuation of taxable real estate for a particular assessment roll by the final equalization rate established for such assessment roll by the State Office of Real Property Services (the "ORPTS"). The State Legislature is required to prescribe the manner by which such rate shall be determined. Average full valuation is determined by taking the sum of the full valuations of the last five completed assessment rolls and dividing such sum by five. See "Constitutional Debt-Contracting Limitation," herein.

### ***Statutory Procedure***

In general, the State Legislature, by enactment of the Local Finance Law, has authorized the powers and procedure for the Town to borrow and incur indebtedness by the enactment of the Local Finance Law, subject, of course, to the constitutional provisions set forth above. The power to spend money, however, generally derives from other law, including specifically the General Municipal Law and the Town Law. See "TAX LEVY LIMITATION LAW," herein.

Pursuant to the Local Finance Law, the Town authorizes the issuance of bonds by the adoption of a resolution, approved by at least two-thirds of the members of the Town Board, the finance board of the Town. Customarily the Town has delegated to the Supervisor, as chief fiscal officer of the Town, the power to authorize and sell bond anticipation notes in anticipation of authorized bonds.

The Local Finance Law also provides an estoppel procedure whereby a bond resolution, or a summary thereof, is published. The passage of 20 days from the date of such publication effective estops legal challenges to the validity of the obligations authorized by such bond resolution except for alleged constitutional violations. Except on rare occasions, the Town complies with this estoppel procedure. It is a procedure that is recommended by Bond Counsel, but it is not an absolute legal requirement.

Each bond resolution usually authorizes the construction, acquisition or installation of the object or purpose to be financed, sets forth the plan of financing and specifies the maximum maturity of the Notes, subject to the legal (Constitution, Local Finance Law and case law) restrictions relating to the period of probable usefulness with respect thereto. The Town has authorized bonds for a variety of Town objects or purposes.

Statutory law in New York permits bond anticipation notes to be renewed each year provided annual principal installments are made in reduction of the total amount of such notes outstanding, commencing no later than two years from the date of the first of such notes, and provided that such renewals do not (with certain exceptions) extend five years beyond the original date of borrowing. However, notes issued in anticipation of bonds for assessable improvements are not subject to such five year limit and may be renewed subject to annual reductions of principal for the entire period of probable usefulness of the purpose for which such notes were originally issued.

In general, the Local Finance Law contains provisions providing the Town with the power to issue certain other short-term general obligation indebtedness, including revenue and tax anticipation notes and budget notes.

### ***Constitutional Debt-Contracting Limitation***

The ORPTS annually establishes State equalization rates for all assessing units in the State, including the Town, which are determined by statistical sampling of market/assessment studies. The equalization rates are used in the calculation and distribution of certain state aids and are used by many localities in the calculation of debt contracting and real property taxing limitations. The Town has a debt contracting limitation equal to seven percent (7%) of average full valuation (See "Constitutional Requirements, Debt Limit," herein).

The Town determines the assessed valuation for taxable real properties. The ORPTS determines the assessed valuation of special franchises and the taxable ceiling of railroad property. Special franchises include assessments on certain specialized equipment of utilities under, above, upon or through public streets or public places. Certain properties are taxable for school purposes but exempt for Town purposes.

The following table sets forth the Town's debt-contracting limitation.

**Computation of Statutory Debt Contracting Limitation  
As of October 22, 2025**

| <u>FY Ended<br/>December 31:</u>                                        | <u>Assessed<br/>Valuations</u> | <u>Equalization<br/>Rate</u> | <u>Full<br/>Valuations</u>   |
|-------------------------------------------------------------------------|--------------------------------|------------------------------|------------------------------|
| 2020                                                                    | \$339,502,370                  | 13.71%                       | \$2,476,311,962              |
| 2021                                                                    | 339,742,935                    | 13.57                        | 2,503,632,535                |
| 2022                                                                    | 340,287,062                    | 11.72                        | 2,903,473,225                |
| 2023                                                                    | 345,052,143                    | 9.78                         | 3,528,140,521                |
| 2024                                                                    | 350,531,055                    | 9.73                         | 3,602,580,216                |
| Total Five-Year Full Valuation                                          |                                |                              | <u>\$15,014,138,459</u>      |
| Five-Year Average Full Valuation                                        |                                |                              | <u>3,002,827,692</u>         |
| Debt Contracting Limitations: 7% of Five-Year<br>Average Full Valuation |                                |                              | <u><u>\$ 210,197,938</u></u> |

Source: Town officials.

***Statutory Debt Limit and Net Indebtedness***

The following table presents the debt-incurring power of the Town and shows that the Town is within its constitutional debt limit.

