

PRELIMINARY OFFICIAL STATEMENT DATED MAY 6, 2025

**RENEWAL ISSUE
BOND ANTICIPATION NOTES**

RATING: SEE “RATING” HEREIN

In the opinion of Hawkins Delafield & Wood LLP, Bond Counsel to the Village, under existing statutes and court decisions and assuming continuing compliance with certain tax certifications described herein, (i) interest on the Notes is excluded from gross income for federal income tax purposes pursuant to Section 103 of the Internal Revenue Code of 1986, as amended (the “Code”), and (ii) interest on the Notes is not treated as a preference item in calculating the alternative minimum tax under the Code, however, interest on the Notes is included in the “adjusted financial statement income” of certain corporations that are subject to the alternative minimum tax under Section 55 of the Code. In addition, in the opinion of Bond Counsel to the Village, under existing statutes, interest on the Notes is exempt from personal income taxes of New York State and its political subdivisions, including The City of New York. (See “Tax Matters” herein).

The Village WILL designate the Notes as “qualified tax-exempt obligations” pursuant to the provisions of Section 265(b)(3)(B) of the Code.

**VILLAGE OF MOUNT KISCO
WESTCHESTER COUNTY, NEW YORK**

**\$5,000,000
BOND ANTICIPATION NOTES – 2025 SERIES A
(the “Notes”)**

Date of Issue: May 29, 2025

Maturity Dates: May 29, 2026

The Notes are general obligations of the Village of Mount Kisco, in the County of Westchester, New York (the “Village”), and will contain a pledge of the faith and credit of the Village for the payment of the principal thereof and interest thereon and, unless paid from other sources, the Notes are payable from ad valorem taxes which may be levied upon all the taxable real property within the Village, subject to certain statutory limitations imposed by Chapter 97 of the New York Laws of 2011, as amended (the “Tax Levy Limit Law”). (See “*The Tax Levy Limit Law*” herein).

The Notes will be dated their Date of Issue and bear interest from that date until the Maturity Date, at the annual rate(s) as specified by the purchaser(s) of the Notes. The Notes will not be subject to redemption prior to maturity.

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

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

DTC will act as securities depository for those Notes issued in book-entry form. Individual purchases of such Notes will be made in book-entry form only, in principal amounts of \$5,000 or integral multiples thereof. Purchasers will not receive certificates representing their ownership interests in book-entry notes. Principal of and interest on such Notes will be paid by the Village to DTC, which will in turn remit such principal and interest to its Participants, for subsequent distribution to Beneficial Owners of the Notes, as described herein. (See “*DESCRIPTION OF BOOK-ENTRY SYSTEM*” herein.)

Capital Markets Advisors, LLC has served as the Municipal Advisor to the Village in connection with the issuance of the Notes.

The Notes are offered when, as and if issued and received by the purchaser(s) and subject to the receipt of the final approving opinion of Hawkins Delafield & Wood LLP, New York, New York, Bond Counsel. It is anticipated that the Notes will be available for delivery through the offices of DTC on or about May 29, 2025.

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

May __, 2025

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

**VILLAGE OF MOUNT KISCO
WESTCHESTER COUNTY, NEW YORK**

**J. Michael Cindrich
Mayor**

Theresa Flora.....Deputy Mayor

Karen B. Schleimer Trustee

Thomas G. Luzio Trustee

Angie Guerra Trustee

Edward W. Brancati..... Village Manager/Village Clerk

Kenneth L. Famulare..... Assistant Village Manager/Deputy Village Clerk

Alexandra Graniero Village Treasurer

Claudine Howson Deputy Village Treasurer

McCarthy Fingar, LLP Village Attorney

BOND COUNSEL

HAWKINS DELAFIELD & WOOD LLP
New York, New York

MUNICIPAL ADVISOR



CAPITAL MARKETS ADVISORS, LLC
*Hudson Valley * Long Island * New York City * Southern Tier * Western New York*
(516) 487-9818

No dealer, broker, salesman or other person has been authorized by the Village to give any information or to make any representations, other than those contained in this Official Statement and if given or made, such other information or representations must not be relied upon as having been authorized by the foregoing. This Official Statement does not constitute an offer to sell or the solicitation of an offer to buy, nor shall there be any sale of the Notes by any person in any jurisdiction in which it is unlawful for such person to make such offer, solicitation or sale. The information set forth herein has been obtained by the Village 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 Village since the date hereon.

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OFFICIAL STATEMENT

VILLAGE OF MOUNT KISCO WESTCHESTER COUNTY, NEW YORK

Relating To

\$5,000,000 BOND ANTICIPATION NOTES – 2025 SERIES A

This Official Statement including the cover page and appendices thereto has been prepared by the Village of Mount Kisco, Westchester County, New York (the “Village”, “County”, and “State” respectively) and presents certain information relating to the Village's \$5,000,000 Bond Anticipation Notes – 2025 Series A (the “Notes”).

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

THE NOTES

Description of the Notes

The Notes are general obligations of the Village and will contain a pledge of the faith and credit of the Village for the payment of the principal thereof and interest thereon and, unless paid from other sources, the Notes are payable from ad valorem taxes which may be levied upon all the taxable real property within the Village, subject to certain statutory limitations imposed by the Tax Levy Limit Law. (See “*Tax Levy Limit Law*” herein). The Notes will be dated and will mature, without option of prior redemption, as stated on the cover page hereof.

The Village will act as Paying Agent for the Notes issued in book-entry form. Paying agent fees, if any, will be paid by the purchaser. For those Notes registered to the purchaser, the purchaser will be, or named, Fiscal Agent. Fiscal Agent fees, if any, will be paid for by the purchaser. The Village’s contact information is as follows: Alexandra Graniero, Village Treasurer, 104 N. Main Street, Mount Kisco, NY, 10549, Phone: (914) 864-0016, Email: agraniero@mountkisco.ny.gov.

Authority for and Purpose of the Notes

The Notes shall be issued pursuant to the Constitution and laws of the State of New York and a bond resolution adopted by the Board of Trustees of the Village on September 15, 2019 and amended on February 7, 2022, for the construction of sewer system improvements. The proceeds from the sale of the Notes, along with \$1,000,000 of available funds, will be used to redeem the Village’s Bond Anticipation Notes – 2024 Series A at maturity on May 30, 2025.

No Optional Redemption

The Notes will not be subject to redemption prior to maturity.

Nature of Obligation

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

The Notes will be general obligations of the Village and will contain a pledge of the faith and credit of the Village for the payment of the principal thereof and the interest thereon. For the payment of such principal of and interest on the Notes, the Village has the power and statutory authorization to levy ad valorem taxes on all taxable real property in the Village, subject to certain statutory limitations imposed by the Tax Levy Limit Law. (See “*Tax Levy Limit Law*” herein.)

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

DESCRIPTION OF BOOK-ENTRY SYSTEM

The Depository Trust Company ("DTC") will act as securities depository for the Notes issued in book-entry form. Said Notes will be issued as fully-registered notes registered in the name of Cede & Co. (DTC's partnership nominee) or such other name as may be requested by an authorized representative of DTC. One fully-registered note certificate will be issued for each Note bearing the same rate of interest and CUSIP number, and will be deposited with DTC.

DTC, the world's largest depository, is a limited-purpose trust company organized under the New York Banking Law, a "banking organization" within the meaning of the New York Banking Law, a member of the Federal Reserve System, a "clearing corporation" within the meaning of the New York Uniform Commercial Code, and a "clearing agency" registered pursuant to the provisions of Section 17A of the Securities Exchange Act of 1934. DTC holds and provides asset servicing for over 3.5 million issues of U.S. and non-U.S. equity issues, corporate and municipal debt issues, and money market instruments (from over 100 countries) that DTC's participants ("Direct Participants") deposit with DTC. DTC also facilitates the post-trade settlement among Direct Participants of sales and other securities transactions in deposited securities, through electronic computerized book-entry transfers and pledges between Direct Participants' accounts. This eliminates the need for physical movement of securities certificates. Direct Participants include both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, clearing corporations, and certain other organizations. DTC is a wholly-owned subsidiary of The Depository Trust & Clearing Corporation ("DTCC"). DTCC is the holding company for DTC, National Securities Clearing Corporation and Fixed Income Clearing Corporation, all of which are registered clearing agencies. DTCC is owned by the users of its regulated subsidiaries. Access to the DTC system is also available to others such as both U.S. and non-U.S. securities brokers and dealers, banks, trust companies, and clearing corporations that clear through or maintain a custodial relationship with a Direct Participant, either directly or indirectly ("Indirect Participants"). The DTC Rules applicable to its Participants are on file with the Securities and Exchange Commission. More information about DTC can be found at www.dtcc.com and www.dtc.org.

Purchases of the Notes under the DTC system must be made by or through Direct Participants, which will receive a credit for the Notes on DTC's records. The ownership interest of each actual purchaser of each note ("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 Notes are to be accomplished by entries made on the books of Direct and Indirect Participants acting on behalf of Beneficial Owners. Beneficial Owners will not receive certificates representing their ownership interests in the Notes, except in the event that use of the book-entry system for the Notes is discontinued.

To facilitate subsequent transfers, all Notes deposited by Direct Participants with DTC are registered in the name of DTC's partnership nominee, Cede & Co., or such other name as may be requested by an authorized representative of DTC. The deposit of the Notes with DTC and their registration in the name of Cede & Co. or such other DTC nominee do not effect any change in beneficial ownership. DTC has no knowledge of the actual Beneficial Owners of the Notes; DTC's records reflect only the identity of the Direct Participants to whose accounts such Notes are credited, which may or may not be the Beneficial Owners. The Direct and Indirect Participants will remain responsible for keeping account of their holdings on behalf of their customers.

Conveyance of notices and other communications by DTC to Direct Participants, by Direct Participants to Indirect Participants, and by Direct Participants and Indirect Participants to Beneficial Owners will be governed by arrangements among them, subject to any statutory or regulatory requirements as may be in effect from time to time.

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

Neither DTC nor Cede & Co. (nor any other DTC nominee) will consent or vote with respect to the Notes unless authorized by a Direct Participant in accordance with DTC's MMI Procedures. Under its usual procedures, DTC mails an Omnibus Proxy to the County 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 Notes are credited on the record date (identified in a listing attached to the Omnibus Proxy).

Principal and interest payments on the Notes will be made to Cede & Co., or such other nominee as may be requested by an authorized representative of DTC. DTC's practice is to credit Direct Participants' accounts upon DTC's receipt of funds and corresponding detail information from the County, 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 Village, subject to any statutory or regulatory requirements as may be in effect from time to time. Payment of redemption proceeds, distributions, and dividend payments to Cede & Co. (or such other nominee as may be requested by an authorized representative of DTC) is the responsibility of the Village, 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 Notes at any time by giving reasonable notice to the Village. Under such circumstances, in the event that a successor depository is not obtained, note certificates are required to be printed and delivered.

