

PRELIMINARY OFFICIAL STATEMENT DATED JANUARY 25, 2023

NEW ISSUE SERIAL BONDS

RATINGS: See “RATINGS” herein

In the opinion of 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 Bonds 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, for tax years beginning after December 31, 2022, interest on the Bonds 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 Bonds is exempt from personal income taxes imposed by the State of New York and 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 Bonds. See “TAX MATTERS” herein.

The Bonds WILL be designated or deemed designated by the Town as “qualified tax-exempt obligations” pursuant to the provisions of Section 265 of the Code.

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

\$3,762,150*

**PUBLIC IMPROVEMENT SERIAL BONDS, SERIES 2023
(the “Bonds”)**

Date of Issue: Date of Delivery

Maturity Dates: February 15, 2024-2053

The Bonds 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 Bonds 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, as amended (see “*Tax Levy Limitation Law*” in Appendix A hereto).

The Bonds are dated their Date of Delivery and will bear interest from that date until maturity at the annual rate or rates as specified by the Underwriter of the Bonds, payable on February 15, 2024, August 15, 2024, and semiannually thereafter on February 15 and August 15 in each year until maturity. The Bonds shall mature on February 15 in each year in the principal amounts specified on the inside cover page hereof. The Bonds will be subject to redemption prior to maturity. (See “*Optional Redemption*” herein).

The Bonds will be issued in fully registered form, and when issued, will be registered in the name of Cede & Co., as nominee of The Depository Trust Company (“DTC”), Jersey City, New Jersey. DTC will act as securities depository for the Bonds. Individual purchases may be made in book-entry form only, in the principal amount of \$5,000 or integral multiples thereof, except for one necessary odd denomination in excess of \$5,000 for the first Bond maturing in 2024. Purchasers will not receive certificates representing their ownership interests in the Bonds. Payment of the principal of and interest on the Bonds 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 the Bonds as described herein. See “*Book-Entry-Only System*” herein.

The Bonds are offered when, as and if issued by the Town and accepted by the Underwriters thereof, subject to the receipt of the final approving opinion of Harris Beach 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 Bonds. It is expected that delivery of the Bonds in book-entry form will be made through the facilities of DTC in Jersey City, New Jersey on or about February 21, 2023.

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 BONDS AS DESCRIBED IN THE RULE, SEE “DISCLOSURE UNDERTAKING” HEREIN.

Dated: February __, 2023

* Preliminary, subject to change.

This Preliminary Offering Statement and the information contained herein are subject to completion or amendment without notice. Under no circumstances shall this Preliminary Offering Statement constitute an offer to sell or the solicitation of an offer to buy, nor shall there be any sale of the securities, in any jurisdiction in which such offer, solicitation, or sale would be unlawful prior to registration or qualification under the securities laws of such jurisdiction.

The Bonds will mature on February 15 in the following years, subject to optional redemption, and principal amounts:

<u>Year</u>	<u>Amount*</u>	<u>Interest Rate</u>	<u>Yield</u>	<u>CUSIP***</u>	<u>Year</u>	<u>Amount*</u>	<u>Interest Rate</u>	<u>Yield</u>	<u>CUSIP***</u>
		%	%				%	%	
2024	142,150				2039**	65,000			
2025	145,000				2040**	65,000			
2026	155,000				2041**	70,000			
2027	155,000				2042**	70,000			
2028	160,000				2043**	75,000			
2029	170,000				2044**	80,000			
2030	175,000				2045**	80,000			
2031	180,000				2046**	85,000			
2032**	185,000				2047**	90,000			
2033**	195,000				2048**	95,000			
2034**	180,000				2049**	95,000			
2035**	190,000				2050**	100,000			
2036**	135,000				2051**	105,000			
2037**	145,000				2052**	110,000			
2038**	150,000				2053**	115,000			

* Preliminary, subject to change.

** Subject to optional redemption prior to maturity. (See “*Optional Redemption*” herein).

*** CUSIP numbers have been assigned by an independent company not affiliated with the Town and are included solely for the convenience of the holders of the Bonds. The Town is not responsible for the selection or uses of these CUSIP numbers and no representation is made as to their correctness on the Bonds or as indicated above.

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

TOWN BOARD

**Jim Monaghan
Supervisor**

Paul Joachim Councilman

Todd Rose Councilman

Mike Puccio Councilman

Keith Williams Councilman

Megan Carey Town Clerk

Brian D. Nugent, Esq. Town Attorney

William R. Beckmann..... Town Assessor

Gregg Smith..... Director of Finance

BOND COUNSEL

**Harris Beach PLLC
New York, New York**

MUNICIPAL ADVISOR



**Capital Markets Advisors, LLC
Hudson Valley * Long Island * Western New York
(516) 570-0340**

No dealer, broker, salesman or other person has been authorized by the Town of Stony Point to give any information or to make any representations, other than those contained in this Official Statement and if given or made, such other information or representations must not be relied upon as having been authorized by the Town. 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 Bonds 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 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 hereof.

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OFFICIAL STATEMENT

TOWN OF STONY POINT ROCKLAND COUNTY, NEW YORK

relating to

\$3,762,150*

PUBLIC IMPROVEMENT SERIAL BONDS, SERIES 2023 (the “Bonds”)

This Official Statement, including its cover page and appendices, presents information relating to the Town of Stony Point in the County of Rockland, New York (the “Town”, “County” and “State”, respectively), in connection with the sale of \$3,762,150* Public Improvement Serial Bonds, Series 2023 (the “Bonds”), by the Town.

All quotations from and summaries and explanations of provisions of the Constitution and laws of the State and acts and proceedings of the Town contained herein do not purport to be complete and are qualified in their entirety by reference to the official compilations thereof and all references to the Bonds and the proceedings of the Town relating thereto are qualified in their entirety by reference to the definitive form of the Bonds and such proceedings.

This Official Statement should be read with the understanding that the ongoing COVID-19 global pandemic has created prevailing economic conditions (at the global, national, State and local levels) that are highly uncertain, generally negative, and rapidly changing, and these conditions are expected to continue for an indefinite period of time. Accordingly, the Town’s overall economic situation and outlook (and all of the specific Town-related information contained herein) should be carefully reviewed, evaluated and understood in the full light of this unprecedented world-wide event, the effects of which are extremely difficult to predict and quantify. (See “RISK FACTORS,” “IMPACT OF COVID-19,” and “FINANCIAL FACTORS” herein.)

THE BONDS

Description

The Bonds are dated their Date of Issue and will bear interest from that date until maturity at the annual rate or rates as specified by the purchaser, payable on February 15, 2024, August 15, 2024, and semi-annually thereafter on February 15 and August 15 in each year until maturity. The Bonds shall mature on February 15 in each year in the principal amounts specified on the inside cover page hereof. The Bonds maturing in certain years will be subject to optional redemption prior to their stated maturity. (See “*Optional Redemption*” herein).