**Statement of Debt Contracting Power  
As of October 22, 2025**

|                                                              | <u>Amount</u>               | <u>Percentage</u>   |
|--------------------------------------------------------------|-----------------------------|---------------------|
| Debt Contracting Limitation:                                 | <u>\$210,197,938</u>        | <u>100.00%</u>      |
| Gross Indebtedness:                                          |                             |                     |
| Serial Bonds                                                 | \$9,465,000                 | 4.50                |
| Bond Anticipation Notes                                      | <u>864,508</u>              | <u>0.41</u>         |
| Total Gross Indebtedness                                     | <u>10,329,508</u>           | <u>4.91</u>         |
| Less Exclusions:                                             |                             |                     |
| Unexpended Appropriation to<br>Pay Non-Exempt Principal Debt | <u>0</u>                    | <u>0.00</u>         |
| Total Exclusions                                             | <u>0</u>                    | <u>0.00</u>         |
| Net Indebtedness                                             | <u>10,329,508</u>           | <u>4.91</u>         |
| Net Debt Contracting Margin                                  | <u><u>\$199,663,430</u></u> | <u><u>95.09</u></u> |

***Short-Term Indebtedness***

The Town is authorized under Local Finance Law to issue short-term notes for various purposes including temporary financing of capital projects, the anticipation of certain operating revenues and emergency funds for budgetary expenditures. Subject to the provisions of the law, notes generally may be renewed from time to time but must be retired within specific time limits which vary, according to the type of note, but generally five years in the case of bond anticipation notes.

The Town generally does not borrow for operating cash flow purposes and does not reasonably expect that such borrowings will be required in the foreseeable future.

The below table provides historic information regarding the gross amount of bond anticipation notes outstanding at the end of the 2020 through 2024 fiscal years.

**Bond Anticipation Note Debt History (2020-2024)**

| Fiscal Year<br>Ended<br>December 31: | BAN<br>Debt |
|--------------------------------------|-------------|
| 2020                                 | \$ 0        |
| 2021                                 | 0           |
| 2022                                 | 0           |
| 2023                                 | 0           |
| 2024                                 | 1,080,635   |

Source: The audited and unaudited financial statements of the Town and Town Officials. The summary itself is not audited.

***Trend of Capital Bonded Debt***

The following table sets forth the gross amount of bonded debt outstanding at the end of the 2020 through 2024 fiscal years. Refunded debt has been excluded.

**Bonded Debt History (2020-2024)**

| Fiscal Year<br>Ended<br>December 31: | Bonded<br>Debt |
|--------------------------------------|----------------|
| 2020                                 | \$12,925,000   |
| 2021                                 | 11,235,000     |
| 2022                                 | 9,570,000      |
| 2023                                 | 12,025,000     |
| 2024                                 | 10,795,000     |

Source: The audited and unaudited financial statements of the Town and Town Officials. The summary itself is not audited.

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## ***Overlapping and Underlying Debt***

The real property taxpayers of the Town are responsible for a proportionate share of outstanding debt obligations of the County and one school district situated in the Town. Such taxpayers' share of this overlapping debt is based upon the amount of the Town's equalized property values taken as a percentage of each separate units' total values. The following table presents the amount of overlapping debt and the Town's share of this debt as of the dates indicated; authorized but unissued debt has not been included.

### **As of October 22, 2025**

|                           |              |
|---------------------------|--------------|
| Gross Direct Indebtedness | \$10,329,508 |
| Exclusions and Deductions | <u>0</u>     |
| Net Direct Indebtedness   | \$10,329,508 |

| <u>Overlapping Units</u>   | <u>Date of Report</u> | <u>Net Underlying Debt</u> | <u>Debt Percentage Applicable</u> | <u>Applicable Net Indebtedness</u> |
|----------------------------|-----------------------|----------------------------|-----------------------------------|------------------------------------|
| Rockland County            | 06-24-25              | \$350,169,951              | 6.29%                             | \$22,025,690                       |
| Haverstraw-Stony Point CSD | 12-26-24              | 127,705,000                | 41.87                             | <u>53,470,084</u>                  |
| Net Total Overlapping Debt |                       |                            |                                   | <u><u>\$ 75,495,774</u></u>        |

Source: Data provided by County and School District Officials.

## ***Debt Ratios***

The following table presents certain ratios relative to the Town's capital indebtedness.

### **Direct and Overlapping Debt Ratios** **As of October 22, 2025**

|                                 | <u>Amount</u> | <u>Debt Per Capita <sup>(1)</sup></u> | <u>Ratio To Full Value <sup>(2)</sup></u> |
|---------------------------------|---------------|---------------------------------------|-------------------------------------------|
| Net Direct Debt                 | \$ 10,329,508 | \$ 689                                | 0.3%                                      |
| Net Direct and Overlapping Debt | 85,825,282    | 5,727                                 | 2.4%                                      |

(1) The population of the Town (2024 Estimates U.S. Census Bureau) is 14,986.

(2) The full valuation of the Town for the 2024 fiscal year is \$3,602,580,216.

## ***Authorized But Unissued Debt***

After the issuance of the Notes, the Town will not have any authorized but unissued debt.