The Village may decide to discontinue use of the system of book-entry-only transfers through DTC (or a successor securities depository). In that event, note certificates will be printed and delivered to DTC.

The information in this section concerning DTC and DTC's book-entry system has been obtained from sources that the Village believes to be reliable, but the Village takes no responsibility for the accuracy thereof.

Source: The Depository Trust Company

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

REMEDIES UPON DEFAULT

Neither the Notes nor the proceedings with respect thereto, specifically provide any remedies which would be available to owners of the Notes should the Village default in the payment of principal of or interest on the Notes, nor do they contain any provisions for the appointment of a trustee to enforce the interests of the owners of the Notes upon the occurrence of any such default. The Notes are general obligation contracts between the Village and the owners for which the faith and credit of the Village are pledged and while remedies for enforcement of payment are not expressly included in the Village's contract with such owners, any permanent repeal by statute or constitutional amendment of a noteholder's remedial right to judicial enforcement of the contract should, in the opinion of Bond Counsel, be held unconstitutional.

Upon default in the payment of principal of or interest on the Notes at the suit of the owner, a Court has the power, in proper and appropriate proceedings, to render judgment against the Village. The present statute limits interest on the

amount adjudged due to contract 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. A Court also has the power, in proper and appropriate proceedings, to order payment of a judgment on such notes from funds lawfully available therefor or, in the absence thereof, to order the Village to take all lawful action to obtain the same, including the raising of the required amount in the next annual tax levy. In exercising its discretion as to whether to issue such an order, the Court may take into account all relevant factors, including the current operating needs of the Village and the availability and adequacy of other remedies. Upon any default in the payment of the principal of or interest on the Notes, the owners of such Notes could, among other remedies, seek to obtain a writ of mandamus from a Court ordering the governing body of the Village to assess, levy and collect an ad valorem tax, upon all taxable property of the Village subject to taxation by the Village sufficient to pay the principal of and interest on the Notes as the same shall come due and payable (and interest from the due date to date of payment) and otherwise to observe the covenants contained in the Notes and the proceedings with respect thereto all of which are included in the contract with the owners of the Notes. The mandamus remedy, however, may be impracticable and difficult to enforce. Further, the right to enforce payment of the principal of or interest on the Notes may be limited by bankruptcy, insolvency, reorganization, moratorium and similar laws and equitable principles, which may limit the specific enforcement of certain remedies.

In 1976, the New York Court of Appeals, the State's highest court, held in *Flushing National Bank v. Municipal Assistance Corporation for the City of New York*, 40 N.Y.2d 731 (1976), that the New York State legislation purporting to postpone the payment of debt service on New York City obligations was an unconstitutional moratorium in violation of the New York State constitutional faith and credit mandate included in all municipal debt obligations. While that case can be viewed as a precedent for protecting the remedies of Noteholders, there can be no assurance as to what a Court may determine with respect to future events, including financial crises as they may occur in the State and in municipalities of the State, that require the exercise by the State of its emergency and police powers to assure the continuation of essential public services. (See also, *Flushing National Bank v. Municipal Assistance Corporation for the City of New York*, 40 N.Y.2d 1088 (1977), where the Court of Appeals described the pledge as a direct Constitutional mandate.)

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

Pursuant to Article VIII, Section 2 of the State Constitution, the Village is required to provide an annual appropriation of monies for the payment of due and payable principal of and interest on indebtedness. Specifically this constitutional provision states: "If at any time the respective appropriating authorities shall fail to make such appropriations, a sufficient sum shall be set apart from the first revenues thereafter received and shall be applied to such purposes. The fiscal officer of any county, city, town, village or school district may be required to set aside and apply such revenues as aforesaid at the suit of any holder of obligations issued for any such indebtedness." This constitutes a specific non-exclusive constitutional remedy against a defaulting municipality or school district; however, it does not apply in a context in which monies have been appropriated for debt service but the appropriating authorities decline to use such monies to pay debt service. However, Article VIII, Section 2 of the Constitution of the State also provides that the fiscal officer of any county, city, town, village or school district may be required to set apart and apply such revenues at the suit of any holder of any obligations of indebtedness issued with the pledge of the faith of the credit of such political subdivision. In *Quirk v. Municipal Assistance Corp.*, 41 N.Y.2d 644 (1977), the Court of Appeals described this as a "first lien" on revenues, but one that does not give holders a right to any particular revenues. It should thus be noted that the pledge of the faith and credit of a political subdivision in the State is a pledge of an issuer of a general obligation note to use its general revenue powers, including, but not limited to, its property tax levy, to pay debt service on such obligations, but that such pledge may or may not be interpreted by a court of competent jurisdiction to include a constitutional or statutory lien upon any particular revenues. The Constitutional provision providing for first revenue set asides does not apply to tax anticipation notes, revenue anticipation notes or bond anticipation notes.

While the courts in the State have historically been protective of the rights of holders of general obligation debt of political subdivisions, it is not possible to predict what a future court might hold.

In prior years, certain events and legislation affecting a holder's remedies upon default have resulted in litigation. While courts of final jurisdiction have generally upheld and sustained the rights of noteholders, such courts might hold that future events, including a financial crisis as such may occur in the State or in political subdivisions of the State, may require the exercise by the State or its political subdivisions of emergency and police powers to assure the continuation of essential public services prior to the payment of debt service.

NO PAST DUE DEBT

No principal or interest payment on Village indebtedness is past due. The Village has never defaulted in the payment of the principal of and/or interest on any indebtedness.

MUNICIPAL BANKRUPTCY

The undertakings of the Village should be considered with reference, specifically, to Chapter IX of the Bankruptcy Act, 11 U.S.C. §401, et seq., as amended ("Chapter IX") and, in general, to other bankruptcy laws affecting creditors' rights and municipalities. Chapter IX permits any political subdivision, public agency or instrumentality that is insolvent or unable to meet its debts (i) to file a petition in a Court of Bankruptcy for the purpose of effecting a plan to adjust its debts provided such entity is authorized to do so by applicable state law; (ii) directs such a petitioner to file with the court a list of a petitioner's creditors; (iii) provides that a petition filed under such chapter shall operate as a stay of the commencement or continuation of any judicial or other proceeding against the petitioner; (iv) grants priority to debt owed for services or material actually provided within three (3) months of the filing of the petition; (v) directs a petitioner to file a plan for the adjustment of its debts; and (vi) provides that the plan must be accepted in writing by or on behalf of creditors holding at least two-thirds (2/3) in amount or more than one-half (1/2) in number of the listed creditors.

Bankruptcy proceedings by the Village could have adverse effects on holders of notes including (a) delay in the enforcement of their remedies, (b) subordination of their claims to those supplying goods and services to the Village after the initiation of bankruptcy proceedings and to the administrative expenses of bankruptcy proceedings and (c) imposition without their consent of a reorganization plan reducing or delaying payment of the Notes. The Bankruptcy Code contains provisions intended to ensure that, in any reorganization plan not accepted by at least a majority of a class of creditors such as the holders of general obligation notes, such creditors will have the benefit of their original claim or the "indubitable equivalent". The effect of these and other provisions of the Bankruptcy Code cannot be predicted and may be significantly affected by judicial interpretation.

Accordingly, enforceability of the rights and remedies of the owners of the Notes, and the obligations incurred by the Village, may become subject to Chapter IX and applicable bankruptcy, insolvency, reorganization, moratorium, or similar laws relating to or affecting the enforcement of creditor's rights generally, now or hereafter in effect, equity principles which may limit the specific enforcement under State law of certain remedies, the exercise by the United States of America of the powers delegated to it by the Constitution, the reasonable and necessary exercise, in certain exceptional situations, of the police powers inherent in the sovereignty of the State and its governmental bodies in the interest of serving a significant and legitimate public purpose and the limitations on remedies against public agencies in the State. Bankruptcy proceedings, or the exercise of powers by the federal or State government, if initiated, could subject the owners of the Notes to judicial discretion, interpretation and of their rights in bankruptcy or otherwise, and consequently may entail risks of delay, limitation, or modification of their rights.

The State has consented (see Title 6-A of the Local Finance Law) 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. However, it is noted that there is no record of any recent filings by a New York municipality. Since the New York City fiscal crisis in 1975, the State has legislated a finance control or review board and assistance corporations to monitor and restructure finance matters in addition to New York City, for the Cities of Yonkers, Troy and Buffalo and for the Counties of Nassau and Erie. Similar active intervention pursuant to State legislation to relieve fiscal stress for the Village in the future cannot be assured.

No current state law purports to create any priority for holders of the Notes should the Village be under the jurisdiction of any court, pursuant to the laws of the United States, now or hereafter in effect, for the composition or adjustment of municipal indebtedness.

The above references to the Bankruptcy Act are not to be construed as an indication that the Village is currently considering or expects to resort to the provisions of the Bankruptcy Act.

FINANCIAL CONTROL BOARDS

Pursuant to Article IX Section 2(b)(2) of the State Constitution, any municipality in the State may request the intervention of the State in its “property, affairs and government” by a two-thirds vote of the total membership of its legislative body or on request of its chief executive officer concurred in by a majority of such membership. This has resulted in the adoption of special acts for the establishment of public benefit corporations with varying degrees of authority to control the finances (including debt issuance) of the Cities of Buffalo, Troy and Yonkers and the Counties of Erie and Nassau. The specific authority, powers and composition of the financial control boards established by these acts varies based upon circumstances and needs. Generally, the State legislature has granted such boards the power to approve or disapprove budget and financial plans and to issue debt on behalf of the municipality, as well as to impose wage and/or hiring freezes and in certain cases approve or disapprove collective bargaining agreements. Implementation is generally left to the discretion of the board of the public benefit corporation. Such a State financial control board was first established for New York City in 1975. In addition, upon the issuance of a certificate of necessity of the Governor reciting facts which in the judgment of the Governor constitute an emergency requiring enactment of such laws, with the concurrences of two-thirds of the members elected in each house of the State legislature, the State is authorized to intervene in the “property, affairs and governments” of local government units. This occurred in the case of the County of Erie in 2005. The authority of the State to intervene in the financial affairs of a local government is further supported by Article VIII, Section 12 of the Constitution which declares it to be the duty of the State legislature to restrict, subject to other provisions of the Constitution, the power of taxation, assessment, borrowing money and contracting indebtedness and loaning the credit of counties, cities, towns and villages so as to prevent abuses in taxation and assessment and in contracting indebtedness by them.

