

**Supplement
dated October 11, 2024**

to

**Official Statement
dated October 9, 2024**

relating to

**MASSAPEQUA UNION FREE SCHOOL DISTRICT
NASSAU COUNTY, NEW YORK**

\$19,733,387*

**SCHOOL DISTRICT SERIAL BONDS – 2024
(the “Bonds”)**

\$11,000,000*

**TAX ANTICIPATION NOTES FOR 2024-2025 TAXES
(the “Notes”)**

Introduction

The Preliminary Official Statement for the Bonds and the Notes is dated **October 9, 2024** (the “Preliminary Official Statement”). The **Massapequa Union Free School District**, Nassau County, New York (the “**District**”) has prepared this Supplement dated **October 11, 2024**, to the Official Statement (the “**Supplement**”) to revise the Preliminary Official Statement to include information related to its audited financial statements for the fiscal year ended June 30, 2024 which were approved by the Board of Education on October 10, 2024 and to add additional information related to its largest taxpayer, Sunrise Mall LLC.

Other than with respect to the information provided herein, this Supplement is not otherwise updating the Preliminary Official Statement, which speaks as of its date. Capitalized terms used herein and not otherwise defined have the meanings given to such terms in the Preliminary Official Statement.

The last sentence in the fifth paragraph on page A-3 in the section entitled “Employee Pension Benefits” is hereby replaced and superseded with the following:

The District has established such a fund and as of June 30, 2024, the TRS reserve was funded at \$2,834,409.

The fourth paragraph on page A-3 in the section entitled “Other Post Employment Benefits” is hereby replaced and superseded with the following:

The District’s total OPEB liability as of June 30, 2024 was \$370,185,956 using a discount rate of 3.65% and actuarial assumptions and other inputs as described in the District’s June 30, 2024 audited financial statements.

The section entitled “Real Property Taxes” on page A-5 is hereby replaced and superseded with the following:

Real Property Taxes

The District derives the major portion of its revenues from a tax on real property (*See “Statement of Revenues, Expenditures and Changes in Fund Balance-General Fund” in Appendix B, herein*). Chapter 97 of the Laws of 2011, as amended, imposes a tax levy limitation upon the municipalities, school districts and fire districts in the State, including the District. (*See “The Tax Levy Limit Law,” herein*). Property taxes accounted for 78.0% of total general fund revenues for the fiscal year ended June 30, 2024, while State aid accounted for 19.7%.

The following table sets forth total general fund revenues and real property tax revenues during the last five audited fiscal years and the amounts budgeted for the current fiscal year.

Property Taxes

| Fiscal Year <u>Ended June 30:</u> | Total <u>Revenues⁽¹⁾</u> | Real Property <u>Taxes⁽²⁾</u> | Real Property Taxes to <u>Revenues</u> |
|--------------------------------------|--|---|--|
| 2020 | \$201,175,302 | \$166,893,049 | 83.0% |
| 2021 | 204,388,381 | 170,514,741 | 83.4 |
| 2022 | 208,959,327 | 172,686,817 | 82.6 |
| 2023 | 218,820,251 | 177,000,959 | 80.9 |
| 2024 | 228,768,160 | 178,466,490 | 78.0 |
| 2025 (Adopted Budget) | 235,697,602 | 178,753,644 | 75.8 |

(1) General Fund.

(2) Inclusive of STAR aid payments made or to be made to the District by the State, which are recorded as Other Tax Items and PILOT Payments. (See “STAR – School Tax Exemption” herein.)

Source: Audited Financial Statements and Adopted Budget of the District. This summary is not audited.

The table on the top of page A-6 in the section entitled “State Aid” is hereby replaced and superseded with the following:

State Aid

...

The following table sets forth total general fund revenues and State aid revenues during the last five audited fiscal years and the amounts budgeted for the current fiscal year.

State Aid

| Fiscal Year <u>Ended June 30:</u> | Total <u>Revenues⁽¹⁾</u> | Total <u>State Aid</u> | Percentage of Total Revenues <u>Consisting of State Aid</u> |
|--------------------------------------|--|---------------------------|--|
| 2020 | \$201,175,302 | \$30,281,559 | 15.1% |
| 2021 | 204,388,381 | 31,107,846 | 15.2 |
| 2022 | 208,959,327 | 33,354,099 | 16.0 |
| 2023 | 218,820,251 | 38,123,557 | 17.4 |
| 2024 | 228,768,160 | 45,075,305 | 19.7 |
| 2025 (Adopted Budget) | 235,697,602 | 45,661,005 | 19.4 |

(1) General Fund.