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### ***Debt Service Schedule***

The following table presents the debt service requirements to maturity on the Town's outstanding general obligation bonded indebtedness exclusive of the Bonds.

| Years<br>Ending<br>Dec. 31: | Debt Service on Outstanding Bonded Indebtedness |                    |                          |                                |
|-----------------------------|-------------------------------------------------|--------------------|--------------------------|--------------------------------|
|                             | Principal                                       | Interest           | Total<br>Debt<br>Service | Cumulative %<br>Principal Paid |
| 2026                        | 1,180,000                                       | 297,903            | 1,477,903                | 23.25%                         |
| 2027                        | 1,125,000                                       | 263,278            | 1,388,278                | 33.67                          |
| 2028                        | 955,000                                         | 230,728            | 1,185,728                | 42.52                          |
| 2029                        | 985,000                                         | 201,373            | 1,186,373                | 51.64                          |
| 2030                        | 1,010,000                                       | 170,565            | 1,180,565                | 61.00                          |
| 2031                        | 1,050,000                                       | 138,356            | 1,188,356                | 70.73                          |
| 2032                        | 810,000                                         | 105,100            | 915,100                  | 78.23                          |
| 2033                        | 210,000                                         | 89,800             | 299,800                  | 80.18                          |
| 2034                        | 210,000                                         | 81,400             | 291,400                  | 82.12                          |
| 2035                        | 210,000                                         | 73,000             | 283,000                  | 84.07                          |
| 2036                        | 135,000                                         | 66,100             | 201,100                  | 85.32                          |
| 2037                        | 145,000                                         | 60,500             | 205,500                  | 86.66                          |
| 2038                        | 145,000                                         | 54,700             | 199,700                  | 88.00                          |
| 2039                        | 65,000                                          | 50,500             | 115,500                  | 88.61                          |
| 2040                        | 65,000                                          | 47,900             | 112,900                  | 89.21                          |
| 2041                        | 70,000                                          | 45,200             | 115,200                  | 89.86                          |
| 2042                        | 75,000                                          | 42,300             | 117,300                  | 90.55                          |
| 2043                        | 75,000                                          | 39,300             | 114,300                  | 91.25                          |
| 2044                        | 80,000                                          | 36,200             | 116,200                  | 91.99                          |
| 2045                        | 80,000                                          | 33,000             | 113,000                  | 92.73                          |
| 2046                        | 85,000                                          | 29,700             | 114,700                  | 93.52                          |
| 2047                        | 90,000                                          | 26,200             | 116,200                  | 94.35                          |
| 2048                        | 90,000                                          | 22,600             | 112,600                  | 95.18                          |
| 2049                        | 95,000                                          | 18,900             | 113,900                  | 96.06                          |
| 2050                        | 100,000                                         | 15,000             | 115,000                  | 96.99                          |
| 2051                        | 105,000                                         | 10,900             | 115,900                  | 97.96                          |
| 2052                        | 110,000                                         | 6,600              | 116,600                  | 98.98                          |
| 2053                        | 110,000                                         | 2,200              | 112,200                  | 100.00                         |
|                             | <u>\$9,465,000</u>                              | <u>\$2,259,303</u> | <u>\$11,724,303</u>      |                                |

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## **ECONOMIC AND DEMOGRAPHIC DATA**

The Town is situated in the northeast portion of the County, which continues to rank among the most affluent counties in the State. The Town encompasses approximately 28 square miles and is primarily suburban residential in nature. Population of the Town, according to 2024 estimated US Census data, is 14,986. Unemployment rates are not available for the Town. The rates presented below are the County's overall rate compared to rates for the State and United States.

### ***Population***

#### **Population Trend**

|        | 2010       | 2020       | 2024       | % Change  |           |
|--------|------------|------------|------------|-----------|-----------|
|        |            |            |            | 2010-2020 | 2020-2024 |
| Town   | 15,059     | 14,813     | 14,986     | (1.6)%    | (1.2)%    |
| County | 311,687    | 338,329    | 348,144    | 8.5       | 2.9       |
| State  | 19,378,102 | 20,201,249 | 19,867,248 | 4.2       | (1.7)     |

Source: U.S. Department of Commerce, Bureau of the Census.

### ***Income***

#### **Per Capita Money Income**

|        | 2010     | 2020     | 2023     | % Change  |           |
|--------|----------|----------|----------|-----------|-----------|
|        |          |          |          | 2010-2020 | 2020-2023 |
| Town   | \$38,594 | \$44,628 | \$50,268 | 15.6%     | 12.6%     |
| County | 34,304   | 39,923   | 43,727   | 16.4      | 9.5       |
| State  | 30,948   | 40,898   | 48,847   | 32.2      | 19.4      |

Source: U.S. Department of Commerce, Bureau of the Census (American Community Survey – 5 Year Estimate).