The Bonds will be issued in fully registered form and, when issued, will be registered in the name of Cede & Co., as nominee of The Depository Trust Company (“DTC”), Jersey City, New Jersey. DTC will act as Securities Depository for the Bonds. Individual purchases may be made in book-entry form only, in the principal amount of \$5,000 and integral multiples thereof, except for one necessary odd denomination in excess of \$5,000 for the first Bond maturing in 2024. Purchasers will not receive certificates representing their ownership interests in the Bonds.

Payments of principal of and interest on the Bonds 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 the Bonds as described under “*Book-Entry-Only System*,” herein. The Bonds may be transferred in the manner described on the Bonds and as referenced in certain proceedings of the Town referred to therein.

* Preliminary, subject to change

The record date for payment of principal of and interest on the Bonds will be the last business day of the calendar month preceding each interest payment date.

Authority for and Purpose of the Bonds

The Bonds are being issued pursuant to the Constitution and statutes of the State, including among others, the Town Law and the Local Finance Law, and various bond resolutions adopted by the Town Board. The proceeds from the sale of the Bonds will be used to provide original financing to the projects listed below.

Date Of First Issuance	Purpose	Amount Funded With Proceeds of the Bonds
02/02/23	Acquisition of Vactor Truck and Camera Equipment	\$ 570,000
02/02/23	Acquisition of Police Base Radio Console	150,000
02/02/23	Upgrades and Renovations of the Patriot Hills Clubhouse	1,042,150
02/02/23	Improvements to Sewer District No.2	<u>2,000,000</u>
		<u><u>\$3,762,150</u></u>

Optional Redemption

The Bonds maturing on or before February 15, 2031 are not subject to redemption prior to their stated maturity. The Bonds maturing on or after February 15, 2032 will be subject to redemption prior to their stated maturity, at the option of the Town, on any date on or after February 15, 2031, in whole or in part, and if in part in any order of their maturity and in any amount within a maturity (selected by lot within a maturity), at the redemption price of 100% of the par amount of the Bonds to be redeemed, plus accrued interest to the date of redemption.

The Town may select the maturities of the Bonds to be redeemed and the amount to be redeemed of each maturity selected, as the Town shall determine to be in the best interest of the Town at the time of such redemption. If less than all of the Bonds of any maturity are to be redeemed prior to maturity, the particular Bonds of such maturity to be redeemed shall be selected by the Town by lot in any customary manner of selection as determined by the Town Supervisor. Notice of such call for redemption shall be given by mailing such notice to the registered owner not more than sixty (60) days nor less than thirty (30) days prior to such date. Notice of redemption having been given as aforesaid, the Bonds so called for redemption shall, on the date of redemption set forth in such call for redemption, become due and payable, together with accrued interest to such redemption date, and interest shall cease to be paid thereon after such redemption date.

Book-Entry-Only System

The Depository Trust Company (“DTC”) will act as securities depository for the Bonds. The Bonds will be issued as fully-registered bonds 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 maturity of the Bonds 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 and www.dtc.org.

Purchases of the Bonds under the DTC system must be made by or through Direct Participants, which will receive a credit for the Bonds 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 Bonds 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 Bonds, except in the event that use of the book-entry system for the Bonds is discontinued.

To facilitate subsequent transfers, all Bonds 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 Bonds 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 Bonds; DTC’s records reflect only the identity of the Direct Participants to whose accounts such Bonds 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.

Neither DTC nor Cede & Co. (nor any other DTC nominee) will consent or vote with respect to the Bonds unless authorized by a Direct Participant in accordance with DTC’s Money Market Instruments (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 Bonds are credited on the record date (identified in a listing attached to the Omnibus Proxy).

Principal and interest payments on the Bonds 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 principal and interest 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 Bonds 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.

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 INFORMATION CONTAINED IN THE ABOVE SECTION CONCERNING DTC AND DTC'S BOOK-ENTRY SYSTEM HAS BEEN OBTAINED FROM SAMPLE OFFERING DOCUMENT LANGUAGE SUPPLIED BY DTC, BUT THE TOWN TAKES NO RESPONSIBILITY FOR THE ACCURACY THEREOF. IN ADDITION, 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 ANY INDIRECT PARTICIPANT OF ANY AMOUNT WITH RESPECT TO THE PRINCIPAL OF, OR PREMIUM, IF ANY, OR INTEREST ON THE BONDS OR (III) ANY NOTICE WHICH IS PERMITTED OR REQUIRED TO BE GIVEN TO BONDOWNERS.

THE TOWN CANNOT AND DOES NOT GIVE ANY ASSURANCES THAT DTC, DIRECT PARTICIPANTS OR INDIRECT PARTICIPANTS OF DTC WILL DISTRIBUTE TO THE BENEFICIAL OWNERS OF THE BONDS (1) PAYMENTS OF PRINCIPAL OF OR INTEREST OR REDEMPTION PREMIUM ON THE BONDS (2) CONFIRMATIONS OF THEIR OWNERSHIP INTERESTS IN THE BONDS OR (3) OTHER NOTICES SENT TO DTC OR CEDE & CO., ITS PARTNERSHIP NOMINEE, AS THE REGISTERED OWNER OF THE BONDS, OR THAT THEY WILL DO SO ON A TIMELY BASIS, OR THAT DTC, DIRECT PARTICIPANTS OR INDIRECT PARTICIPANTS WILL SERVE AND ACT IN THE MANNER DESCRIBED IN THIS OFFICIAL STATEMENT.

THE TOWN WILL NOT HAVE ANY RESPONSIBILITY OR OBLIGATIONS TO DTC, THE DIRECT PARTICIPANTS, THE INDIRECT PARTICIPANTS OF DTC OR THE BENEFICIAL OWNERS WITH RESPECT TO (1) THE ACCURACY OF ANY RECORDS MAINTAINED BY DTC OR ANY DIRECT PARTICIPANTS OR INDIRECT PARTICIPANTS OF DTC; (2) THE PAYMENT BY DTC OR ANY DIRECT PARTICIPANTS OR INDIRECT PARTICIPANTS OF DTC OF ANY AMOUNT DUE TO ANY BENEFICIAL OWNER IN RESPECT OF THE PRINCIPAL AMOUNT OF OR INTEREST OR REDEMPTION PREMIUM ON THE BONDS; (3) THE DELIVERY BY DTC OR ANY DIRECT PARTICIPANTS OR INDIRECT PARTICIPANTS OF DTC OF ANY NOTICE TO ANY BENEFICIAL OWNER THAT IS REQUIRED OR PERMITTED TO BE GIVEN TO OWNERS; OR (4) ANY CONSENT GIVEN OR OTHER ACTION TAKEN BY DTC AS THE REGISTERED HOLDER OF THE BONDS.