In 2013, the State established a new state advisory board to assist counties, cities, towns and villages in financial distress. The Financial Restructuring Board for Local Governments (the “FRB”), is authorized to conduct a comprehensive review of the finances and operations of any such municipality deemed by the FRB to be fiscally eligible for its services upon request by resolution of the municipal legislative body and concurrence of its chief executive. The FRB is authorized to make recommendations for, but cannot compel improvement of fiscal stability, management and delivery of municipal services, including shared services opportunities and is authorized to offer grants and/or loans of up to \$5,000,000 through a Local Government Performance and Efficiency Program to undertake certain recommendations. If a municipality agrees to undertake the FRB recommendations, it will be automatically bound to fulfill the terms in order to receive the aid.

The FRB is also authorized to serve as an alternative arbitration panel for binding arbitration.

Although from time to time there have been proposals for the creation of a statewide financial control board with broad authority over local governments in the State, the FRB does not have emergency financial control board powers to intervene in the finances and operations of entities such as the public benefit corporations established by special acts as described above.

Several municipalities in the State are presently working with the FRB. The Village has not applied to the FRB and does not reasonably anticipate submission of a request to the FRB for a comprehensive review of its finances and operations. School districts and fire districts are not eligible for FRB assistance.

RISK FACTORS

There are certain potential risks associated with an investment in the Notes, and investors should be thoroughly familiar with this Official Statement, including its appendices, in order to make an informed investment decision. Investors should consider, in particular, the following factors:

Financial Condition of the Village

The Village's credit rating could be affected by circumstances beyond the Village's control. Economic conditions such as the rate of unemployment and inflation, termination of commercial operations by corporate taxpayers and employers, as well as natural catastrophes, could adversely affect the assessed valuation of Village property and its ability to maintain fund balances and other statistical indices commensurate with its current credit rating. As a consequence, a decline in the Village's credit rating could adversely affect the market value of the Notes.

If and when an owner of any of the Notes should elect to sell all or a part of the Notes prior to maturity, there can be no assurance that a market will have been established, maintained and continue in existence for the purchase and sale of any of those Notes. The market value of the Notes is dependent upon the ability of holder to potentially incur a capital loss if such Notes are sold prior to their maturity.

There can be no assurance that adverse events including, for example, the seeking by another municipality in the State or elsewhere of remedies pursuant to the Federal Bankruptcy Act or otherwise, will not occur which might affect the market price of and the market for the Notes. In particular, if a significant default or other financial crisis should occur in the affairs of the State or any of its municipalities, public authorities or other political subdivisions thereby possibly further impairing the acceptability of obligations issued by those entities, both the ability of the Village to arrange for additional borrowing(s) as well as the market for and market value of outstanding debt obligations, including the Notes, could be adversely affected.

Reliance on and Uncertainty of State Aid

The Village is dependent in part upon financial assistance from the State in the form of State aid as well as grants and loans to be received ("State Aid"). The availability of such monies and the timeliness of such payment may be affected by a delay in the adoption of the State budget, the State's economy and financial condition, and other circumstances, including State fiscal stress. State aid appropriated and apportioned to the Village can be paid only if the State has such monies available therefore. The Village's receipt of State aid may be delayed as a result of the State's failure to adopt its budget timely and/or to appropriate State Aid to municipalities and school districts. Should the Village fail to receive all or a portion of the amounts of State Aid expected to be received from the State in the amounts and at the times anticipated, occasioned by a delay in the payment of such moneys or by a reduction in State Aid or its elimination, the Village is authorized pursuant to the Local Finance Law ("LFL") to provide operating funds by borrowing in anticipation of the receipt of such uncollected State Aid, however, there can be no assurance that, in such event, the Village will have market access for any such borrowing on a cost effective basis. (See also "*State Aid*" herein.)

Tax Matters and Changes in Law

Future amendments to applicable statutes whether enacted by the State affecting the treatment of interest paid on municipal obligations, including the Notes, for income taxation purposes could have an adverse effect on the market value of the Notes (see "*Tax Matters*" herein).

The enactment of the Tax Levy Limit Law, which imposes a tax levy limitation upon municipalities, school districts and fire districts in the State, including the Village, without providing exclusion for debt service on obligations issued by municipalities and fire districts, may affect the market price and/or marketability for the Notes. (See "*The Tax Levy Limit Law*" herein.)

Federal or State legislation imposing new or increased mandatory expenditures by municipalities, school districts and fire districts in the State, including the Village could impair the financial condition of such entities, including the Village and the ability of such entities, including the Village to pay debt service on their respective obligations.

COVID-19

An outbreak of disease or similar public health threat, such as the COVID-19 outbreak, or fear of such an event, could have an adverse impact on the Village's financial condition and operating results by potentially delaying the receipt of real property taxes or resulting in a delay or reduction by the State in the payment of State aid. (See "*Impacts of COVID-19*" and "*State Aid*" herein).

CYBERSECURITY

The Village, 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 Village faces multiple cyber threats including, but not limited to, hacking, viruses, malware 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 Village invests in various forms of cybersecurity and operational controls, including using an outside vendor (Logically) for IT services to monitor the systems and have the necessary firewalls in place. There is a backup system in place for all Village servers in which backups are generated hourly during business hours to an on-premises server and replicated to an offline, offsite backup location after-hours. For bank accounts, the Village has set up “positive pay”, sending the bank a file before checks are issued; when checks are presented, the bank matches payee, check number, and dollar amount.

SentinelOne, a Next-Generation Antivirus (“NGAV”) and Endpoint Detection and Response (“EDR”) product, has been deployed across the environment for detection and logging of any malicious activity. Additionally, to deploy a ‘defense in depth’ security structure, Huntress Anti-Breach has also been deployed on the endpoints. This combination of programs allows Logically to catch any suspicious or malicious activity with a higher degree of confidence. Huntress Anti-Breach is also backed by a 24/7 threat hunting and security operations center that is constantly reviewing data that is being ingested by the Huntress agent on the endpoints. However, no assurances can be given that such security and operational control measures will be completely successful in guarding against cyber threats and attacks. The results of any such attack could impact business operations and/or damage Village digital networks and systems and the costs of remedying any such damage could be substantial.

LITIGATION

The Village is subject to a number of lawsuits in the ordinary conduct of its affairs. The Village does not believe, however, that such suits, individually or in the aggregate, are likely to have a material adverse effect on the financial condition of the Village.

Town and Country Adult Living et al v. Village/Town of Mount Kisco Index No. 58963/19. Village has been sued by Plaintiffs in multiple state and federal court claims, emanating from a failed real estate transaction wherein the Plaintiff/Purchaser failed to timely close on a non-contingent contract of sale. All claims in federal and state court have been decided in the Village’s favor and have been dismissed. The most recent dismissal was appealed and all parties have submitted their appellate papers; oral arguments have not yet been scheduled. The Village does not expect to have any financial liability as the contract expressly provides that the Village shall not be subject to monetary claims and any claims/liability are expressly recoverable from the property only (e.g. allowing only an *in rem* recovery).

105 Mt. Kisco Associates LLC, et al v. Village, et al., USDC 15-cv-05346 (NSR). Plaintiffs commenced the Comprehensive Environmental Response, Compensation and Liability Act (“CERCLA”) claims against various potentially responsible parties for environmental contamination cleanup of a former uranium development site. The Village settled this matter with no assumption of liability, no damages asserted, and no financial exposure to the Village.

Marsh Sanctuary, Inc. et al v. Village et al. re: (i) Westchester Supreme Court, Index No. 63823/2024, (ii) Appellate Division 2nd Department, Index No. 2024-01463; (iii) Supreme Court, Westchester County Index No. 59296/2021. The above is a series of related cases brought by the same attorneys and largely the same Petitioners brought by Article 78 Proceedings and/or seeking Declaratory Judgment with regard to certain provisions of the Village’s zoning code. In one such case, Petitioners’ counsel seek damages in the form of their legal fees. The other cases do not seek financial damages beyond statutory claims for legal fees and court costs.

Tax Certiorari – There are numerous tax certiorari cases which have the potential for significant impact on the Village’s financial obligations, but the Village has budgeted for such claims.

TAX MATTERS

Opinion of Bond Counsel

In the opinion of Hawkins Delafield & Wood LLP, Bond Counsel to the Village, under existing statutes and court decisions and assuming continuing compliance with certain tax certifications described herein, (i) interest on the Notes is excluded from gross income for federal income tax purposes pursuant to Section 103 of the Internal Revenue Code of 1986, as amended (the “Code”), and (ii) interest on the Notes is not treated as a preference item in calculating the alternative minimum tax under the Code, however, interest on the Notes is included in the “adjusted financial statement income” of certain corporations that are subject to the alternative minimum tax under Section 55 of the Code. The Tax Certificate of the Village (the “Tax Certificate”), which will be delivered concurrently with the delivery of the Notes, will contain provisions and procedures relating to compliance with applicable requirements of the Code. In rendering its opinion, Bond Counsel has relied on certain representations, certifications of fact, and statements of reasonable expectations made by the Village and others in connection with the Notes, and Bond Counsel has assumed compliance by the Village with certain ongoing provisions and procedures set forth in the Tax Certificate relating to compliance with applicable requirements of the Code to assure the exclusion of interest on the Notes from gross income under Section 103 of the Code.

In addition, in the opinion of Bond Counsel to the Village, under existing statutes, interest on the Notes is exempt from personal income taxes of New York State and its political subdivisions, including The City of New York.

Bond Counsel expresses no opinion as to any other federal, state or local tax consequences arising with respect to the Notes, or the ownership or disposition thereof, except as stated above. Bond Counsel renders its opinion under existing statutes and court decisions as of the issue date, and assumes no obligation to update, revise or supplement its opinion to reflect any action thereafter taken or not taken, any fact or circumstance that may thereafter come to its attention, any change in law or interpretation thereof that may thereafter occur, or for any other reason. Bond Counsel expresses no opinion as to the consequence of any of the events described in the preceding sentence or the likelihood of their occurrence. In addition, Bond Counsel expresses no opinion on the effect of any action taken or not taken in reliance upon an opinion of other counsel regarding federal, state or local tax matters, including, without limitation, exclusion from gross income for federal income tax purposes of interest on the Notes.

Certain Ongoing Federal Tax Requirements and Certifications

The Code establishes certain ongoing requirements that must be met subsequent to the issuance and delivery of the Notes in order that interest on such Notes be and remain excluded from gross income under Section 103 of the Code. These requirements include, but are not limited to, requirements relating to use and expenditure of gross proceeds of the Notes, yield and other restrictions on investments of gross proceeds, and the arbitrage rebate requirement that certain excess earnings on gross proceeds be rebated to the federal government. Noncompliance with such requirements may cause interest on the Notes to become included in gross income for federal income tax purposes retroactive to their issue date, irrespective of the date on which such noncompliance occurs or is discovered. The Village, in executing the Tax Certificate, will certify to the effect that the Village will comply with the provisions and procedures set forth therein and that it will do and perform all acts and things necessary or desirable to assure the exclusion of interest on the Notes from gross income under Section 103 of the Code.