#### **Median Income of Families** **2023**

|        |               | Income Groups - % of Families |                  |                  |                  |                   |
|--------|---------------|-------------------------------|------------------|------------------|------------------|-------------------|
|        | Median Income | Under \$25,000                | \$25,000 -49,999 | \$50,000 -74,999 | \$75,000 -99,999 | \$100,000 Or More |
| Town   | \$151,813     | 2.0%                          | 18.0%            | 15.8%            | 4.6%             | 74.2%             |
| County | 130,026       | 7.9                           | 11.1             | 10.1             | 9.2              | 61.7              |
| State  | 105,060       | 9.8                           | 12.8             | 13.2             | 11.9             | 52.2              |

Source: U.S. Department of Commerce, Bureau of the Census (American Community Survey – 5 Year Estimate).

### ***Employment***

The following tables provide certain information about the types of jobs in which employees in the County and the State are engaged, major employers and unemployment information. Such data is presented for the County and the State as a whole and is not necessarily representative of the Town.

**Average Employed Civilian Labor Force**  
**2010-2024**

|        | 2010      | 2020      | 2024      | % Change  |           |
|--------|-----------|-----------|-----------|-----------|-----------|
|        |           |           |           | 2010-2020 | 2020-2024 |
| County | 138,700   | 136,900   | 158,100   | 3.7%      | 12.6%     |
| State  | 8,790,800 | 8,631,300 | 9,411,700 | (1.9)     | 12.6      |

Source: New York State Department of Labor.

**Average Unemployment Rates**

| Year  | County | State | United States |
|-------|--------|-------|---------------|
| 2020: | 8.1%   | 9.8%  | 8.1%          |
| 2021  | 4.6    | 7.1   | 5.3           |
| 2022  | 2.9    | 4.3   | 3.6           |
| 2023  | 3.0    | 4.1   | 3.6           |
| 2024  | 3.2    | 4.3   | 4.0           |
| 2025  |        |       |               |
| Jan   | 3.3    | 4.6   | 4.4           |
| Feb   | 3.6    | 4.3   | 4.5           |
| Mar   | 3.2    | 4.1   | 4.2           |
| Apr   | 2.5    | 3.7   | 3.9           |
| May   | 2.6    | 3.5   | 4.0           |
| Jun   | 2.9    | 3.8   | 4.4           |
| Jul   | 3.4    | 4.6   | 4.6           |
| Aug   | 3.6    | 4.7   | 4.5           |

Source: New York State Labor Department and U.S. Bureau of Labor Statistics.

**Larger Commercial and Industrial Employers in the County**

| Name                                | Industry or Business | Number of Employees |
|-------------------------------------|----------------------|---------------------|
| Bon Secours Good Samaritan Hospital | Hospital             | 2,415               |
| Nyack Hospital                      | Hospital             | 2,001               |
| Hamapik of Rockland County          | Health Services      | 1,997               |
| Rockland Psychiatric Center         | Health Care          | 1,229               |
| Jawonio, Inc.                       | Health Care          | 1,115               |
| Helen Hayes Hospital                | Hospital             | 901                 |
| Verizon Wireless                    | Communications       | 854                 |
| Orange & Rockland Utilities         | Public Utility       | 846                 |
| Northern Services Group             | Nursing Home         | 845                 |
| Pfizer                              | Pharmaceuticals      | 835                 |

Source: Rockland County 2023 CAFR and County Officials.

*(The remainder of this page has been intentionally left blank.)*

### ***Educational***

Public schools in the Town are under the administration of Haverstraw-Stony Point Central School District. Additionally, Rockland BOCES is available to students in the Town. Several private schools also provide primary and secondary education. In addition, Rockland Community College offers 2-year degrees in various courses of study.

### ***Financial Institutions***

Numerous banking facilities are available in the Town and adjacent areas. Many of the State's major banks have branch offices located in the area. JP Morgan Chase, N.A., Webster Bank, and TD Bank N.A. are located within the Town. As of June 30, 2018, total funds deposited at banks located in the Town were approximately \$348.4 million, according to the Federal Deposit Insurance Corporation.

### ***Transportation***

The Town is served by all major forms of transportation. Highway facilities include U.S. Route 9W and the Palisades Interstate Parkway. The County Department of Transportation provides bus service to the Town. The New York City area airports (LaGuardia, Kennedy and Newark Airports) and Stewart Airport in Newburgh, New York, are easily accessible to residents of the Town and provide domestic and international air service on a regular basis.

### ***Utilities***

Water is provided to certain residents of the Town by the United Water Company. Private wells are utilized by those residents not served by United Water Company.

Southern Energy and Orange and Rockland Utilities provide electricity to residents of the Town. Natural gas service is provided by Algonquin Gas Company. Telephone service is provided by Verizon.

### ***Recreational Facilities***

The Town maintains and operates several parks and recreational facilities. Approximately two-thirds of the land area of the Town is comprised of the Palisades Interstate Park where residents can partake of numerous State recreational facilities.