NATURE OF OBLIGATION

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

The Bonds 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 as required by the Constitution and laws of the State. For the payment of such principal and interest, the Town has power and statutory authorization to levy ad valorem taxes on all real property within the Town subject to such taxation by the Town, subject to 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 attached hereto).

Under the Constitution of the State, the principal of and interest on the Bonds will constitute indebtedness contracted by the Town, for the payment of which the Town is required to pledge its faith and credit, and the State is specifically precluded from restricting the power of the Town to levy taxes on real property for the payment of such indebtedness. However, the Tax Levy Limitation Law imposes a statutory limitation on the Town's power to

increase its annual tax levy. The amount of such increase is limited by the formulas set forth in the Tax Levy Limitation Law. (See “*Tax Levy Limitation Law*” in Appendix A hereto.)

REMEDIES UPON DEFAULT

Under current law, provision is made for contract creditors, including bond and noteholders of the Town, to enforce payments upon such contracts, if necessary, through court action, although the present statute limits interest on the amount adjudged due to creditors to nine per centum per annum from the date due to the date of payment. As a general rule, property and funds of a municipal corporation serving the public welfare and interest have not been judicially subjected to execution or attachment to satisfy a judgment, although judicial mandates have been issued to officials to appropriate and pay judgments out of current funds or the proceeds of a tax levy.

Remedies for enforcement of payment are not expressly included in the Town’s contract with holders of its bonds and notes, although any permanent repeal by statute or constitutional amendment of a bondholder’s or noteholder’s remedial right to judicial enforcement of the contract should, in the opinion of Bond Counsel, be held unconstitutional.

The State has consented that any municipality in the State may file a petition with any United States district court or court of bankruptcy under any provision of the laws of the United States, now or hereafter in effect for the composition or adjustment of municipal indebtedness. Subject to such State consent, under the United States Constitution, Congress has jurisdiction over such matters and has enacted amendments to the existing federal bankruptcy statute, generally to the effect and with the purpose of affording municipal corporations, under certain circumstances, with easier access to judicially approved adjustment of debts including judicial control over identifiable and unidentifiable creditors.

In recent times, certain events and legislation affecting remedies on default have resulted in litigation. While courts of final jurisdiction have upheld and sustained the rights of bondholders and noteholders such courts might hold that future events, including financial crises as they may occur in the State and in municipalities of the State, require the exercise by the State of its emergency and police powers to assure the continuation of essential public services.

RISK FACTORS

The financial and economic condition of the Town as well as the market for the Bonds 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 Bonds. 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 Bonds, 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 Bonds should elect to sell a Bond 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 Bonds. In addition, the price and principal value of the Bonds 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 Bonds and other debt issued by the Town. Any such future legislation could have an adverse effect on the market value of the Bonds (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 Bonds. (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 no claims or actions pending which, if determined against the Town, would have an adverse material effect on the financial condition of the Town.

Town officials have indicated there are 7 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. A potential liability in connection with the pending claims can not be determined since property valuations have not been completed, however Town officials have indicated they do not believe the amounts to be material. For 2021 the Town paid tax refunds in the amounts of \$16,938.

TAX MATTERS

In the opinion of Harris Beach 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 Bonds 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. However, for tax years beginning after December 31, 2022, 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 Bonds is included in the computation of a corporation’s “adjusted financial statement income”.

The Internal Revenue Code of 1986, as amended (the "Code"), imposes various limitations, conditions and other requirements which must be met at and subsequent to the date of issue of the Bonds in order for interest on the Bonds 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 Bonds, as applicable, and in certain circumstances, payment of amounts in respect of such proceeds to the Federal government. Failure to comply with the requirement of the Code may cause interest on the Bonds to be includable in gross income for purposes of Federal income tax, possibly from their respective dates of issuance. In the Arbitrage and Use of Proceeds Certificate of the Town to be executed in connection with the issuance of the Bonds, 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 Bonds. 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 Bonds should be aware that ownership of the Bonds, 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 Bonds and their accrual or receipt of interest thereon. Bond Counsel expresses no opinion regarding any such collateral Federal income tax consequences.

The Bonds will be 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 Bonds 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 Bonds may affect the tax status of interest on the Bonds.

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 Bonds to be subject to Federal or State income taxation, or otherwise prevent Bondholders 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 Bonds for audit examination, or the course or result of any Internal Revenue Service examination of the Bonds or of obligations which present similar tax issues, will not affect the market price or marketability of the Bonds. Prospective purchasers of the Bonds 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 BONDS 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 BONDS.

LEGAL MATTERS

The legality of the authorization and issuance of the Bonds will be covered by the approving legal opinion of Harris Beach PLLC, Bond Counsel, New York, New York. Such legal opinion will state that in the opinion of Bond

Counsel (i) the Bonds 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 real property within which is subject to the levy of ad valorem taxes to pay the Bonds and interest thereon, subject to the certain applicable statutory limitations imposed by Chapter 97 of the New York Laws of 2011, as amended (see “*Tax Levy Limitation Law* in Appendix A attached hereto); provided, that the enforceability (but not the validity) of the Bonds 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 Bonds 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; (iii) interest on the Bonds 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 Town 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 Bonds 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 Bonds.

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 genuineness of the signatures appearing upon such public records, documents and proceedings and such certifications thereof; (ii) the scope of Bond Counsel's engagement in relation to the issuance of the Bonds has extended solely to the examination of the facts and law incident to rendering the opinions expressed herein; (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 Bonds, as applicable, as the same respectively 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 the Bonds, 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

This Official Statement is in a form “deemed final” by the Town for the purposes of Securities and Exchange Commission Rule 15c2-12 (the “Rule”). At the time of the delivery of the Bonds, the Town will provide an executed copy of its undertaking to provide continuing disclosure certificate (the “Undertaking”). Said Undertaking will constitute a written agreement or contract of the Town for the benefit of holders of and owners of beneficial interests in the Bonds, to provide, or cause to be provided to the Electronic Municipal Market Access (“EMMA”) System implemented by the Municipal Securities Rulemaking Board established pursuant to Section 15B(b)(1) of the Securities Exchange Act of 1934, or any successor thereto or to the functions of such Board contemplated by the Undertaking:

- (1) by the end of the sixth month following the end of each succeeding fiscal year, commencing with the fiscal year ending December 31, 2023 (i) certain annual financial information and operating data for the preceding fiscal year in a form generally consistent with the information contained or cross-referenced in the final Official Statement of the Town relating to the Bonds under the headings “*LITIGATION*” and in *Appendix A* under the headings “*THE TOWN*”, “*FINANCIAL FACTORS*”, “*REAL PROPERTY TAXES*”, “*TOWN INDEBTEDNESS*” and “*ECONOMIC AND DEMOGRAPHIC DATA*” and in *Appendix B*, and (ii) a copy of the audited financial

statement, if any, (prepared in accordance with generally accepted accounting principles in effect at the time of the audit) for the preceding fiscal year, unless such audited financial statement, if any, shall not then be available in which case the unaudited financial statement shall be provided and an audited financial statement shall be provided within 60 days after it becomes available and in no event later than 360 days after the end of each fiscal year;

(2) timely notice, not in excess of ten (10) business days after the occurrence of such event, of the occurrence of any of the following events:

(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 Bonds, or other material events affecting the tax status of the Bonds; (vii) modifications to rights of Bondholders, if material; (viii) Bond calls, if material, and tender offers; (ix) defeasances; (x) release, substitution, or sale of property securing repayment of the Bonds, if material; (xi) rating changes; (xii) bankruptcy, insolvency, receivership or similar event 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; and (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

“Financial Obligation” means a (a) debt obligation; (b) derivative instrument entered into in connection with, or pledged as security or a source of payment for, an existing or planned debt obligation; or (c) guarantee of a debt obligation or any such derivative instrument; provided that “financial obligation” shall not include municipal securities as to which a final official statement (as defined in the Rule) has been provided to the MSRB consistent with the Rule.

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

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

The Town may provide notice of the occurrence of certain other events, in addition to those listed above, if it determines that any such other event is material with respect to the Bonds; but the Town does not undertake to commit to provide any such notice of the occurrence of any event except those events listed above; and

(3) in a timely manner not in excess of ten (10) business days, notice of a failure to provide the annual financial information and operating data and such audited financial statement by the date specified.

The Town’s Undertaking shall remain in full force and effect until such time as the principal of, redemption premiums, if any, and interest on the Bonds shall have been paid in full or in the event that those portions of the Securities and Exchange Commission Rule 15c2-12 (“Rule 15c2-12”) which require the Undertaking, or such provision, as the case may be, do not or no longer apply to the Bonds. The sole and exclusive remedy for breach or default under the Undertaking is an action to compel specific performance of the undertakings of the Town, and no person or entity, including a Holder of the Bonds, shall be entitled to recover monetary damages thereunder under

any circumstances. Any failure by the Town to comply with the Undertaking will not constitute a default with respect to the Bonds.

The Town reserves the right to amend or modify the Undertaking under certain circumstances set forth therein; provided that any such amendment or modification will be done in a manner consistent with Rule 15c2-12, as amended.

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 of Stony Point 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, (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 municipal 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 Bonds.

RATING

On January 6, 2023, Moody’s Investors Service (“Moody’s”) assigned an “A1” rating to the Town of Stony Point and applied such rating to the Bonds.

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 Bonds or the availability of a secondary market for the Bonds.

ADDITIONAL INFORMATION

Additional information may be obtained from Gregg Smith, Director of Finance, 74 E. Main Street, Stony Point, New York 10980, (845) 786-2716, e-mail: gsmith@townofstonypoint.org or from the Town's Municipal Advisor, Capital Markets Advisors, LLC, 11 Grace Avenue, Suite 308, Great Neck, New York 11021, (516) 570-0340.

Harris Beach 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.

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 Bonds.

Capital Markets Advisors, LLC may place a copy of this Official Statement on its website at 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 Bonds 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
Supervisor

DATED: February __, 2023

APPENDIX A

THE TOWN

THE TOWN

General Information

The Town encompasses approximately 28 square miles and is located in the northeast section of the 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 2021 was estimated at 14,768 (2021 estimated data obtained from the U.S. Census Bureau.), which represents a decrease of approximately 1.6% since the 2010 U.S. Census. According to the US Census Bureau, the Town's 2020 per capita money income was \$44,628, compared to \$39,923 for the County and \$40,898 for the State. The median household income for the Town in 2020 was estimated to be \$115,313, compared to \$94,840 and \$71,117 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 76 full-time employees, of which 68 are represented by the following collective bargaining organizations.

<u>Number of Employees ⁽¹⁾</u>	<u>Organization</u>	<u>Contract Expiration Date</u>
26	Police Benevolent Assoc.	12-31-22 ⁽²⁾
42	C.S.E.A	12-31-24

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

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.

Police officers and firefighters who are members of PFRS are divided into four tiers. As with ERS, retirement benefit plans available under PFRS are most liberal for Tier 1 employees. The plans adopted for PFRS employees are noncontributory for Tier 1 and Tier 2 employees. Police officers and firefighters that were hired between July 1, 2009 and January 8, 2010 are currently in Tier 3, which has a 3% employee contribution rate by members. There is no Tier 4 in PFRS. Police officers and firefighters hired after January 9, 2010 are in Tier 5 which also requires a 3% employee contribution from members. Police officers and firefighters hired after April 1, 2012 are in Tier 6, which also originally had a 3% contribution requirement for members for FY 12-13; however, as of April 1, 2013, Tier 6 PFRS members are required to contribute a specific percentage of their annual salary, as follows, until retirement or until the member has reached 32 years of service credit, whichever occurs first: \$45,000.00 or less contributes 3%; \$45,000.01 to \$55,000.00 contributes 3.5%; \$55,000.01 to \$75,000.00 contributes 4.5%; \$75,000.01 to \$100,000.00 contributes 5.75%; and more than \$100,000.00 contributes 6%.

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 7 years, 2016 through 2022, and will be paid for Fiscal Year 2023

Due to significant capital market declines in 2008 and 2009, the State's Retirement System portfolio experienced negative investment performance and severe downward trends in market earnings. As a result of the foregoing, the employer contributions for the State's Retirement System continued to be higher than the minimum contribution rate established by Chapter 49. Legislation was enacted that permits local governments and school districts to borrow a portion of their required payments from the State pension plan at an interest rate of 5%. The legislation also requires those local governments and school districts that amortize their pension obligations pursuant to the regulation to establish reserve accounts to fund payment increases that are a result of fluctuations in pension plan performance. The

Town does not currently amortize any pension payments. 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, Town officials paid the full contribution. For 2016, the Town elected to amortized \$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.

In Spring 2013, the State and ERS approved a Stable Contribution Option (“SCO”), which modified its existing SCO adopted in 2010, that gives municipalities the ability to better manage spikes in Actuarially Required Contribution rates (“ARCs”). The plan allows municipalities to pay the SCO amount in lieu of the ARC amount. The Town pays its ERS and PFRS contributions on a pay as you go basis and does not expect to participate in the SCO in the foreseeable future.