Source: Audited Financial Statements and Adopted Budget of the District. Summary itself is not audited

The section entitled “*Real Property Taxes*” on page A-5 is hereby replaced and superseded with the following:

Ten Largest Taxpayers

The following table presents the taxable assessments of ten of the District’s largest taxpayers for the 2023-2024 fiscal year.

| <u>Taxable Assessments</u> | | |
|--------------------------------------|-------------------------------|--------------------------------------|
| <u>Taxpayer Name</u> | <u>Assessed Valuation</u> | <u>% of Total Assessed Value</u> |
| Sunrise Mall LLC ⁽¹⁾ | \$1,617,981 | 12.11% |
| Keyspan Gas East Corp | 481,876 | 3.61 |
| Sunrise Mass LLC | 346,478 | 2.59 |
| Southgate Shopping Center Associates | 252,021 | 1.89 |
| Sunrise Promenade Associates | 237,145 | 1.78 |
| Verizon | 210,663 | 1.58 |
| NY Water Service Corp. | 154,803 | 1.16 |
| Kohls Illinois Inc | 138,837 | 1.04 |
| Massapequa Center Owners LLC | 72,498 | 0.54 |
| Massapequa Plaza Assoc. LP | <u>66,142</u> | <u>0.49</u> |
| Total: | <u>\$3,578,444</u> | <u>26.80%</u> |

- (1) In January 2021, the Long Island Press reported that Urban Edge Properties had acquired the Sunrise Mall for \$29.7 million. Long Island Business News reported in 2022 that “the leases of tenants at the Sunrise Mall in Massapequa will not be renewed, as the owners of the sprawling retail complex plan for its future redevelopment.” The property taxes have been paid in full each year since Urban Edge Properties acquired the Sunrise Mall.
- (2) The District’s assessed value for the 2023-2024 fiscal year is \$13,358,518.

Source: Nassau County Assessor’s Office.

Pages B-2 and B-3 in APPENDIX B – FINANCIAL STATEMENT SUMMARIES are hereby replaced and superseded with the following:

MASSAPEQUA UNION FREE SCHOOL DISTRICT
 Comparative Balance Sheets - General Fund
 Fiscal Year Ended June 30:

| | <u>2023</u> | <u>2024</u> |
|--|--------------|--------------|
| Assets: | | |
| Cash | \$51,412,342 | \$61,123,145 |
| State and Federal Aid Receivable | 1,298,547 | 1,111,971 |
| Due from Other Governments | 2,548,698 | 2,223,973 |
| Due from Other Funds | 4,801,270 | 6,302,903 |
| Taxes Receivable | 2,779,304 | 2,878,359 |
| Accounts Recievable | 254 | 6,034 |
| | | |
| Total Assets | \$62,840,415 | \$73,646,385 |
| Liabilities and Fund Balance: | | |
| Liabilities: | | |
| Accounts Payable | \$1,632,141 | \$4,456,718 |
| Accrued Liabilities | 714,646 | 541,862 |
| Due to Teachers' Retirement System | 10,847,566 | 10,667,591 |
| Due to Employees' Retirement System | 452,406 | 642,727 |
| Due to Other Governments | 889,233 | 659,998 |
| Due to Other Funds | 1,245,166 | 3,743,986 |
| Compensated Absences Payable | 236,710 | 316,700 |
| Other Liabilities | 34,452 | 40,404 |
| Collections in Advance | 807,730 | 779,828 |
| | | |
| Deferred Inflows of Resources | 0 | 0 |
| | | |
| Total Liabilities | \$16,860,050 | \$21,849,814 |
| | | |
| Non-spendable | \$0 | \$0 |
| Restricted | 32,444,243 | 37,345,654 |
| Assigned | 3,081,082 | 4,238,669 |
| Unassigned | 10,455,040 | 10,212,248 |
| | | |
| Total Fund Balance | \$45,980,365 | \$51,796,571 |
| | | |
| Total Liabilities and Fund Balance | \$62,840,415 | \$73,646,385 |

Source: Audited Financial Statements of the District. This summary is not audited.