**END OF APPENDIX A**

## **APPENDIX B**

### **SUMMARY OF FINANCIAL STATEMENTS AND BUDGETS**

**TOWN OF STONY POINT  
GENERAL FUND  
BALANCE SHEET  
UNAUDITED PRESENTATION**

AS OF DECEMBER 31:

|                                           | <u>2020</u>         | <u>2021</u>         | <u>2022</u>         | <u>2023</u>          | <u>2024</u>       |
|-------------------------------------------|---------------------|---------------------|---------------------|----------------------|-------------------|
| <b>ASSETS</b>                             |                     |                     |                     |                      |                   |
| Cash                                      | \$ 3,632,647        | \$ 5,926,670        | \$ 7,481,419        | \$ 8,575,942         | 8,246,291         |
| Receivables:                              |                     |                     |                     |                      |                   |
| Accounts                                  | 766,615             | 547,557             | 828,720             | 414,459              | 473,847           |
| Due From Other Funds                      | 159,628             | 376,454             | 426,913             | 352,751              | 422,282           |
| Advances To Other Funds                   | 0                   | 0                   | 0                   | 0                    | 0                 |
| Prepaid Expenses                          | <u>815,354</u>      | <u>831,717</u>      | <u>850,979</u>      | <u>683,115</u>       | 909,602           |
| Total Assets                              | <u>\$ 5,374,244</u> | <u>\$ 7,682,398</u> | <u>\$ 9,588,031</u> | <u>\$ 10,026,267</u> | <u>10,052,022</u> |
| <b>LIABILITIES AND FUND BALANCE</b>       |                     |                     |                     |                      |                   |
| Liabilities:                              |                     |                     |                     |                      |                   |
| Accounts Payable                          | \$ 109,752          | \$ 48,691           | \$ 163,431          | \$ 85,116            | 309,212           |
| Accrued Liabilities                       | 139,972             | 346,424             | 514,710             | 334,639              | -                 |
| Deposits                                  | 0                   | 0                   | 111,205             | 157,614              | 175,202           |
| Employee Payroll Deductions               | 0                   | 0                   | 25,443              | 15,561               | 29,204            |
| Due To Other Funds                        | 100,233             | 109,794             | 12,382              | 134,541              |                   |
| Unearned Revenues                         | 0                   | 779,175             | 363,349             | 0                    | 80,942            |
| Other Liabilities                         | 0                   | 0                   | 0                   | 0                    | 0                 |
| Bond Anticipation Notes Payable           | <u>0</u>            | <u>0</u>            | <u>0</u>            | <u>0</u>             | <u>0</u>          |
| Total Liabilities                         | <u>349,957</u>      | <u>1,284,084</u>    | <u>1,190,520</u>    | <u>727,471</u>       | <u>594,560</u>    |
| DEFERRED INFLOWS                          |                     |                     |                     |                      |                   |
| Deferred Inflow of Resources              | 0                   | 0                   | 0                   | 0                    | 0                 |
| Fund Balance:                             |                     |                     |                     |                      |                   |
| Nonspendable                              | 815,354             | 831,717             | 850,979             | 683,115              | 909,602           |
| Restricted                                | 434,421             | 434,421             | 434,421             | 656,373              | 656,373           |
| Assigned                                  | 455,000             | 0                   | 1,000,000           | 1,923,500            | 2,448,500         |
| Unassigned                                | 3,319,512           | 5,132,176           | 6,112,111           | 6,035,808            | 5,442,987         |
| Total Fund Balances                       | <u>5,024,287</u>    | <u>6,398,314</u>    | <u>8,397,511</u>    | <u>9,298,796</u>     | <u>9,457,462</u>  |
| <b>Total Liabilities and Fund Balance</b> | <u>\$ 5,374,244</u> | <u>\$ 7,682,398</u> | <u>\$ 9,588,031</u> | <u>\$ 10,026,267</u> | <u>10,052,022</u> |

The financial data presented on this page has been excerpted from the audited financial statements of the Town.

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**TOWN OF STONY POINT  
GENERAL FUND  
STATEMENT OF REVENUES, EXPENDITURES  
AND CHANGES IN FUND BALANCE  
UNAUDITED PRESENTATION**

AS OF DECEMBER 31:

|                                                                                                    | 2020                | 2021                | 2022                | 2023                | 2024                |
|----------------------------------------------------------------------------------------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
| <b>REVENUES:</b>                                                                                   |                     |                     |                     |                     |                     |
| Real Property Taxes                                                                                | \$ 13,667,406       | \$ 14,058,889       | \$ 14,367,664       | \$ 14,057,846       | \$ 14,133,278       |
| Other Tax Items                                                                                    | 80,658              | 55,071              | 37,664              | 51,191              | 46,384              |
| Non-Property Tax Items                                                                             | 1,017,297           | 1,108,884           | 1,163,544           | 1,146,348           | 1,156,152           |
| Departmental Income                                                                                | 950,490             | 1,199,577           | 1,320,029           | 1,335,546           | 1,150,534           |
| Intragovernmental Charges                                                                          | 147,520             | 147,745             | 98,573              | 77,476              | 207,550             |
| Use Of Money And Property                                                                          | 39,144              | 2,361               | 100,583             | 618,870             | 680,744             |
| Money In Lieu Of Land                                                                              | 0                   | 0                   | 0                   | 0                   | 0                   |
| Licenses And Permits                                                                               | 177,715             | 19,812              | 48,856              | 19,517              | 21,315              |
| Fines And Forfeitures                                                                              | 132,873             | 204,384             | 204,310             | 251,574             | 271,851             |
| Sale Of Property And<br>Compensation For Loss                                                      | 59,729              | 40,025              | 51,075              | 66,989              | 101,005             |
| Miscellaneous                                                                                      | 48,202              | 73,479              | 289,179             | 256,095             | 421,276             |
| Federal Aid                                                                                        | 3,000               | 9,205               | 1,232,825           | 389,418             | 256,059             |
| State Aid                                                                                          | 813,435             | 1,106,147           | 902,215             | 688,048             | 786,433             |
| <b>Total Revenues</b>                                                                              | <b>17,137,469</b>   | <b>18,025,579</b>   | <b>19,816,517</b>   | <b>18,958,918</b>   | <b>19,232,581</b>   |
| <b>EXPENDITURES:</b>                                                                               |                     |                     |                     |                     |                     |
| Current:                                                                                           |                     |                     |                     |                     |                     |
| General Government Support                                                                         | 2,384,448           | 2,501,749           | 2,920,898           | 3,022,395           | 2,899,051           |
| Education                                                                                          | 0                   | 0                   | 0                   | 0                   | 0                   |
| Public Safety                                                                                      | 5,373,700           | 5,615,252           | 5,437,030           | 5,758,965           | 6,374,207           |
| Health                                                                                             | 0                   | 0                   | 0                   | 0                   | 0                   |
| Transportation                                                                                     | 107,193             | 110,426             | 121,747             | 177,395             | 181,242             |
| Culture And Recreation                                                                             | 1,245,718           | 1,325,437           | 1,834,850           | 1,993,013           | 2,004,825           |
| Economic Opportunity And Development                                                               | 297,754             | 284,625             | 259,407             | 291,173             | 248,554             |
| Employee Benefits                                                                                  | 4,927,055           | 5,091,629           | 5,166,032           | 5,829,656           | 6,729,313           |
| Debt Service                                                                                       | 828,356             | 812,540             | 796,215             | 721,188             | 836,723             |
| <b>Total Expenditures</b>                                                                          | <b>15,164,224</b>   | <b>15,741,658</b>   | <b>16,536,179</b>   | <b>17,793,785</b>   | <b>19,273,915</b>   |
| Excess of Revenues (Deficiency)<br>Over Expenditures                                               | 1,973,245           | 2,283,921           | 3,280,338           | 1,165,133           | (41,334)            |
| <b>OTHER FINANCING SOURCES (USES)</b>                                                              |                     |                     |                     |                     |                     |
| Bonds Issued                                                                                       | 0                   | 0                   | 0                   | 0                   | 0                   |
| Issuance Premium                                                                                   | 110,589             | 0                   | 0                   | 0                   | 0                   |
| Proceeds from Obligations                                                                          | 0                   | 0                   | 0                   | 0                   | 0                   |
| Transfers In                                                                                       | 0                   | 0                   | 0                   | 125,570             | 200,000             |
| Transfers Out                                                                                      | (1,448,352)         | (909,894)           | (1,281,141)         | (389,418)           | 0                   |
| <b>Total Other Financing Sources (Uses)</b>                                                        | <b>(1,337,763)</b>  | <b>(909,894)</b>    | <b>(1,281,141)</b>  | <b>(263,848)</b>    | <b>200,000</b>      |
| Excess (Deficiency) of Revenues and Other<br>Financing Sources Over Expenditures<br>And Other Uses | 635,482             | 1,374,027           | 1,999,197           | 901,285             | 158,666             |
| Fund Balance - Beginning of Year                                                                   | 4,388,805           | 5,024,287           | 6,398,314           | 8,397,511           | 9,298,796           |
| Transfer - Parkland and Sidewalks                                                                  | 0                   | 0                   | 0                   | 0                   | 0                   |
| Prior Period Adjustments                                                                           | 0                   | 0                   | 0                   | 0                   | 0                   |
| <b>Fund Balance - End of Year</b>                                                                  | <b>\$ 5,024,287</b> | <b>\$ 6,398,314</b> | <b>\$ 8,397,511</b> | <b>\$ 9,298,796</b> | <b>\$ 9,457,462</b> |