Certain Collateral Federal Tax Consequences

The following is a brief discussion of certain collateral federal income tax matters with respect to the Notes. It does not purport to address all aspects of federal taxation that may be relevant to a particular owner of a Note. Prospective investors, particularly those who may be subject to special rules, are advised to consult their own tax advisors regarding the federal tax consequences of owning and disposing of the Notes.

Prospective owners of the Notes should be aware that the ownership of such obligations may result in collateral federal income tax consequences to various categories of persons, such as corporations (including S corporations and foreign corporations), financial institutions, property and casualty and life insurance companies, individual recipients of Social Security and railroad retirement benefits, individuals otherwise eligible for the earned income tax credit, and taxpayers deemed to have incurred or continued indebtedness to purchase or carry obligations the interest on which is excluded

from gross income for federal income tax purposes. Interest on the Notes may be taken into account in determining the tax liability of foreign corporations subject to the branch profits tax imposed by Section 884 of the Code.

Original Issue Discount

“Original issue discount” (“OID”) is the excess of the sum of all amounts payable at the stated maturity of a Note (excluding certain “qualified stated interest” that is unconditionally payable at least annually at prescribed rates) over the issue price of that maturity. In general, the “issue price” of a maturity (a bond with the same maturity date, interest rate, and credit terms) means the first price at which at least 10 percent of such maturity was sold to the public, i.e., a purchaser who is not, directly or indirectly, a signatory to a written contract to participate in the initial sale of the Notes. In general, the issue price for each maturity of the Notes is expected to be the initial public offering price set forth in this Official Statement. Bond Counsel further is of the opinion that, for any Note having OID (a “Discount Note”), OID that has accrued and is properly allocable to the owners of the Discount Note under Section 1288 of the Code is excludable from gross income for federal income tax purposes to the same extent as other interest on the Notes.

In general, under Section 1288 of the Code, OID on a Discount Note accrues under a constant yield method, based on periodic compounding of interest over prescribed accrual periods using a compounding rate determined by reference to the yield on that Discount Note. An owner’s adjusted basis in a Discount Note is increased by accrued OID for purposes of determining gain or loss on sale, exchange, or other disposition of such Discount Note. Accrued OID may be taken into account as an increase in the amount of tax-exempt income received or deemed to have been received for purposes of determining various other tax consequences of owning a Discount Note even though there will not be a corresponding cash payment.

Owners of Discount Notes should consult their own tax advisors with respect to the treatment of original issue discount for federal income tax purposes, including various special rules relating thereto, and the state and local tax consequences of acquiring, holding, and disposing of Discount Notes.

Bond Premium

In general, if an owner acquires an obligation for a purchase price (excluding accrued interest) or otherwise at a tax basis that reflects a premium over the sum of all amounts payable on the obligation after the acquisition date (excluding certain “qualified stated interest” that is unconditionally payable at least annually at prescribed rates), that premium constitutes “bond premium” on that obligation (a “Premium Note”). In general, under Section 171 of the Code, an owner of a Premium Note must amortize the bond premium over the remaining term of the Premium Note, based on the owner’s yield over the remaining term of the Premium Note, determined based on constant yield principles (in certain cases involving a Premium Note callable prior to its stated maturity date, the amortization period and yield may be required to be determined on the basis of an earlier call date that results in the lowest yield on such Premium Note). An owner of a Premium Note must amortize the bond premium by offsetting the qualified stated interest allocable to each interest accrual period under the owner’s regular method of accounting against the bond premium allocable to that period. In the case of a tax-exempt Premium Note, if the bond premium allocable to an accrual period exceeds the qualified stated interest allocable to that accrual period, the excess is a nondeductible loss. Under certain circumstances, the owner of a Premium Note may realize a taxable gain upon disposition of the Premium Note even though it is sold or redeemed for an amount less than or equal to the owner’s original acquisition cost. Owners of any Premium Notes should consult their own tax advisors regarding the treatment of bond premium for federal income tax purposes, including various special rules relating thereto, and state and local tax consequences, in connection with the acquisition, ownership, amortization of bond premium on, sale, exchange, or other disposition of Premium Notes.

Information Reporting and Backup Withholding

Information reporting requirements will apply to interest on Notes, including the Notes. In general, such requirements are satisfied if the interest recipient completes, and provides the payor with, a Form W-9, “Request for Taxpayer Identification Number and Certification,” or if the recipient is one of a limited class of exempt recipients. A recipient not otherwise exempt from information reporting who fails to satisfy the information reporting requirements will be subject to “backup withholding,” which means that the payor is required to deduct and withhold a tax from the interest payment, calculated in the manner set forth in the Code. For the foregoing purpose, a “payor” generally refers to the

person or entity from whom a recipient receives its payments of interest or who collects such payments on behalf of the recipient.

If an owner purchasing a Note through a brokerage account has executed a Form W-9 in connection with the establishment of such account, as generally can be expected, no backup withholding should occur. In any event, backup withholding does not affect the excludability of the interest on the Notes from gross income for federal income tax purposes. Any amounts withheld pursuant to backup withholding would be allowed as a refund or a credit against the owner's federal income tax once the required information is furnished to the Internal Revenue Service.

Miscellaneous

Tax legislation, administrative actions taken by tax authorities, or court decisions, whether at the federal or state level, may adversely affect the tax-exempt status of interest on the Notes under federal or state law or otherwise prevent beneficial owners of the Notes from realizing the full current benefit of the tax status of such interest. In addition, such legislation or actions (whether currently proposed, proposed in the future, or enacted) and such decisions could affect the market price or marketability of the Notes.

Prospective purchasers of the Notes should consult their own tax advisors regarding the foregoing matters.

LEGAL MATTERS

Legal matters incident to the authorization, issuance and sale of the Notes are subject to the approving legal opinion of Hawkins Delafield & Wood LLP, New York, New York, Bond Counsel. The form of opinion of Bond Counsel is set forth in Appendix D.

DISCLOSURE UNDERTAKING

Disclosure Undertaking for the Notes

In order to assist the purchaser(s) in complying with Rule 15c2-12 with respect to the Notes, the Village will execute a Certificate to Provide Notices of Events, the form of which is attached hereto as Appendix E.

Compliance History

For the fiscal year ended May 31, 2019, 2020 and 2021, the Village did not file audited financial statements or updated unaudited numbers within 180 days of the close of the fiscal year. For the fiscal years ended May 31, 2023 and May 31, 2024, the Village filed unaudited numbers within 180 days of the close of the fiscal year, but did not file audited financial statements within 30 days of the release of those statements.

RATINGS

The Village has not applied to Moody's Investor Service, Inc ("Moody's") for a rating on the Notes.

Moody's currently assigns the uninsured outstanding bonded indebtedness of the Village a rating of "Aa1".

Such rating reflect only the view of such organization, and an explanation of the significance of such rating may be obtained only from such rating agency, at the following address: Moody's Investors Service, Inc., 7 World Trade Center at 250 Greenwich Street, New York, NY 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 such bonds or the availability of a secondary market for those bonds.

MUNICIPAL ADVISOR

Capital Markets Advisors, LLC, Great Neck and New York, New York, (the “Municipal Advisor”) is an independent municipal advisor registered with the United States Securities and Exchange Commission and the Municipal Securities Rulemaking Board. The Municipal Advisor has served as the independent financial advisor to the Village 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 Village 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 Village. The Municipal Advisor is an independent advisory firm and is not engaged in the business of underwriting, trading or distributing municipal securities or other public securities and therefore will not participate in the underwriting of the Notes.

ADDITIONAL INFORMATION

Periodic public reports relating to the financial condition of the Village, its operations and the balances, receipts and disbursements of the various Funds of the Village are available for public inspection at the business office of the Village.

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 Village and the purchasers or holders of any of the Notes.

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 sourced documents to digital format, and neither the Village nor Capital Markets Advisors, LLC assumes any liability or responsibility for errors or omissions on such website. Further, Capital Markets Advisors, LLC and the Village disclaims any duty or obligation either to update or to maintain the 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 Village also assumes no liability or responsibility for any errors or omissions or for any updates to dated website information.

The Village hereby disclaims any obligation to update developments of the various risk factors or to announce publicly any revision to any of the forward-looking statements contained herein or to make corrections to reflect future events or developments except to the extent required by Rule 15c2-12 promulgated by the Securities and Exchange Commission.

The statements contained in this Official Statement and the appendices hereto that are not purely historical are forward-looking statements. Such forward-looking statements can be identified, in some cases, by terminology such as “may,” “will,” “should,” “expects,” “intends,” “plans,” “anticipates,” “believes,” “estimates,” “predicts,” “potential,” “illustrate,” “example,” and “continue,” or the singular, plural, negative or other derivations of these or other comparable terms. Readers should not place undue reliance on forward-looking statements. All forward-looking statements included in this Official Statement are based on information available to such parties on the date of this Official Statement, and the Village assumes no obligation to update any such forward-looking statements. The forward-looking statements included herein are necessarily based on various assumptions and estimates and are inherently subject to various risks and uncertainties, including, but not limited to, risks and uncertainties relating to the possible invalidity of the underlying assumptions and estimates and possible changes or developments in various important factors. Accordingly, actual results may vary from the projections, forecasts and estimates contained in this Official Statement and such variations may be material.

Additional information may be obtained upon request from Capital Markets Advisors, LLC, (516) 487-9818 or from the Village's Treasurer, (914) 864-0016.

This Official Statement is submitted only in connection with the sale of the Notes by the Village and may not be reproduced or used in whole or in part for any other purpose.

VILLAGE OF MOUNT KISCO
WESTCHESTER COUNTY, NEW YORK

By: _____
Alexandra Graniero
Village Treasurer

DATED: May __, 2025

APPENDIX A

THE VILLAGE

THE VILLAGE

General Information

The Village was incorporated in 1875 and is located in northern Westchester County approximately 25 miles north of New York City. The Village encompasses an area of approximately 3.0 square miles and has a population of 10,959 according to the 2020 Census. The Village serves as the commercial and service center for the surrounding towns of Bedford and New Castle. Outside of the commercial center, the Village is composed of residential suburban neighborhoods as well as apartment complexes and condominiums. In addition to employment opportunities within the Village, residents travel to jobs throughout Westchester County and New York City.