Future projections of required contributions will vary by employer depending on factors such as retirement plans, salaries and the distribution of their employees among the six retirement tiers

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:

Fiscal Year	ERS	PFRS
2017	\$664,365	\$1,111,130
2018	611,327	956,341
2019	638,089	952,873
2020	629,382	1,050,917
2021	661,690	1,205,816
2022 (Budget)	747,789	1,247,003
2023 (Budget)	604,419	1,189,960

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

Source: The Audited Financial Statements, and the 2022 and 2023 Adopted Budgets. 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 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, 2021 was \$57,124,549 using a discount rate of 2.03% and actuarial assumptions and other inputs as described in the Town's December 31, 2021 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 a full legislative approval and the Town cannot predict whether such legislation will be reintroduced and enacted into law in the foreseeable future.

FINANCIAL FACTORS

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 1st. 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 5th. 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 20th, 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 "20.0" for the fiscal year ended December 31, 2021.

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, 2021. 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, 2021, "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.

Impacts of COVID

On March 11, 2021, President Biden signed into law the American Rescue Plan Act of 2021. Included in this bill was \$350 billion in direct aid to state and local governments. Payments to local governments will be made in two tranches, the first half 60 days after enactment and the second half one year later. The funding is available through, and must be spent by, the end of calendar year 2026.

Specifically, eligible uses of the aid include: (i) revenue replacement for the provision of government services to the extent the reduction in revenue is due to the COVID-19 public health emergency relative to revenues collected in the most recent fiscal year prior to the emergency; (ii) premium pay for essential workers; (iii) assistance to small businesses, households, and hard-hit industries, and economic recovery; and (iv) investments in water, sewer and broadband infrastructure. The bill also contains two restrictions on eligible uses: (i) funds cannot be used to directly or indirectly offset tax reductions or delay a tax increase; and (ii) funds cannot be deposited into any pension fund.

The Town has incurred costs associated with the COVID-19 pandemic. Costs incurred include all PPE (masks, gloves, sanitizer, thermometers, etc.) for staff, including court system and police, as well as renovation costs to install security

windows for the Town Clerk, Assessor and Building Departments in order for them to be able to still accept in-person payments, permits and requests. The Town has paid such costs from budgetary appropriations and/or available funds. The Town has been 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 Official Statement, the Town has spent \$728,678 in capital improvements to its wastewater treatment plant (new disinfection system) and \$440,076 in capital improvements for a new roof at the Town owned municipal golf course. The balance of \$401,805 will be spent by December 31, 2026, as required by the American Rescue Plan.

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 2017-2021 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 78.0% of General Fund revenue for the fiscal year ended December 31, 2021, excluding other financing sources.

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

<u>Fiscal Year Ended December 31:</u>	<u>General Fund Revenue ⁽¹⁾</u>	<u>Real Property Taxes</u>	<u>Taxes to General Fund Revenue</u>
2017	\$16,260,385	\$12,194,817	74.9%
2018	16,625,887	12,760,921	76.8
2019	16,633,042	12,832,193	77.1
2020	17,137,469	13,667,406	79.8
2021	18,025,579	14,058,889	78.0
2022 (Budget)	17,565,110	14,367,663	81.8
2023 (Budget)	17,593,269	14,039,497	79.8

(1) Exclusive of other financing sources.
Source: The audited financial statements, and the 2022 and 2023 Adopted Budgets. The summary itself is not audited.

State Aid. The Town receives financial assistance from the State. State Aid accounted for approximately 6.1% of the General Fund revenue, excluding other financing sources, for the fiscal year ended December 31, 2021. 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. Due to the outbreak of COVID-19, the Governor initially declared a state of emergency and has taken and continues to take steps designed to mitigate the spread and impacts of COVID-19. The outbreak of COVID-19 and the dramatic steps taken by the State to address it have negatively impacted the State’s economy and financial condition. The full impact of COVID-19 upon the State is not expected to be known for some time. The use of federal stimulus funds has allowed the State to avoid gap closing measurements; however, the State may be required to implement gap closing measurements in the future. Such actions may include but are not limited to: reductions in State agency operations and/or delays or reductions in payments to local

governments in the State. If this were to occur, reductions in the payment of State aid could adversely affect the financial condition of local governments in the State, including the Town. (See also “RISK FACTORS” herein.)

The State receives a substantial amount of federal aid for health care, education, transportation and other governmental purposes, as well as federal funding to respond to, and recover from, severe weather events and other disasters. Many of the policies that drive this federal aid may be subject to change under the federal administration and the current Congress. Current federal aid projections, and the assumptions on which they rely, are subject to revision in the future as a result of changes in federal policy, the general condition of the global and national economies and other circumstances, including the diversion of federal resources to address the current COVID-19 outbreak.

The federal government may enact budgetary changes or take other actions that adversely affect State finances. Reductions in federal funding levels could have a materially adverse impact on the State budget. In addition to the potential fiscal impact of policies that may be proposed and adopted by the federal administration and Congress, the State budget may be adversely affected by other actions taken by the federal government, including audits, disallowances, and changes to federal participation rates or other Medicaid rules.

The State’s 2020-2021 Adopted Budget authorized the State’s Budget Director to make periodic adjustments to nearly all State spending, including State Aid, in the event that actual State revenues come in below 99% percent of estimates or if actual disbursements exceed 101% of estimates. Specifically, the legislation provided that the State Budget Director determine whether the State’s 2020-2021 budget is balanced during three “measurement periods”: April 1 to April 30, May 1 to June 30, and July 1 to Dec. 31. According to the legislation, if “a General Fund imbalance has occurred during any Measurement Period,” the State’s Budget Director will be empowered to “adjust or reduce any general fund and/or state special revenue fund appropriation ... and related cash disbursement by any amount needed to maintain a balanced budget,” and “such adjustments or reductions shall be done uniformly across the board to the extent practicably or by specific appropriations as needed.” The legislation further provided that prior to making any adjustments or reductions, the State’s Budget Director notify the Legislature in writing and the Legislature has 10 days following receipt of such notice to prepare and approve its own plan. If the Legislature fails to approve its own plan, the Budget Director’s reductions take effect automatically.

The State’s 2021-22 Enacted Budget provides \$10.8 billion in State funding to local governments. This funding available for use over multiple years, is designed to support essential workers and government employees, assist COVID-19 vaccination efforts, boost local economies, and support local government services.

Should the Town fail to receive State aid expected from the State in the amounts and at the times expected, occasioned by a delay in the payment of such monies or by a mid-year reduction in State aid, the Town is authorized by the Local Finance Law to provide operating funds by borrowing in anticipation of the receipt of uncollected State aid.