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**TOWN OF STONY POINT  
2025 OPERATING BUDGET**

|                                                                                                                                     | General<br>Fund    | Highway<br>Fund  | Sewer<br>Fund    | Enterprise<br>Fund | Total<br>Budget    |
|-------------------------------------------------------------------------------------------------------------------------------------|--------------------|------------------|------------------|--------------------|--------------------|
| <b>ESTIMATED REVENUES:</b>                                                                                                          |                    |                  |                  |                    |                    |
| Real Property Taxes                                                                                                                 | \$ 14,133,278      | \$ 3,301,830     | \$ 1,684,738     | \$ 0               | \$ 19,119,846      |
| Real Property Taxes Items                                                                                                           | 52,664             | 0                | 0                | 0                  | 52,664             |
| Non-Property Tax Items                                                                                                              | 1,105,000          | 0                | 0                | 0                  | 1,105,000          |
| Departmental Income                                                                                                                 | 1,323,750          | 0                | 17,000           | 2,232,270          | 3,573,020          |
| Use Of Money And Property                                                                                                           | 150,000            | 25,000           | 12,000           | 0                  | 187,000            |
| Intergovernmental Revenue                                                                                                           | 0                  | 0                | 0                | 0                  | 0                  |
| Licenses And Permits                                                                                                                | 15,650             | 14,500           | 0                | 0                  | 30,150             |
| Fines And Forfeitures                                                                                                               | 210,000            | 0                | 0                | 0                  | 210,000            |
| Sale Of Property And<br>Compensation For Loss                                                                                       | 38,000             | 20,000           | 0                | 0                  | 58,000             |
| Federal Aid                                                                                                                         | 0                  | 0                | 0                | 0                  | 0                  |
| State Aid                                                                                                                           | 465,000            | 60,000           | 0                | 0                  | 525,000            |
| Miscellaneous                                                                                                                       | 125,000            | 0                | 0                | 0                  | 125,000            |
| Total Estimated Revenues                                                                                                            | <u>17,618,342</u>  | <u>3,421,330</u> | <u>1,713,738</u> | <u>2,232,270</u>   | <u>24,985,680</u>  |
| <b>APPROPRIATIONS:</b>                                                                                                              |                    |                  |                  |                    |                    |
| Current:                                                                                                                            |                    |                  |                  |                    |                    |
| General Government Support                                                                                                          | 2,746,336          | 47,314           | 367,080          | 29,565             | 3,190,295          |
| Education                                                                                                                           | 180,500            | 0                | 0                | 0                  | 180,500            |
| Public Safety                                                                                                                       | 7,029,172          | 0                | 0                | 0                  | 7,029,172          |
| Health                                                                                                                              | 6,725              | 0                | 0                | 0                  | 6,725              |
| Transportation                                                                                                                      | 187,348            | 2,227,569        | 0                | 0                  | 2,414,917          |
| Culture And Recreation                                                                                                              | 1,693,565          | 0                | 0                | 1,775,962          | 3,469,527          |
| Home And Community Services                                                                                                         | 238,524            | 0                | 844,001          | 0                  | 1,082,525          |
| Employee Benefits                                                                                                                   | 6,064,382          | 683,437          | 261,142          | 290,491            | 7,299,452          |
| Debt Service                                                                                                                        | 851,726            | 463,010          | 241,515          | 134,252            | 1,690,503          |
| Total Appropriations                                                                                                                | <u>18,998,278</u>  | <u>3,421,330</u> | <u>1,713,738</u> | <u>2,230,270</u>   | <u>26,363,616</u>  |
| Excess (Deficiency) Of Estimated<br>Revenues Over Appropriations                                                                    | <u>(1,379,936)</u> | <u>0</u>         | <u>0</u>         | <u>2,000</u>       | <u>(1,377,936)</u> |
| <b>OTHER FINANCING SOURCES (USES):</b>                                                                                              |                    |                  |                  |                    |                    |
| Transfer In                                                                                                                         | 504,936            | 0                |                  | 198,000            | 702,936            |
| Transfer Out                                                                                                                        | <u>0</u>           | <u>0</u>         |                  | <u>(200,000)</u>   | <u>(200,000)</u>   |
|                                                                                                                                     | <u>504,936</u>     | <u>0</u>         | <u>0</u>         | <u>(2,000)</u>     | <u>502,936</u>     |
| Excess (Deficiency) of Estimated<br>Revenues and Other Financing Sources<br>Sources Over Appropriations and<br>Other Financing Uses | <u>(875,000)</u>   | <u>0</u>         | <u>0</u>         | <u>0</u>           | <u>(875,000)</u>   |
| <b>APPROPRIATED FUND BALANCE</b>                                                                                                    | <u>\$ 875,000</u>  | <u>\$ 0</u>      | <u>\$ 0</u>      | <u>\$ 0</u>        | <u>\$ 875,000</u>  |