Change in Municipal Status

In 1977, the Legislature of the State of New York, pursuant to voter approval, passed an act to create the Village/Town of Mount Kisco (the "Village"). The act provided that the Town of Bedford and the Town of New Castle be divided along the existing boundary line between the Village of Mount Kisco and the remainder of the two Towns, with the boundaries of the new town to be exactly the same as and coterminous with the boundaries of the Village of Mount Kisco. This change formally took effect on January 1, 1978. The Village operates under a Board of Trustees form of government in accordance with New York State Village and Town Law. Members of the Board of Trustees (the "Board of Trustees") serve as the Town Board as well. The receipt and disbursement of funds, the assessing of real property in connection with the levy and collection of Village property taxes, and the issuance of obligations are operated under the Village government. The Village Treasurer, acting in his capacity as Town Receiver, is responsible for the collection of Village, County and school district tax levies.

Form of Government

The Village operates under the Council-Manager form of government. This form provides for an appointed Chief Administrative Officer (Village Manager), who directs day-to-day Village operations and serves at the pleasure of the Mayor and the Board of Trustees (the "Board").

The Mayor is the chief executive officer of the Village. She is elected for a term of two years and is eligible to succeed herself. She is also a member of the Board of Trustees. In addition to the Mayor, there are four trustees who are elected for two-year terms.

Elected and Appointed Officials

The Board of Trustees is the legislative, appropriating, governing and policy determining body of the Village and consists of four board members, elected at large to serve two-year terms, plus the Mayor. Board members may serve an unlimited number of terms. It is the responsibility of the Board of Trustees to enact, by resolution, all legislation including ordinances and local laws. Annual operating budgets for the Village must be approved by the Board; modifications and transfers between budgetary appropriations also must be authorized by the Board of Trustees on the recommendation of the Village Manager. The issuance of all Village indebtedness is subject to approval by the Board of Trustees.

The Village Manager also serves as the Village Clerk. The Village Clerk is appointed by the Mayor, subject to confirmation by the Board, and serves at the pleasure of the Board. The Clerk acts as the custodian of the Village's record as well as the clerk to the Board. Duties of this office include: custody of the corporate seal, books, records and papers of the Village and all reports, communications and minutes of meetings of the Village boards and commissions, issuing certain licenses and permits, and coordinating Village elections.

The Village Treasurer is appointed by and serves at the pleasure of the Village Manager. The Village Treasurer is the chief fiscal officer of the Village responsible for maintaining Village accounting records, collection of taxes, personnel records, and investment of Village funds, and debt management.

Employees

The Village provides services through approximately 71 full-time employees, some of whom are represented by the following units of organized labor. Pursuant to an inter-municipal agreement between the Village and Westchester County, effective June 1, 2015, police services are provided by the County. Parking Enforcement (non-PBA) is now supervised by the Assistant Village Manager.

<u>Number of Employees</u>	<u>Contract Organization</u>	<u>Contract Expiration Date</u>
20	Village Administration Group	05/31/25
7	United Federation of Police Officers	05/31/26
31	Westchester Teamsters Local 456	05/31/27
9	Mt. Kisco Public Library	N/A
4	Management	N/A

Source: Village Officials

Employee Pension Benefits

Substantially all employees of the Village are members of the New York State and Local Employees' Retirement System ("ERS") (herein referred to as the "Retirement System"). 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 System 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 5 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 3% of gross annual salary toward the cost of retirement programs until they attain ten years in the Retirement System, at such time contribution become voluntary. ERS members hired after January 1, 2010 must contribute 3%, or more of their gross annual salary toward the cost of retirement programs for the duration of their employment.

Pension reform enacted by New York State changed the billing cycle for employer contributions to the ERS retirement system to match budget cycles of the Village. Under the previous method, the Village was not provided with the required payment until after its budget was implemented. Under the reforms implemented, the employer contribution for a given fiscal year is based on the value of the pension fund on the prior April 1, instead of the following April 1. As a result, the Village is notified of and can include the actual cost of the employer contribution in its budget. The law also requires a minimum payment of 4.5% of payroll each year, including years in which investment performance of the fund would make a lower employer contribution possible. The pension payment date for all local governments was changed from December 15 to February 1.

On March 16, 2012, Governor Cuomo signed into law Chapter 18 of the Laws of 2012, which legislation provides for a new Tier VI for employees hired after April 1, 2012. The new pension tier has progressive contribution rates between 3% and 6%; it increases the retirement age for new employees from 62 to 63 and includes provisions allowing early retirement with penalties. Under Tier VI, the pension multiplier will be 1.75% for the first 20 years of service and 2% thereafter; vesting will occur after 3 years; the time period for calculation of final average salary is increased from three years to five years; and the amount of overtime to be used to determine an employee's pension is capped at \$15,000, indexed for inflation, for civilian and non-uniform employees and at 15% of base pay for uniformed employees outside of New York City. It also includes a voluntary, portable, defined contribution plan option for new non-union employees with salaries of \$75,000 or more.

The New York State Retirement System has advised the Village that municipalities can elect to make employer contribution payments in the December or the following February, as required. If such payments are made in the December prior to the scheduled payment date in February, such payments may be made at a discount amount. The Village has prepaid its employer contributions each December since the option was made available in 2004.

Employer contribution rates are expected to remain higher than the minimum contribution rates set by past legislation. To mitigate the expected increases in the employer contribution rate, various forms of legislation have been enacted that permit local governments to borrow a portion of their required payments from the State pension plan. To date, the Village has not found it necessary to amortize any payments to the Retirement System.

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

Other Post Employment Benefits

The Village is subject to GASB Statement No. 75 ("GASB 75") of the Governmental Accounting Standards Board. ("GASB"), which replaces GASB Statement No. 75 and No. 45.

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 Village has retained an actuarial firm to complete actuarial and disclosure requirements for its OPEB plan in conformity with GASB 75. The Village's total OPEB liability as of May 31, 2024 was \$21,090,593 using a discount rate of 4.16% and actuarial assumptions and other inputs as described in the Village May 31, 2024 financial statements.

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 Village will continue funding this expenditure on a pay-as-you-go basis.

Legislation has been introduced from time to time to create an optional investment pool to help the State and local governments fund retiree health insurance and OPEB. Such legislation would generally 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. In addition, there would be no limits on how much a local government can deposit into the trust. The Village cannot predict whether such legislation will be enacted into law in the foreseeable future.

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Investment Policy and Permitted Investments

Pursuant to State law, including Sections 10 and 11 of the General Municipal Law (the "GML"), the Village is generally permitted to deposit moneys in banks and trust companies located and authorized to do business in the State. All such deposits, including special time deposit accounts and certificates of deposit, in excess of the amount insured under the Federal Deposit Insurance Act, are required to be secured in accordance with the provisions of and subject to the limitations of Section 10 of the GML.

The Village may also temporarily invest moneys in: (1) obligations of the United States of America; (2) obligations guaranteed by agencies of the United States of America where the payment of principal and interest are guaranteed by the United States of America; (3) obligations of the State of New York; (4) with the approval of the New York State Comptroller, in tax anticipation notes or revenue anticipation notes issued by any municipality, school district, or district corporation, other than those notes issued by the Village; (5) certificates of participation issued by political subdivisions of the State pursuant to Section 109-b(10) of the GML; (6) obligations of a New York public benefit corporation which are made lawful investments for municipalities pursuant to the enabling statute of such public benefit corporation; or (7) in the case of moneys held in certain reserve funds established by the Village pursuant to law, in obligations of the Village.

All of the foregoing instruments and investments are required to be payable or redeemable at the option of the owner within such times as the proceeds will be needed to meet expenditures for purposes for which the moneys were provided and, in the case of instruments and investments purchased with the proceeds of bonds or notes, shall be payable or redeemable in any event, at the option of the owner, within two years of the date of purchase. Unless registered or inscribed in the name of the Village, such instruments and investments must be purchased through, delivered to and held in custody of a bank or trust company in the State pursuant to a written custodial agreement as provided in Section 10 of the GML.

FINANCIAL FACTORS

Budgetary Procedure

Annually, the Village Manager prepares a tentative budget for the ensuing fiscal year. On or about January 15, budget requests are sent to department heads, whose estimates are returned to the Village Manager by February 15.

During February, the Village Manager and the department heads review their requests. On or about March 15, the Village Manager files the tentative budget with the Village Clerk, who submits it to the Board of Trustees. A public budgetary hearing is held on or before April 15. Prior to May 1, the Board of Trustees adopts the budget which is subsequently made available to the public.

Chapter 97 of the New York Laws of 2011, as amended, (the "Tax Levy Limit Law") imposes a limitation on increases in the real property tax levy of the Village, subject to certain exceptions outlined in the law. All budgets of the Village adopted in accordance with the procedure discussed herein must comply with the requirements of the Tax Levy Limit Law.

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 ("OSC") 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 Village as “not filed.”

The financial affairs of the Village are subject to periodic compliance reviews by OSC to ascertain whether the Village has complied with the requirements of various State and federal statutes. The last audit conducted by OSC was released on December 20, 2024. The purpose of the audit was to determine whether the Village Board of Trustees (i) conducted an annual audit of the Village Chief Fiscal Officer’s financial records and reports and (ii) filed the required AFR with the OSC and reported the results of the Village’s fiscal activities to the public in a transparent manner for the period June 1, 2022 through October 1, 2023. Although the review did not identify any significant fiscal concerns with the Village’s general fund for the fiscal year 2022-23, the Board’s ineffective oversight resulted in a lack of transparency with the public regarding the condition of the CFO’s records and the Village’s fiscal activities. As a result, taxpayers and interested parties could not assess the Village’s financial operations to make informed decisions. The complete report can be obtained from OSC’s website.

See the State Comptroller’s official website for more information regarding the foregoing. Reference to this website implies no warranty of accuracy of information therein. References to websites and/or website addresses presented herein are for informational 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

The financial statements of the Village were audited by the firm of Drescher & Malecki, LLP, independent certified public accountants for the fiscal years ended May 31, 2020 through 2024, inclusive.

Fund Structures and Accounts

The Village utilizes fund accounting to record and report its various service activities. A fund represents both a legal and an accounting entity which segregates the transactions of specific programs in accordance with special regulations, restrictions or limitations.

There are two basic fund types: (1) governmental funds that are used to account for basic services, debt service and capital projects; and (2) fiduciary funds that account for assets held in a trustee capacity. Account groups, which do not represent funds, are used to record fixed assets and long-term obligations that are not accounted for in a specific fund.

The Village maintains the following governmental funds: General Fund, Library Fund, Debt Service Fund and Capital Projects Fund. The Village maintains the following proprietary enterprise funds: Water Fund and Sewer Fund.