The following table sets forth General Fund revenue and State aid revenue 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 & State Aid Revenue

Fiscal Year Ended December 31:	General Fund Revenue ⁽¹⁾	State Aid	State Aid to General Fund Revenue
2017	\$16,260,385	\$ 596,827	3.7%
2018	16,625,887	851,158	5.1
2019	16,633,042	556,347	3.3
2020	17,137,469	813,435	4.8
2021	18,025,579	1,106,147	6.1
2022 (Budget)	17,565,110	575,000	3.3
2023 (Budget)	17,593,269	655,000	3.7

(1) Exclusive of other financing sources.
Source: The audited financial statements, and the 2022 and 2023 Adopted Budgets. 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, 2021.

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	General Fund Revenue ⁽¹⁾	Sales Tax	Sales Tax to General Fund Revenue
December 31:			
2017	\$16,260,385	\$654,797	4.0%
2018	16,625,887	650,000	4.0
2019	16,633,042	776,024	4.7
2020	17,137,469	694,005	4.0
2021	17,159,861	783,964	4.6
2022 (Budget)	17,565,110	705,200	4.0
2023 (Budget)	17,593,269	783,964	4.5

(1) Exclusive of other financing sources.
Source: The audited financial statements, and the 2022 and 2023 Adopted Budgets. 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.

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 Ending December 31:	Taxable Assessed Valuation		Tax Rate Per \$1,000 Assessed Value	
	Homestead	Non-Homestead	Homestead	Non-Homestead
2019	\$208,316,277	\$103,931,163	36.01%	76.19%
2020	208,847,604	106,593,739	37.23	81.05
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

Fiscal Year Ending December 31:	Total Tax Levy ⁽¹⁾	Increase / Decrease	Percent Change
2019	\$17,736,324	\$230,918	1.33%
2020	18,759,574	1,023,250	5.77
2021	19,602,051	842,477	4.49
2022	20,002,504	400,833	2.04
2023	19,839,529	(162,875)	(0.81)

(1) Excludes Fire District and Stony Point Library

Source: Town officials.

Ten of the Largest Taxpayers

The following table presents the taxable assessments of selected larger taxpayers on the 2022 assessment roll for taxes levied in 2023.

Taxpayer	Classification	Assessed Valuation	% Total Assessed Valuation ⁽¹⁾
Algonquin Gas	Utility	\$38,750,714	11.39%
NY State Lands	Government	37,311,244	10.96
Orange & Rockland Utilities	Utility	8,291,681	2.44
Sues / Veolia	Utility	4,807,126	1.41
ConEd	Utility	1,851,201	0.54
Associates Crossing	Commercial	1,400,000	0.41
CSX	Rail	1,129,593	0.33
US Gypsum	Industrial	1,022,825	0.30
Goldsmith Family Trust	Commercial	760,775	0.22
Tomkins Campf LLC	Utility	676,100	0.20
		<u>\$96,001,259</u>	<u>28.21%</u>

(1) The total taxable assessed value for the year ending December 31, 2022 is \$340,287,062.

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. It expires on June 16, 2020 unless certain legislation is extended. 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 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 January 25, 2023

<u>FY Ended December 31:</u>	<u>Assessed Valuations</u>	<u>Equalization Rate</u>	<u>Full Valuations</u>
2018	\$307,064,127	15.34	\$2,001,721,819
2019	334,834,528	14.02	2,388,263,395
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	<u>2,903,473,225</u>
Total Five-Year Full Valuation			<u>\$12,273,402,936</u>
Five-Year Average Full Valuation			<u>2,454,680,587</u>
Debt Contracting Limitations: 7% of Five-Year Average Full Valuation			<u><u>\$ 171,827,641</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 January 25, 2023**

	<u>Amount</u>	<u>Percentage</u>
Debt Contracting Limitation:	<u>\$171,827,641</u>	<u>100.00%</u>
Gross Indebtedness:		
Serial Bonds	\$9,570,000	5.57
Bond Anticipation Notes	<u>0</u>	<u>0.00</u>
Total Gross Indebtedness	<u>9,570,000</u>	<u>5.57</u>
Less Exclusions:		
Unexpended Appropriation to Pay Non-Exempt Principal Debt	<u>1,125,000</u>	<u>0.65</u>
Total Exclusions	<u>1,125,000</u>	<u>0.65</u>
Net Indebtedness	<u>8,445,000</u>	<u>4.91</u>
Net Debt Contracting Margin	<u><u>\$163,382,641</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, generally up to 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 2018 through 2022 fiscal years.

Bond Anticipation Note Debt History (2018-2022)

<u>Fiscal Year Ended December 31:</u>	<u>BAN Debt</u>
2018	\$2,571,855
2019	3,160,039
2020	0
2021	0
2022	0

Source: The audited 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 2018 through 2022 fiscal years. Refunded debt has been excluded.

Bonded Debt History (2018-2022)

<u>Fiscal Year Ended December 31:</u>	<u>Bonded Debt</u>
2018	\$15,080,000
2019	12,840,000
2020	12,925,000
2021	11,235,000
2022	9,570,000

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

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.

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Statement of Direct and Overlapping Indebtedness
As of January 25, 2023

Gross Direct Indebtedness	\$9,570,000
Exclusions and Deductions	<u>1,1250,000</u>
Net Direct Indebtedness	\$8,445,000

Overlapping Units	Date of Report	Net Underlying Debt	Debt Percentage Applicable	Applicable Net Indebtedness
Rockland County	08-11-22	\$428,470,000	6.29%	26,950,763
Haverstraw-Stony Point CSD	12-27-21	211,380,000	41.87	<u>88,504,806</u>
Net Total Overlapping Debt				<u><u>\$ 115,455,569</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 January 25, 2023

	Amount	Debt Per Capita ⁽¹⁾	Ratio To Full Value ⁽²⁾
Net Direct Debt	\$ 8,445,000	\$ 572	0.3%
Net Direct and Overlapping Debt	123,900,569	8,390	4.3%

(1) The population of the Town (2021 Estimates U.S. Census Bureau) is 14,768.

(2) The full valuation of the Town for the 2022 fiscal year is \$2,903,473,225.

Authorized But Unissued Debt

The Town does 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.