MASSAPEQUA UNION FREE SCHOOL DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balance
General Fund
Fiscal Year Ended June 30:

| | <u>2020</u> | <u>2021</u> | <u>2022</u> | <u>2023</u> | <u>2024</u> |
|---|----------------------------|----------------------------|----------------------------|----------------------------|----------------------------|
| Revenues: | | | | | |
| Real Property Taxes | \$147,993,704 | \$152,884,009 | \$155,940,551 | \$161,134,795 | \$164,019,924 |
| Other Tax Items ⁽¹⁾ | 18,899,345 | 17,630,732 | 16,746,266 | 15,866,164 | 14,446,566 |
| Charges for Services | 1,372,378 | 363,178 | 1,298,534 | 1,486,641 | 1,682,663 |
| Use of Money and Property | 1,406,058 | 960,706 | 188,541 | 1,362,479 | 2,271,638 |
| Sale of Property and Compensation for Loss | 0 | 10,089 | 74,805 | 8,000 | 23,940 |
| Miscellaneous | 1,085,800 | 1,222,612 | 1,219,235 | 760,330 | 1,188,125 |
| State Sources | 30,281,559 | 31,107,846 | 33,354,099 | 38,123,557 | 45,075,305 |
| Federal Sources | 136,458 | 209,209 | 137,296 | 78,285 | 59,999 |
| Total Revenues | <u>\$201,175,302</u> | <u>\$204,388,381</u> | <u>\$208,959,327</u> | <u>\$218,820,251</u> | <u>\$228,768,160</u> |
| Expenditures: | | | | | |
| General Support | 16,538,192 | 19,870,107 | 20,104,177 | 19,338,691 | 19,729,534 |
| Instruction | 118,895,128 | 123,412,024 | 123,982,991 | 126,660,813 | 130,154,681 |
| Pupil Transportation | 6,933,695 | 12,652,556 | 10,469,240 | 11,584,455 | 11,872,664 |
| Community Services | 540,062 | 82,843 | 714,963 | 653,428 | 864,915 |
| Employee Benefits. | 43,300,197 | 43,375,731 | 45,568,588 | 48,644,898 | 50,893,631 |
| Debt Service | 5,987,734 | 6,974,705 | 7,641,077 | 8,043,937 | 7,463,451 |
| Total Expenditures | <u>\$192,195,008</u> | <u>\$206,367,966</u> | <u>\$208,481,036</u> | <u>\$214,926,222</u> | <u>\$220,978,876</u> |
| Excess (Deficiency) of Revenues Over Expenditures | <u>8,980,294</u> | <u>(1,979,585)</u> | <u>478,291</u> | <u>3,894,029</u> | <u>7,789,284</u> |
| Other Sources and Uses | | | | | |
| Premium on Obligation | \$34,768 | \$96,216 | \$69,852 | \$63,250 | \$85,470 |
| Operating transfers in | 250,000 | 250,000 | 252,773 | 250,000 | 0 |
| Operating transfers (out) | <u>(3,207,764)</u> | <u>(657,211)</u> | <u>(409,311)</u> | <u>(1,902,295)</u> | <u>(2,058,548)</u> |
| Total Other Sources (Uses) | <u>(2,922,996)</u> | <u>(310,995)</u> | <u>(86,686)</u> | <u>(1,589,045)</u> | <u>(1,973,078)</u> |
| Proceeds from sale of Carman Rd. School | 0 | 0 | 0 | 0 | 0 |
| Excess (Deficiency) of Revenues and Other Sources Over Expenditures and Other (Uses) | <u>\$6,057,298</u> | <u>(\$2,290,580)</u> | <u>\$391,605</u> | <u>\$2,304,984</u> | <u>\$5,816,206</u> |
| Equity Transfer | 0 | 0 | 0 | 0 | 0 |
| Fund Balance - Beginning of Year | 40,245,930 | 45,574,356 ⁽²⁾ | 43,283,776 | 43,675,381 | 45,980,365 |
| Fund Balance - End of Year | <u><u>\$46,303,228</u></u> | <u><u>\$43,283,776</u></u> | <u><u>\$43,675,381</u></u> | <u><u>\$45,980,365</u></u> | <u><u>\$51,796,571</u></u> |

(1) Represents STAR aid payments received by the District from the State. See "Appendix A - STAR-School Tax Exemption," herein.

(2) As restated. See Note 20 to the Audited Financial Statements.

Source: Audited Financial Statements of the District. This summary is not audited.

APPENDIX D is hereby replaced and superseded with the following:

APPENDIX D

**LINK TO
AUDITED FINANCIAL STATEMENTS
FOR THE FISCAL YEAR ENDED
JUNE 30, 2024***

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

<https://emma.msrb.org/P11812421.pdf>

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

*** Such Financial Statements and opinion are intended to be representative only as of the
date thereof. R.S. Abrams & Co., LLP has not been requested by the District to further
review and/or update such Financial Statements or opinion in connection with the
preparation and dissemination of this Official Statement.**