(1) Includes lighting and solid waste districts

**TOWN OF STONY POINT  
2024 OPERATING BUDGET**

|                                                                                                                                     | General<br>Fund   | Highway<br>Fund | Sewer<br>Fund | Enterprise<br>Fund | Total<br>Budget   |
|-------------------------------------------------------------------------------------------------------------------------------------|-------------------|-----------------|---------------|--------------------|-------------------|
| <b>ESTIMATED REVENUES:</b>                                                                                                          |                   |                 |               |                    |                   |
| Real Property Taxes                                                                                                                 | \$ 14,133,278     | \$ 3,301,830    | \$ 1,684,738  | \$ 0               | \$ 19,119,846     |
| Real Property Taxes Items                                                                                                           | 52,664            | 0               | 0             | 0                  | 52,664            |
| Non-Property Tax Items                                                                                                              | 1,105,000         | 0               | 0             | 0                  | 1,105,000         |
| Departmental Income                                                                                                                 | 1,323,750         | 0               | 17,000        | 2,232,270          | 3,573,020         |
| Use Of Money And Property                                                                                                           | 150,000           | 25,000          | 12,000        | 0                  | 187,000           |
| Intergovernmental Revenue                                                                                                           | 0                 | 0               | 0             | 0                  | 0                 |
| Licenses And Permits                                                                                                                | 15,650            | 14,500          | 0             | 0                  | 30,150            |
| Fines And Forfeitures                                                                                                               | 210,000           | 0               | 0             | 0                  | 210,000           |
| Sale Of Property And<br>Compensation For Loss                                                                                       | 38,000            | 20,000          | 0             | 0                  | 58,000            |
| Federal Aid                                                                                                                         | 0                 | 0               | 0             | 0                  | 0                 |
| State Aid                                                                                                                           | 465,000           | 60,000          | 0             | 0                  | 525,000           |
| Miscellaneous                                                                                                                       | 125,000           | 0               | 0             | 0                  | 125,000           |
| Total Estimated Revenues                                                                                                            | 17,618,342        | 3,421,330       | 1,713,738     | 2,232,270          | 24,985,680        |
| <b>APPROPRIATIONS:</b>                                                                                                              |                   |                 |               |                    |                   |
| Current:                                                                                                                            |                   |                 |               |                    |                   |
| General Government Support                                                                                                          | 2,746,336         | 47,314          | 367,080       | 29,565             | 3,190,295         |
| Education                                                                                                                           | 180,500           | 0               | 0             | 0                  | 180,500           |
| Public Safety                                                                                                                       | 7,029,172         | 0               | 0             | 0                  | 7,029,172         |
| Health                                                                                                                              | 6,725             | 0               | 0             | 0                  | 6,725             |
| Transportation                                                                                                                      | 187,348           | 2,227,569       | 0             | 0                  | 2,414,917         |
| Culture And Recreation                                                                                                              | 1,693,565         | 0               | 0             | 1,775,962          | 3,469,527         |
| Home And Community Services                                                                                                         | 238,524           | 0               | 844,001       | 0                  | 1,082,525         |
| Employee Benefits                                                                                                                   | 6,064,382         | 683,437         | 261,142       | 290,491            | 7,299,452         |
| Debt Service                                                                                                                        | 851,726           | 463,010         | 241,515       | 134,252            | 1,690,503         |
| Total Appropriations                                                                                                                | 18,998,278        | 3,421,330       | 1,713,738     | 2,230,270          | 26,363,616        |
| Excess (Deficiency) Of Estimated<br>Revenues Over Appropriations                                                                    | (1,379,936)       | 0               | 0             | 2,000              | (1,377,936)       |
| <b>OTHER FINANCING SOURCES (USES):</b>                                                                                              |                   |                 |               |                    |                   |
| Transfer In                                                                                                                         | 504,936           | 0               |               | 198,000            | 702,936           |
| Transfer Out                                                                                                                        | 0                 | 0               |               | (200,000)          | (200,000)         |
|                                                                                                                                     | 504,936           | 0               | 0             | (2,000)            | 502,936           |
| Excess (Deficiency) of Estimated<br>Revenues and Other Financing Sources<br>Sources Over Appropriations and<br>Other Financing Uses | (875,000)         | 0               | 0             | 0                  | (875,000)         |
| <b>APPROPRIATED FUND BALANCE</b>                                                                                                    | <b>\$ 875,000</b> | <b>\$ 0</b>     | <b>\$ 0</b>   | <b>\$ 0</b>        | <b>\$ 875,000</b> |

(1) Includes lighting and solid waste districts

## **APPENDIX C**

### **AUDITED FINANCIAL STATEMENTS FOR THE FISCAL YEAR ENDED DECEMBER 31, 2024\***

**Can be accessed on the Electronic Municipal Market Access (“EMMA”) website of the Municipal Securities Rulemaking Board (“MSRB”) at the following link:**

**<https://emma.msrb.org/P11891505.pdf>**

**The audited financial statements referenced above are hereby incorporated into this Official Statement.**

**\* PKF O’Connor Davies, LLP, has not commented on or approved this Official Statement, has not been requested to perform any procedures on the information in its included report since its date and has not been asked to consent to the inclusion of its report in this Official Statement.**