Years Ending Dec. 31:	Debt Service on Outstanding Bonded Indebtedness			
	Principal	Interest	Total Debt Service	Cumulative % Principal Paid
2023	\$1,125,000	\$257,312	\$1,382,312	11.76%
2024	1,170,000	224,721	1,394,721	23.98
2025	1,200,000	190,634	1,390,634	36.52
2026	1,045,000	158,553	1,203,553	47.44
2027	975,000	129,628	1,104,628	57.63
2028	805,000	103,828	908,828	66.04
2029	830,000	82,098	912,098	74.71
2030	845,000	59,290	904,290	83.54
2031	875,000	35,581	910,581	92.69
2032	625,000	10,400	635,400	99.22
2033	25,000	2,500	27,500	99.48
2034	25,000	1,500	26,500	99.74
2035	25,000	500	25,500	100.00
	<u>\$9,570,000</u>	<u>\$1,256,545</u>	<u>\$10,826,545</u>	

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 2021 estimated US Census data, is 14,768. 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	2021	% Change	
				2010-2020	2020-2021
Town	15,059	14,813	14,768	(1.6)%	(0.3)%
County	311,687	338,329	339,227	8.5	0.3
State	19,378,102	20,201,249	19,835,913	4.2	(1.8)

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

Income

Per Capita Money Income

	2010	2020	% Change
Town	\$38,594	\$44,628	15.6%
County	34,304	39,923	16.4
State	30,948	40,898	32.2

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

**Median Income of Families
2020**

	Median Income	Income Groups - % of Families				
		Under \$25,000	\$25,000 -49,999	\$50,000 -74,999	\$75,000 -99,999	\$100,000 Or More
Town	\$133,542	3.5%	8.5%	11.7%	9.6%	66.8%
County	112,034	9.3	12.7	11.8	10.9	55.4
State	87,270	12.1	16.0	15.0	12.9	43.8

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
2010-2021**

	2010	2020	2021	% Change	
				2010-2020	2020-2021
County	138,700	143,900	147,100	3.7%	2.2%
State	8,796,600	8,631,300	8,786,300	(1.9)	1.8

Source: New York State Department of Labor.

Average Unemployment Rates

Year	County	State	United States
2016	4.3	4.9	4.9
2017	4.3	4.6	4.4
2018	3.7	4.1	3.9
2019	3.4	3.8	3.7
2020:	7.7	9.9	8.1
2021	4.4	6.9	5.4
2022			
Jan	3.3	3.6	4.4
Feb	3.4	3.9	4.1
Mar	3.1	4.9	3.8
Apr	2.6	4.8	3.3
May	2.6	4.3	3.4
Jun	2.8	4.1	3.8
Jul	3.2	4.2	3.8
Aug	3.2	4.7	3.8
Sep	2.6	5.1	3.3
Oct	2.1	5.3	3.4

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

Larger Commercial and Industrial Employers in the County

<u>Name</u>	<u>Industry or Business</u>	<u>Number of Employees</u>
Hamapik of Rockland County	Health Services	1,993
Nyack Hospital	Hospital	1,850
Bon Secours Good Samaritan Hospital	Hospital	1,751
Rockland Psychiatric Center	Health Care	1,219
Jawonio, Inc.	Health Care	1,100
Helen Hayes Hospital	Hospital	891
Verizon Wireless	Communications	850
Northern Services Group	Nursing Home	832
St. Dominic's Home	Nursing Home	820
Orange & Rockland Utilities	Public Utility	817

Source: Rockland County 2020 CAFR and County Officials.

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., Sterling National 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 a number of 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

FINANCIAL STATEMENT SUMMARIES

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

AS OF DECEMBER 31:

	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>
ASSETS					
Cash	\$ 4,397,416	\$ 2,239,918	\$ 3,688,286	\$ 3,632,647	\$ 5,926,670
Receivables:					
Accounts	414,141	845,474	504,102	766,615	547,557
Due From Other Funds	1,548,080	3,101,139	477,092	159,628	376,454
Advances To Other Funds	81,720	65,899	40,128	0	0
Prepaid Expenses	<u>572,947</u>	<u>778,528</u>	<u>801,332</u>	<u>815,354</u>	<u>831,717</u>
 Total Assets	 <u>\$ 7,014,304</u>	 <u>\$ 7,030,958</u>	 <u>\$ 5,510,940</u>	 <u>\$ 5,374,244</u>	 <u>\$ 7,682,398</u>
 LIABILITIES AND FUND BALANCE					
Liabilities:					
Accounts Payable	\$ 69,228	\$ 76,809	\$ 106,182	\$ 109,752	\$ 48,691
Accrued Liabilities	272,107	318,238	175,931	139,972	346,424
Due To Other Funds	2,150,963	2,319,191	840,022	100,233	109,794
Unearned Revenues	110,901	159,502	0	0	779,175
Bond Anticipation Notes Payable	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
 Total Liabilities	 <u>2,603,199</u>	 <u>2,873,740</u>	 <u>1,122,135</u>	 <u>349,957</u>	 <u>1,284,084</u>
Fund Balance:					
Nonspendable	654,667	844,427	841,460	815,354	831,717
Restricted	536,959	323,832	323,832	434,421	434,421
Assigned	225,000	225,000	300,000	455,000	0
Unassigned	2,994,479	2,763,959	2,923,513	3,319,512	5,132,176
 Total Fund Balances	 <u>4,411,105</u>	 <u>4,157,218</u>	 <u>4,388,805</u>	 <u>5,024,287</u>	 <u>6,398,314</u>
 Total Liabilities and Fund Balance	 <u>\$ 7,014,304</u>	 <u>\$ 7,030,958</u>	 <u>\$ 5,510,940</u>	 <u>\$ 5,374,244</u>	 <u>\$ 7,682,398</u>

The financial data presented on this page has been excerpted from the audited financial statements of the Town. Such presentation, however, has not been audited. Complete copies of the Town's financial statements are available upon request to the Town.

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

AS OF DECEMBER 31:

	2017	2018	2019	2020	2021
REVENUES:					
Real Property Taxes	\$ 12,194,817	\$ 12,760,921	\$ 12,832,193	\$ 13,667,406	\$ 14,058,889
Other Tax Items	87,360	91,489	83,603	80,658	55,071
Non-Property Tax Items	1,006,468	1,027,322	1,118,280	1,017,297	1,108,884
Departmental Income	1,066,797	1,027,656	1,043,821	950,490	1,199,577
Intragovernmental Charges	0	0	0	147,520	147,745
Use Of Money And Property	33,833	41,942	122,091	39,144	2,361
Money In Lieu Of Land	0	0	0	0	0
Licenses And Permits	121,507	116,986	123,111	177,715	19,812
Fines And Forfeitures	302,839	277,566	420,641	132,873	204,384
Sale Of Property And Compensation For Loss	51,140	54,827	51,349	59,729	40,025
Miscellaneous	512,357	321,454	281,606	48,202	73,479
Federal Aid	286,440	54,566	0	3,000	9,205
State Aid	596,827	851,158	556,347	813,435	1,106,147
Total Revenues	16,260,385	16,625,887	16,633,042	17,137,469	18,025,579
EXPENDITURES:					
Current:					
General Government Support	2,348,340	2,866,891	2,497,186	2,384,448	2,501,749
Public Safety	5,199,864	5,011,308	5,167,834	5,373,700	5,615,252
Transportation	101,459	104,561	105,839	107,193	110,426
Culture And Recreation	1,844,448	1,719,909	1,464,295	1,245,718	1,325,437
Economic Opportunity And Development	182,532	258,822	192,684	297,754	284,625
Employee Benefits	4,670,890	4,679,247	4,756,820	4,927,055	5,091,629
Debt Service	885,887	796,206	781,783	828,356	812,540
Total Expenditures	15,233,420	15,436,944	14,966,441	15,164,224	15,741,658
Excess of Revenues (Deficiency) Over Expenditures	1,026,965	1,188,943	1,666,601	1,973,245	2,283,921
OTHER FINANCING SOURCES (USES)					
Bonds Issued	0	0	0	0	0
Issuance Premium	0	0	0	110,589	0
Proceeds from Obligations	0	0	0	0	0
Transfers In	0	0	0	0	0
Transfers Out	(1,370,571)	(1,442,830)	(1,435,014)	(1,448,352)	(909,894)
Total Other Financing Sources (Uses)	(1,370,571)	(1,442,830)	(1,435,014)	(1,337,763)	(909,894)
Excess (Deficiency) of Revenues and Other Financing Sources Over Expenditures And Other Uses	(343,606)	(253,887)	231,587	635,482	1,374,027
Fund Balance - Beginning of Year	4,754,711	4,411,105	4,157,218	4,388,805	5,024,287
Transfer - Parkland and Sidewalks	0	0	0	0	0
Prior Period Adjustments	0	0	0	0	0
Fund Balance - End of Year	\$ 4,411,105	\$ 4,157,218	\$ 4,388,805	\$ 5,024,287	\$ 6,398,314

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**TOWN OF STONY POINT
2022 OPERATING BUDGET**

	General Fund	Highway Fund	Sewer Fund	Enterprise Fund	Total 2022 Budget
ESTIMATED REVENUES:					
Real Property Taxes	\$ 14,367,663	\$ 3,285,438	\$ 1,615,959	\$ 0	\$ 19,269,060
Real Property Taxes Items	55,664	0	0	0	55,664
Non-Property Tax Items	1,038,586	0	0	0	1,038,586
Departmental Income	1,158,597	0	13,200	2,114,511	3,286,308
Use Of Money And Property	2,000	400	200	0	2,600
Intergovernmental Revenue	0	0	0	0	0
Licenses And Permits	15,050	13,464	0	0	28,514
Fines And Forfeitures	332,000	0	0	0	332,000
Sale Of Property And Compensation For Loss	20,550	14,128	0	0	34,678
Federal Aid	0	0	0	0	0
State Aid	575,000	55,360	0	0	630,360
Miscellaneous	0	0	0	0	0
Total Estimated Revenues	17,565,110	3,368,790	1,629,359	2,114,511	24,677,770
APPROPRIATIONS:					
Current:					
General Government Support	2,588,155	33,331	340,971	31,450	2,993,907
Education	180,500	0	0	0	180,500
Public Safety	5,982,930	0	0	0	5,982,930
Health	6,327	0	0	0	6,327
Transportation	145,187	2,163,822	0	0	2,309,009
Culture And Recreation	1,772,412	0	0	1,777,314	3,549,726
Home And Community Services	216,655	0	904,282	0	1,120,937
Employee Benefits	5,333,680	728,055	293,356	322,182	6,677,273
Debt Service	738,113	443,582	90,750	709,114	1,981,559
Total Appropriations	16,963,959	3,368,790	1,629,359	2,840,060	24,802,168
Excess (Deficiency) Of Estimated Revenues Over Appropriations	601,151	0	0	(725,549)	(124,398)
OTHER FINANCING SOURCES (USES):					
Transfer In	124,398	0	0	725,549	849,947
Transfer Out	(725,549)	0	0	0	(725,549)
	(601,151)	0	0	725,549	124,398
Excess (Deficiency) of Estimated Revenues and Other Financing Sources Sources Over Appropriations and Other Financing Uses	0	0	0	0	0
APPROPRIATED FUND BALANCE	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

(1) Includes lighting and solid waste districts

**TOWN OF STONY POINT
2023 OPERATING BUDGET**

	General Fund	Highway Fund	Sewer Fund	Enterprise Fund	Total 2023 Budget
ESTIMATED REVENUES:					
Real Property Taxes	\$ 14,039,497	\$ 3,289,777	\$ 1,880,992	\$ 0	\$ 19,210,266
Real Property Taxes Items	62,904	0	0	0	62,904
Non-Property Tax Items	1,128,884	0	0	0	1,128,884
Departmental Income	1,364,784	0	31,678	2,171,000	3,567,462
Use Of Money And Property	2,000	400	200	0	2,600
Intergovernmental Revenue	0	0	0	0	0
Licenses And Permits	14,650	14,500	0	0	29,150
Fines And Forfeitures	300,000	0	0	0	300,000
Sale Of Property And Compensation For Loss	25,550	17,120	0	0	42,670
Federal Aid	0	0	0	0	0
State Aid	655,000	55,360	0	0	710,360
Miscellaneous	0	0	0	0	0
Total Estimated Revenues	17,593,269	3,377,157	1,912,870	2,171,000	25,054,296
APPROPRIATIONS:					
Current:					
General Government Support	2,773,565	35,923	371,175	33,023	3,213,686
Education	180,500	0	0	0	180,500
Public Safety	6,255,693	0	0	0	6,255,693
Health	6,420	0	0	0	6,420
Transportation	181,566	2,174,616	0	0	2,356,182
Culture And Recreation	2,007,148	0	0	1,749,731	3,756,879
Home And Community Services	224,009	0	994,949	0	1,218,958
Employee Benefits	5,338,790	706,617	291,629	306,375	6,643,411
Debt Service	848,534	460,001	255,117	136,301	1,699,953
Total Appropriations	17,816,225	3,377,157	1,912,870	2,225,430	25,331,682
Excess (Deficiency) Of Estimated Revenues Over Appropriations	(222,956)	0	0	(54,430)	(277,386)
OTHER FINANCING SOURCES (USES):					
Transfer In	222,956	0	0	180,000	402,956
Transfer Out	0	0	0	(125,570)	(125,570)
	222,956	0	0	54,430	277,386
Excess (Deficiency) of Estimated Revenues and Other Financing Sources Sources Over Appropriations and Other Financing Uses	0	0	0	0	0
APPROPRIATED FUND BALANCE	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

(1) Includes lighting and solid waste districts

APPENDIX C

AUDITED FINANCIAL STATEMENTS

FOR THE FISCAL YEAR ENDED DECEMBER 31, 2021

**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/P21650790.pdf>

**The audited financial statements referenced above are hereby incorporated into the
attached 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.**