

Supplement
dated November 4, 2025
to the
Preliminary Official Statement
dated October 27, 2025
relating to

VILLAGE OF WEST HAVERSTRAW
ROCKLAND COUNTY, NEW YORK

\$1,275,351*
PUBLIC IMPROVEMENT SERIAL BONDS – 2025
(the “Bonds”)

Dated Date: Date of Delivery

Maturity Date: November 15, 2026 – 2037

The Preliminary Official Statement, dated **November 4, 2025** (the “Preliminary Official Statement”), relating to the Bonds of the Village of West Haverstraw (the “**Village**”) is hereby supplemented by this Supplement, dated **November 4, 2025** (the “**Supplement**”), to include the full and assessed valuation information for the fiscal 2024-25 year and update related subsections of Appendix A.

Other than with respect to the information provided herein, this Supplement is not otherwise updating the Preliminary Official Statement, which speaks as of its date.

The subsections entitled “REAL PROPERTY TAXES” and “Ten of the Largest Taxpayers” on page A-7 are replaced and superseded in its entirety as follows:

REAL PROPERTY TAXES

Assessed and Full Valuations

Assessment Roll Year For Year Ended May 31:	2020 2021	2021 2022	2022 2023	2023 2024	2024 2025
Assessed Valuation	\$650,509,090	\$643,783,367	\$649,639,705	\$649,555,521	\$640,224,517
Equalization Rate:	86.78%	82.53%	79.71%	71.12%	61.29%
Full Valuation:	\$749,607,156	\$780,059,817	\$815,004,021	\$913,323,286	\$1,044,582,341
Tax Rate Per \$1,000: (a)					
Homestead	\$5.96	\$6.67	\$7.00	\$7.35	\$7.98
Non-Homestead	14.03	15.55	16.10	16.74	18.31
Tax Levy (a)	\$5,164,987	\$5,539,166	\$5,869,872	\$6,154,824	\$6,627,838
Amount Uncollected (b)	None	None	None	None	None

(a) Village general purposes only.

(b) The Village is guaranteed 100% of its taxes by the County. See “Tax Collection Procedures” herein.

Ten of the Largest Taxpayers

The following table set forth the Village's larger taxpayers as shown on 2024 assessment roll used to levy real property taxes for fiscal 2025.

<u>2025 Fiscal Year</u>			
Taxpayer	Classification	Assessed Valuation	Percent of Total Assessed Valuation ⁽¹⁾
Orange & Rockland Utilities	Utility	\$25,576,287	3.99%
Berk-Cohen Associates	Apartments	19,110,000	2.98
NECG 5040 BH LLC	Shopping Plaza	9,900,000	1.55
Formerly DPSW Samsondale			
United Water New York Inc	Utility	9,882,019	1.54
NYS Department of Health	Hospital	6,167,700	0.96
Genon Bowline LLC	Energy	5,075,000	0.79
Double Wings Realty Corp	Shopping Plaza	5,075,000	0.79
Ramapo Road Assoc. LLC ⁽²⁾	Professional Building	4,300,000	0.67
Garnerville Holding Co.	Warehouse/Commercial	2,600,000	0.41
Banbury Square Apts Inc.	Apartment Building	2,322,500	0.36
		\$90,008,506	14.06%

(1) The total assessed value for the fiscal year ending May 31, 2025 is \$640,224,517

The subsection entitled “Constitutional Debt-Contracting Limitation” on page A-10 is replaced and superseded in its entirety as follows:

Constitutional Debt-Contracting Limitation

The following table sets forth the Village’s debt-contracting limitation.

<u>Computation of Statutory Debt Contracting Limitation As of October 29, 2025</u>			
For Fiscal Year Ended	Assessed	Equalization	Full
31:	Valuations	Rate	Valuations
2021	\$650,509,090	86.78%	\$749,607,156
2022	643,783,367	82.53	780,059,817
2023	649,639,705	79.71	704,732,323
2024	649,555,521	71.12	913,323,286
2025	640,224,517	61.29	1,044,582,341
Total Five-Year Full Valuation			\$4,192,304,923
Five-Year Average Full Valuation			838,460,985
Debt Contracting Limitation: 7% of Five-Year Average Full Valuation			\$ 58,692,269

The subsection entitled “Statutory Debt Limit and Net Indebtedness” on page A-11 is replaced and superseded in its entirety as follows:

Statutory Debt Limit and Net Indebtedness

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

**Statement of Debt Contracting Power
As of October 29, 2025**

	<u>Amount</u>	<u>Percentage</u>
Debt Contracting Limitation:	\$58,692,269	100.00%
Gross Indebtedness:		
Serial Bonds	\$4,610,000	7.85
Bond Anticipation Notes	576,250	0.98
Total Gross Indebtedness	\$5,186,250	8.84
Less Exclusions:		
Unexpended Appropriation to Pay Non-Exempt Principal Debt	0	0.00
Total Exclusions	0	0.00
Net Indebtedness	\$5,186,250	8.84
Net Debt Contracting Margin	\$53,506,019	91.16%

The subsection entitled “Debt Ratios” on page A-12 is replaced and superseded in its entirety as follows:

Debt Ratios

Direct and Overlapping Debt Ratios

	<u>Amount</u>	<u>Debt Per Capita (a)</u>	<u>Ratio To Full Value (b)</u>
Net Direct Debt	\$5,186,250	\$487.02	0.50%
Net Direct and Overlapping Debt	37,284,691	3,501.24	3.60

(a) The population of the Village is estimated to be 10,649.

(b) The full valuation of the Village for the 2025 fiscal year is \$1,044,582,341.

END OF SUPPLEMENT