Basis of Accounting

The financial statements of the Village are prepared on the modified accrual basis of accounting. Under the modified accrual basis, revenues are recorded in the accounting period in which they are “measurable” and “available” to finance current operations. Revenues susceptible to accrual include real property taxes, services to other governments, intergovernmental revenues and operating transfers. Expenditures are generally recognized under the modified accrual basis, that is when the related fund liability is incurred. Exceptions to this general rule are (1) payments to employee retirement systems which are recorded in the general long-term obligations account

group and recognized as an expenditure when due, (2) unmatured interest on general long-term debt which is recognized as an expenditure when due and (3) compensated absences which are charged to expenditures when paid.

Effective June 1, 2003, as part of the Village's compliance with reporting its operations in accordance with the provisions of the Governmental Accounting Standards Board, Statement 34 (GASB 34), the Village changed the reporting of its Water and Sewer Fund operations to an enterprise fund, full accrual basis of accounting.

Recent Operating Results

2019/2020 Audited Results For the fiscal year ended May 31, 2020, General Fund revenues and other sources were approximately \$22,916,875 and General Fund Expenditures and other uses were \$24,080,084, which resulted in an operating deficit of \$1,163,209 and a cumulative General Fund surplus of \$14,232,637.

2020/2021 Audited Results For the fiscal year ended May 31, 2021, General Fund revenues and other sources were approximately \$24,417,697 and General Fund Expenditures and other uses were \$22,361,329, which resulted in an operating surplus of \$2,056,368 and a cumulative General Fund surplus of \$20,551,553. The substantial increase in the cumulative General Fund surplus is due to the required adoption of GASB 84. Under the ruling, Length of Service Award Program ("LOSAP") Trust Fund Assets are required to be reported in the General Fund. The Ambulance and Fire Department LOSAP programs represent \$5,478,001 of the Restricted Fund balances within the total General Fund Surplus.

2021/2022 Audited Results For the fiscal year ended May 31, 2022, General Fund revenues and other sources were approximately \$24,802,337 and General Fund Expenditures and other uses were \$24,398,105, which resulted in an operating surplus of \$404,232 and a cumulative General Fund surplus of \$20,955,785.

2022/2023 Audited Results For the fiscal year ended May 31, 2023, General Fund revenues and other sources were approximately \$25,622,134 and General Fund Expenditures and other uses were \$24,422,512, which resulted in an operating surplus of \$1,199,622 and a cumulative General Fund surplus of \$22,400,786, following a restatement of \$245,379 due to the implementation of GASB 87.

2023/2024 Audited Results For the fiscal year ended May 31, 2024, General Fund revenues and other sources were approximately \$27,920,891 and General Fund Expenditures and other uses were \$28,882,707, which resulted in an operating deficit of \$961,816 and a cumulative General Fund surplus of \$21,438,970.

2024/2025 Adopted Budget For the fiscal year ending May 31, 2025, based on the Village's adopted budget, General Fund revenues are budgeted at \$26.6 million and General Fund Expenditures and other uses are budgeted at \$26.6 million.

2025/2026 Adopted Budget For the fiscal year ending May 31, 2026, based on the Village's adopted budget, General Fund revenues are budgeted at \$27.1 million and General Fund Expenditures and other uses are budgeted at \$27.1 million.

Real Property Taxes

The Village derives a major portion of its revenues from a tax on real property. Property taxes accounted for 60.3% of total General Fund revenues for the fiscal year ended May 31, 2024, while State aid accounted for 1.4% and sales tax accounted for 12.4%.

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The following table sets forth total general fund revenues and real property taxes received for each of the past five fiscal years and the amounts budgeted for the current and upcoming fiscal years.

General Fund Revenues & Real Property Taxes

Fiscal Year <u>Ended May 31:</u>	Total <u>Revenues⁽¹⁾</u>	Real Property <u>Taxes</u>	Real Property Taxes to <u>Revenues</u>
2020	\$22,916,875	\$15,152,443	66.1%
2021	24,417,897	16,011,719	65.6
2022	24,802,337	16,148,956	65.1
2023	25,522,134	15,845,309	62.1
2024	27,820,891	16,766,564	60.3
2025 (Adopted Budget)	26,560,235	16,202,449	61.0
2026 (Adopted Budget)	27,087,548	16,479,281	60.1

(1) General Fund.

Source: Audited Financial Statements and Adopted Budgets of the Village.

State Aid

The Village receives financial assistance from the State. In its adopted budget for the 2025-2026 fiscal year, approximately 1.0% of the total general fund revenues of the Village is estimated to be received in the form 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. The outbreak of COVID-19 and the dramatic steps taken by the State to address it negatively impacted the State’s economy and financial condition. The use of federal stimulus funds allowed the State to avoid gap closing measures; however, the State may be required to implement gap closing measures in the future if the State experiences fiscal stress. 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 Village relies in part on State aid to fund its operations. There can be no assurance that the State appropriation for State aid to municipalities will be continued in future years, either pursuant to existing formulas or in any form whatsoever. State aid appropriated and apportioned to the Village 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, the condition of the State’s economy and other circumstances, including State fiscal stress.

Should the Village 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 Village is authorized by the Local Finance Law to provide operating funds by borrowing in anticipation of the receipt of uncollected State aid.

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The following table sets forth total general fund revenues and State aid revenues received for each of the past five fiscal years and the amounts budgeted for the current and upcoming fiscal years.

General Fund Revenues & State Aid Revenues

Fiscal Year <u>Ended May 31:</u>	Total <u>Revenues⁽¹⁾</u>	General Fund <u>State Aid</u>	State Aid <u>To Revenues</u>
2020	\$22,916,875	\$339,765	1.5%
2021	24,417,897	553,562	2.3
2022	24,802,337	607,654	2.4
2023	25,522,134	464,184	1.8
2024	27,820,891	393,106	1.4
2025 (Adopted Budget)	26,560,235	409,137	1.5
2026 (Adopted Budget)	27,087,548	257,637	1.0

(1) General Fund.

Source: Audited Financial Statements and Adopted Budgets of the Village.

Sales Tax

The County presently imposes a 2-1/2% County-wide sales and use tax on all retail sales. This, in addition to the present 4% State sales tax and 3/8 of 1% sales tax levied in the Metropolitan Transportation Authority District, provides a minimum combined sales tax in the County of 6-7/8%. In addition, the cities in the County have the power under State law to impose by local law and State legislative enactment their own sales and use taxes. At present, such taxes are imposed at a rate of 2% in the City of White Plains, at 2.5% in Mount Vernon and New Rochelle and at 3% in Yonkers.

In July 1991, the State Legislature authorized an additional 1% sales tax for the County to impose in localities other than cities which have their own sales tax. This additional 1% sales tax became effective on October 15, 1991. The additional 1% sales tax is to be apportioned between the County (33.33%), school districts in the County (16.66%) and towns, villages, and cities in the County which have not imposed sales taxes (50%).

Effective March 2004, the State Legislature authorized an additional ½ of 1% sales tax for the County to impose in localities other than cities which have their own sales tax. The additional ½ of 1% sales tax is to be apportioned between the County (70%), school districts in the County (10%), and towns, villages, and cities in the County which have not imposed sales taxes (20%).

Effective April 2019, the State Legislature authorized an additional 1% sales tax for the County to impose in localities other than cities which have their own sales tax. The additional ½ of 1% sales tax is to be apportioned between the County (70%), school districts in the County (10%), and towns, villages, and cities in the County which have not imposed sales taxes (20%).

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The following table sets forth total general fund revenues and sale taxes received for each of the past five fiscal years and the amounts budgeted for the current and upcoming fiscal years.

General Fund Revenues & Sales Tax

Fiscal Year <u>Ended May 31:</u>	Total <u>Revenues⁽¹⁾</u>	<u>Sales Tax</u>	<u>Sales Tax to Revenues</u>
2020	\$22,916,875	\$2,738,193	11.9%
2021	24,417,897	3,096,295	12.7
2022	24,802,337	3,159,290	12.7
2023	25,522,134	3,259,199	12.8
2024	27,820,891	3,468,045	12.5
2025 (Adopted Budget)	26,560,235	3,105,000	11.7
2026 (Adopted Budget)	27,087,548	3,305,000	12.2

(1) General Fund.

Source: Audited Financial Statements and Adopted Budgets of the Village.

Impacts of COVID-19

On March 11, 2021, President Biden signed into law the American Rescue Plan Act of 2021 (“ARPA”). 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 Village received \$1,107,176 through ARPA. The Village used the funding on fire house additions/renovations, streetscapes, sewer pump station upgrades and water main replacements.

TAX INFORMATION

Real Estate Tax Levying Limitation

The Village is responsible for levying taxes for Village purposes. The Village's real property tax levying powers, other than for debt service and certain other enumerated purposes, are limited by the State Constitution to two percent of the five-year average full valuation of taxable real property of the Village. (See also “*Tax Levy Limit Law*” herein).

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The following table sets forth the computation of the Village's real estate tax levying limitation and the determination of its tax margin for the fiscal year ending May 31, 2025.

Real Property Tax Assessment and Rates

<u>Assessment Year</u>	<u>Fiscal Year Ending May 31:</u>	<u>Assessed Valuation</u>	<u>State Equalization Ratio</u>	<u>Full Valuation</u>
2020	2021	\$146,373,566	7.45%	\$ 1,964,745,852
2021	2022	146,200,857	7.48	1,954,566,912
2022	2023	145,841,958	7.58	1,924,036,385
2023	2024	145,896,721	7.16	2,037,663,701
2024	2025	144,242,850	6.48	<u>2,225,969,907</u>
TOTAL:				<u>\$10,106,982,757</u>
Five-Year Average Valuation				2,021,396,551
Tax Levying Limitation: 2% of Average Five-Year Full Valuation:				40,427,931
Exclusions Added Thereto:				<u>5,466,295</u>
Maximum Taxing Power				45,894,226
Real Estate Tax Levy for 2024/2025				<u>16,202,449</u>
Constitutional Net Tax Margin				\$ 29,691,777
Percent of Tax Limitation Exhausted				<u>35.30%</u>

Source: Village of Mt. Kisco, Village Treasurer, and the New York State Office of Real Property Services.

Valuations and Tax Data

The Village derives its power to levy an ad valorem real property tax from Article 8, Section 10 of the Constitution of the State of New York. The Village is responsible for levying taxes for operating purposes and debt service.

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

	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>
Assessed Value	\$146,373,566	\$146,200,857	\$145,841,958	\$145,896,721	\$144,242,850
Equalization Ratio	7.45%	7.48%	7.58%	7.16%	6.48%
Full Value	1,964,745,852	1,954,556,912	1,924,036,385	2,037,663,701	2,225,969,907
Tax Levy	15,387,377	15,515,224	15,676,806	15,996,322	16,142,932
Tax Rates ⁽¹⁾ :	\$105.12	\$106.12	\$107.49	\$109.64	\$111.91

(1) Per \$1,000 assessed valuation.

Source: New York State Office of Real Property Services and Village Officials.

Tax Levy Limit Law

Prior to the enactment of Chapter 97 of the New York Laws of 2011, as amended, (the "Tax Levy Limit Law"), all the taxable real property within the Village has been subject to the levy of ad valorem taxes to pay the bonds and notes of the Village and interest thereon without limitation as to rate or amount. However, the Tax Levy Limit Law imposes a tax levy limitation upon the Village for any fiscal year commencing after January 1, 2012, without providing an exclusion for debt service on obligations issued by the Village. As a result, the power of the Village to levy real estate taxes on all the taxable real property within the Village for Village purposes, including the payment of bonds and notes of the Village and interest thereon, is subject to statutory limitations imposed by the Tax Levy Limit Law.

The following is a brief summary of certain relevant provisions of Tax Levy Limit Law. The summary is not complete and the full text of the Tax Levy Limit Law should be read in order to understand the details and implications thereof.

The Tax Levy Limit Law imposes a limitation on increases in the real property tax levy of the Village, subject to certain exceptions. The Tax Levy Limit Law permits the Village to increase its overall real property tax levy over the tax levy of the prior year by no more than the "Allowable Levy Growth Factor", which is the lesser of one and two-one hundredths or the sum of one plus the Inflation Factor; provided, however that in no case shall the levy growth factor be less than one. The "Inflation Factor" is the quotient of: (i) the average of the 20 National Consumer Price Indexes determined by the United States Department of Labor for the twelve-month period ending six months prior to the start of the coming fiscal year minus the average of the National Consumer Price Indexes determined by the United States Department of Labor for the twelve-month period ending six months prior to the start of the prior fiscal year, divided by: (ii) the average of the National Consumer Price Indexes determined by the United States Department of Labor for the twelve-month period ending six months prior to the start of the prior fiscal year, with the result expressed as a decimal to four places. The Village is required to calculate its tax levy limit for the upcoming year in accordance with the provision above and provide all relevant information to the New York State Comptroller prior to adopting its budget. The Tax Levy Limit Law sets forth certain exclusions to the real property tax levy limitation of the Village, including exclusions for certain portions of the expenditures for retirement system contributions and tort judgments payable by the Village. The Board of Trustees may adopt a budget that exceeds the tax levy limit for the coming fiscal year, only if the Board of Trustees first enacts, by a vote of at least sixty percent of the total voting power of the governing board of the Village, a local law to override such limit for such coming fiscal year.

The Tax Levy Limit Law does not contain an exception from the levy limitation for the payment of debt service on either outstanding general obligation bonds or notes of the Village or such indebtedness incurred after the effective date of the Tax Levy Limit Law. As such, there can be no assurances that the Tax Levy Limit Law will not come under legal challenge for violating (i) Article VIII, Section 12 of the State Constitution for not providing an exception for debt service on obligations issued prior to the enactment of the Tax Levy Limit Law, (ii) Article VIII, Section 10 of the State Constitution by effectively eliminating the exception for debt service to general real estate tax limitations, and (iii) Article VIII, Section 2 of the State Constitution by limiting the pledge of its faith and credit by a municipality or school district for the payment of debt service on obligations issued by such municipality or school district.

Tax Collection Procedures

The assessment and collection of real property taxes is governed by the Westchester County Tax Law as well as by the Real Property Tax Law of the State. The Village, acting in its capacity as a Town, collects all County, school and special district taxes. The Village receives warrants for the collection of taxes from the County and from the Bedford School District. The Village then remits the amount of the County and school district warrants at times set forth in the Westchester County Charter and Code. The Village is required to remit the full amount of each warrant presented by the County and school district, whether or not these sums are actually collected by the Village. The Village has the responsibility for uncollected taxes and for conducting tax lien sales.

Village taxes are due on June 1, with the first half payable without penalty until June 30, after which the penalty is 2% during July and 1% for each month thereafter up to the date of the tax lien sale. Second half Village taxes are payable without penalty until December 31, after which the penalty is 2% during January and 1% each month thereafter up to the date of the tax lien sale.

County, State judicial and special district taxes for the period from January 1 to December 31 are due in a single payment on April 1. Payment may be made without penalty until April 30, after which the penalty is 2% during May, 5% during June and July, 7% during August and September, 10% during October, November and December and 12% thereafter to the date of the tax lien sale.

School taxes for the period from July 1 to June 30 are due on September 1, with the first half payable without penalty until September 30th, after which the penalty is 2% during October, 5% during November, 7% during December and January, 10% during February and March, and 12% thereafter to the date of the tax lien sale. Second half school taxes are payable without penalty until January 31, after which the penalty is 10% during February and March, and 12% thereafter to date of the tax lien sale.

The following table sets forth the Village’s Real Property Tax Levies and Collections at the end of the last five fiscal years.

Real Property Tax Levies and Collections

Fiscal Year <u>Ended May 31:</u>	Gross Tax Levy ⁽¹⁾	Current Taxes <u>Collected</u>	Percentage Current Taxes <u>Collected</u>
2021	\$15,427,377	\$15,406,736	99.9%
2022	15,519,257	15,465,626	99.7
2023	15,590,246	15,420,317	98.9
2024	16,036,322	15,888,627	99.1
2025	16,142,932	15,915,353	98.6

(1) Amount includes unpaid water/sewer rents added on tax roll.

Source: Village Officials.

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Ten of the Largest Taxpayers

The following table presents the taxable assessments of the Village’s ten largest taxpayers for the fiscal year ended May 31, 2024:

<u>Taxable Assessments</u>			
<u>Taxpayer</u>	<u>Nature of Business</u>	<u>Assessed Valuation</u>	<u>Percentage of Total Assessed Valuation</u>
DP 21 LLC	Shopping Center	\$5,220,000	3.58%
Consolidated Edison Corp.	Public Utility	4,184,013	2.87
200 Diplomat Drive Corporation	Property Management	1,860,000	1.27
UE 195 N Bedford Rd LLC	Real Estate	1,624,500	1.11
EU AP 195 N Bedford Rd LLC	Real Estate	1,440,000	0.99
PC Hammes LLC	Office Building	1,325,000	0.91
100 South Bedford Rd	Office Building	1,300,000	0.89
EPC Hammes LLC	Office Building	1,254,000	0.86
Bedford Plaza Tenants Corp.	Housing	1,102,000	0.76
275 Kisco Ave LLC	Real Estate	<u>1,100,000</u>	<u>0.75</u>
	Totals	<u>\$20,409,513</u>	<u>13.99%</u>

(1) The Village’s total assessed value for the 2024 fiscal year is \$145,896,721.

Source: Village Officials.

VILLAGE INDEBTEDNESS

Constitutional and Statutory Requirements

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

Purpose and Pledge. The Village shall not give or loan any money or property to or in aid of any individual or private corporation or private undertaking or give or loan its credit to or in aid of any of the foregoing or any public corporation.

The Village may contract indebtedness only for a Village 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 in one of the two fiscal years immediately succeeding the fiscal year in which such indebtedness was contracted, 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 purposes for which such indebtedness is to be contracted; no installment may be more than fifty per centum in excess of the smallest prior installment, unless the Village determines to issue debt amortized on the basis of substantially level or declining annual debt service. The Village 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 serial bonds and bond anticipation notes.

General. The Village is further subject to constitutional limitation by the general constitutionally imposed duty of the State Legislature to restrict the power of taxation and contracting indebtedness to prevent abuses in the exercise

of such powers. As has been noted under “*Nature of Obligation*”, the State Legislature is prohibited by a specific constitutional provision from restricting the power of the Village to levy taxes on real estate for the payment of interest on or principal of indebtedness theretofore contracted. However, the Tax Levy Limit Law imposes a statutory limitation on the Village’s power to increase its annual tax levy, unless the Village complies with certain procedural requirements to permit the Village to levy certain year-to-year increases in real property taxes.

Debt Limit. The Village has the power to contract indebtedness for any Village purpose so long as the principal amount thereof shall not exceed seven per centum of the most recent five-year average full valuation of taxable real estate of the Village and subject to certain enumerated exclusions and deductions such as water and certain sewer facilities and cash appropriations for current debt service. The constitutional method for determining full valuation is by taking the assessed valuation of taxable real estate for the last completed assessment roll and applying thereto the final equalization rate as determined by the State Board of Real Property Services. The State Legislature is required to prescribe the manner by which such rate shall be determined. The average full valuation is determined by taking the sum of full valuations of such last completed assessment roll and the four preceding assessment rolls, and dividing such sum by five.

There is no constitutional limitation on the amount that may be raised by the Village by tax on real estate in any fiscal year to pay principal of and interest on all indebtedness. However, the Tax Levy Limit Law imposes a statutory limitation on the power of the Village to increase its annual tax levy unless the Village complies with certain procedural requirements to permit the Village to levy certain year-to-year increases in real property taxes.

Statutory Procedure

In general, the State Legislature has authorized the power and procedure for the Village to borrow and incur indebtedness subject, of course, to the constitutional provisions set forth above. The power to spend money, however, generally derives from other law, including the Village Law and the General Municipal Law.

Pursuant to the Local Finance Law, the Village authorizes the incurrence of indebtedness, including bonds and bond anticipation notes issued in anticipation of such bonds, by the adoption of a resolution, approved by at least two-thirds of the members of the Village Board, the finance board of the Village. Certain such resolutions may be subject to permissive referendum, or may be submitted to the Village voters at the discretion and (3/5) three-fifths vote of the Board of Trustees.

The Local Finance Law also provides a twenty-day statute of limitations after publication of a bond resolution, which, in effect, estops thereafter legal challenges to the validity of 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 bonds subject to the legal (Constitution, Local Finance Law and case law) restrictions relating to the period of probable usefulness with respect thereto.

Each bond resolution also authorizes the issuance of bond anticipation notes prior to the issuance of serial bonds. Statutory law in New York permits notes to be renewed each year provided that principal is amortized and provided that such renewals do not (with certain exceptions) extend more than five years beyond the original date of borrowing. However, notes issued in anticipation of the sale of serial 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 addition, under each bond resolution, the Village Board may delegate the power to issue and sell bonds and notes to the Village Treasurer, the chief fiscal officer of the Village.

In general, the Local Finance Law contains similar provisions providing the Village with power to issue general obligation revenue anticipation notes, tax anticipation notes, capital notes, deficiency notes and budget notes.

Constitutional Debt-Contracting Limitation

There is no constitutional limitation on the amount that may be raised by the Village by tax on real estate in any fiscal year to pay interest on or principal of indebtedness theretofore contracted.

The following table sets forth the current debt-contracting limitation of the Village.

<u>Debt Contracting Limitation</u>			
Fiscal Year Ended <u>May 31:</u>	Assessed <u>Valuation</u>	State Equalization <u>Ratio⁽¹⁾</u>	Full <u>Valuation</u>
2021	\$146,373,566	7.45%	\$1,964,745,852
2022	146,200,857	7.48	1,954,566,912
2023	145,841,958	7.58	1,924,036,385
2024	145,896,721	7.16	2,037,663,701
2025	144,242,850	6.48	<u>2,225,969,907</u>
Total Five-Year Full Valuation			\$10,106,982,757
Average Five-Year Full Valuation			2,021,396,551
Debt Contracting Limitation - 7% of Average Full Valuation			<u>\$ 141,497,759</u>

(1) Equalization rates are established by the New York State Board of Equalization and Assessment.

Source: New York State Board of Equalization and Assessment.

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Statutory Debt Limit and Net Indebtedness

The following table, based on information furnished by the Village, presents the debt-incurring power of the Village and shows that the Village is within its constitutional debt limit.

Statement of Debt-Contracting Power
(As of May 6, 2025)

Debt-Contracting Limitation:	\$141,497,759
Gross Direct Indebtedness:	
Bonds:	
General Purpose	\$25,961,874
Water ⁽¹⁾	<u>21,068,126</u>
	\$47,030,000
Bond Anticipation Notes:	
General Purpose	\$ 0
Sewer	6,000,000
Water	<u>0</u>
	\$6,000,000
 Total Gross Direct Indebtedness	 <u>\$ 53,030,000</u>
Less Exclusions and Deductions:	
Water and Sewer Debt:	\$30,568,126
Appropriations for Non-Exempt Indebtedness During Current Fiscal Year	<u>55,000</u>
 Total Exclusions:	 <u>\$ 30,618,126</u>
 Total Net Direct Indebtedness	 <u>\$ 22,411,874</u>
 Debt-Contracting Margin	 <u>\$119,085,885</u>
 Percentage of Debt-Contracting Power Exhausted	 <u>15.84%</u>

(1) Inclusive of bonds issued by the New York State Environmental Facilities Corporation on behalf of the Village.

Tax and Revenue Anticipation Notes

The Village currently has no revenue or tax anticipation notes outstanding.

Trend of Capital Indebtedness

The following table sets forth the amount of direct capital indebtedness outstanding for the last five fiscal years.

Direct Capital Indebtedness Outstanding
(Fiscal year ended May 31:)

	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>
Bonds:	\$20,685,000	\$31,660,000	\$28,105,000	\$51,930,000	\$48,945,000
Bond Anticipation Notes:	<u>11,580,000</u>	<u>5,020,000</u>	<u>11,260,000</u>	<u>9,500,000</u>	<u>15,500,000</u>
 Total:	 <u>\$32,265,000</u>	 <u>\$36,680,000</u>	 <u>\$39,365,000</u>	 <u>\$61,430,000</u>	 <u>\$64,445,000</u>

Source: Audited Financial Statements of the Village. Summary itself is not audited.

Overlapping and Underlying Debt

The real property taxpayers of the Village are responsible for a proportionate share of outstanding debt obligations of the County and school district. Such taxpayers' share of this overlapping debt is based upon the amount of the Village's equalized property values taken as a percentage of each separate units' total values. The table below sets forth both the total outstanding principal amount of debt issued by the Village and the approximate magnitude of the burden on taxable property in the Village of the debt issued and outstanding by such overlapping entities.

Statement of Direct and Overlapping Indebtedness

Gross Direct Indebtedness	\$ 53,030,000
Exclusions and Deductions	<u>30,618,126</u>
Net Direct Indebtedness	<u>\$ 22,411,874</u>

Overlapping Debt

<u>Issuer</u>	<u>Net Debt Outstanding</u>	<u>As of:</u>	<u>Village Share</u>	<u>Amount Applicable To Village</u>
Westchester County	\$1,071,341,812	12/31/24	1.56%	\$ 16,712,932
Bedford CSD	53,945,000	04/09/25	17.46	<u>9,418,797</u>
Total Net Overlapping Debt				\$ 26,131,729
Total Net Direct Debt				<u>22,411,874</u>
Total Net Direct and Overlapping Debt				<u>\$ 48,543,603</u>

Source: County and School District Officials.

Debt Ratios

The following table presents certain debt ratios relating to the Village's direct and overlapping indebtedness.

Debt Ratios

	<u>Amount</u>	<u>Debt Per Capita ⁽¹⁾</u>	<u>Debt to Full Value ⁽²⁾</u>
Net Direct Debt	\$ 22,411,874	\$ 2,121	1.01%
Net Direct and Overlapping Debt	48,543,603	4,594	2.18

(1) The population of the Village is 10,567 according to the 2023 Census estimate.

(2) The full valuation of real property located in the Village for the 2025 fiscal year is \$2,225,969,907.

Authorized and Unissued Indebtedness

Following the issuance of the Notes, the Village will have authorized but unissued indebtedness of \$2,000,000 for Senior Center renovations.

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Bond Anticipation Notes

On May 31, 2024, the Village issued \$6,000,000 Bond Anticipation Notes – 2024 Series A, which mature on May 30, 2025. Such notes will be redeemed with proceeds from the Notes, along with \$1,000,000 in available funds.

Debt Service Schedule

The following table shows the debt service requirements to maturity on the Village’s outstanding bonded general obligation indebtedness, exclusive of economically defeased obligations.

Bond Principal and Interest Maturity Table

Fiscal Year			
<u>Ending May 31:</u>	<u>Principal</u>	<u>Interest⁽¹⁾</u>	<u>Total⁽²⁾</u>
2025 ⁽³⁾	\$ 3,750,000	\$ 1,716,295	\$ 5,466,295
2026	3,370,000	1,593,368	4,963,368
2027	3,485,000	1,470,278	4,955,278
2028	2,940,000	1,348,678	4,288,678
2029	3,045,000	1,230,840	4,275,840
2030	3,160,000	1,112,245	4,272,245
2031	3,275,000	993,034	4,268,034
2032	3,395,000	869,359	4,264,359
2033	3,525,000	740,715	4,265,715
2034	3,645,000	604,504	4,249,504
2035	2,715,000	474,445	3,189,445
2036	2,810,000	382,861	3,192,861
2037	2,620,000	291,774	2,911,774
2038	1,175,000	197,445	1,372,445
2039	1,220,000	159,628	1,379,628
2040	1,260,000	120,653	1,380,653
2041	1,300,000	79,357	1,379,357
2042	715,000	43,900	758,900
2043	<u>740,000</u>	<u>14,800</u>	<u>754,800</u>
Totals:	<u>\$48,145,000</u>	<u>\$13,444,182</u>	<u>\$61,589,182</u>

(1) Inclusive of bonds issued by the New York State Environmental Facilities Corporation on behalf of the Village. These bonds an interest rate subsidy as part of the New York State Storm Mitigation Loan Program. The interest rate subsidy is not reflected above.

(2) Off slightly due to rounding.

(3) For entire fiscal year.

Source: Audited Financial Statements of the Village and Village Officials.

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ECONOMIC AND DEMOGRAPHIC DATA

Population

The following table presents population trends for the Village, County and State, based upon recent census data.

	<u>Population Trend</u>			
	<u>2000</u>	<u>2010</u>	<u>2020</u>	Percentage Change <u>2010/2020</u>
Village	9,983	10,877	10,959	0.75 %
County	923,459	949,113	1,004,457	5.83
State	18,976,457	19,378,102	20,201,249	4.25

Source: New York State Department of Commerce; New York State Department of Economic Development.

Income

The following table presents median household income for the Village, County and State.

	<u>Median Household Income</u>		
	<u>2000</u>	<u>2010</u>	<u>2020</u>
Village	\$55,420	\$63,929	\$85,412
County	63,582	79,619	99,489
State	43,393	55,603	71,117

Source: New York State Department of Commerce; New York State Department of Economic Development.

Employment and Unemployment

The following tables provide information concerning employment and unemployment in the County and State. Data provided for the County and State in the following tables is not necessarily representative of the Village.

Major Manufacturers Located in the Village

<u>Employers</u>	<u>Number of Employees</u>	<u>Product or Service</u>
Curtis Instrument, Inc.	150	Instruments, gauges, battery controllers
Multiplier Industries Corp.	80	Dry primary and rechargeable batteries
Zierick Manufacturing Corp.	75	Electronic hardware and connectors
RLC Electronics Corp.	65	Passive microwave components
Zumbach Electronics Corp.	55	Instruments to measure electricity

Source: Dun & Bradstreet Regional Business Directory.

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Major Service and Retail Employers Located in the Village

<u>Employers</u>	<u>Number of Employees</u>	<u>Product or Service</u>
Northern Westchester Hospital Center	1000 ⁽¹⁾	General medical & surgical hospital
Mount Kisco Medical Group, P.C.	500	Offices & clinics of medical doctors
Visiting Nurse Association of Hudson Valley, Inc.	420	Home health care services
Target Corp. (Target store)	200	Merchandise retailer
Tennis Equities, Inc. (Saw Mill River Club)	150	Exercise & health club
Village/Town of Mount Kisco	150	Local government services
New York State Assoc. for Retarded Children, Inc.	120	Job training & vocational rehab. services
Bedford Central School District	100	Elementary school
Northeast Radiology P.C.	100	Offices & clinics of medical doctors
Great Atlantic & Pacific Tea Co. (A&P Supermarket)	100	Grocery store

(1) Plus an additional 450 affiliated doctors.

Source: Dun & Bradstreet Regional Business Directory.

Civilian Labor Force

	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>
County	500,400	505,500	524,800	537,500	538,800
State	9,569,500	9,540,700	9,620,700	9,773,400	9,834,600

Source: New York State Department of Economic Development; Bureau of Economic and Demographic Information.

Yearly Average Unemployment Rates

<u>Year</u>	<u>County</u>	<u>State</u>
2020	7.9%	9.8%
2021	4.7	7.1
2022	3.0	4.3
2023	3.0	4.1
2024	3.3	4.3

Source: New York State Department of Economic Development; Bureau of Economic and Demographic Information.

Monthly Unemployment Rates

<u>Month</u>	<u>County</u>	<u>State</u>
April 2024	2.9%	3.9%
May	3.1	4.0
June	3.3	4.3
July	3.7	4.8
August	3.6	4.8
September	2.9	4.0
October	3.0	4.2
November	3.0	4.2
December	3.0	4.2
January 2025	3.6	4.6
February	3.9	4.3
March	3.4	4.1

Source: New York State Department of Labor, Bureau of Labor Statistics. Information not seasonally adjusted.

Utilities

The residents of the Village receive electricity and natural gas from the Consolidated Edison. The Village operates its own water system for all areas of the Village. Most Village residents receive sanitary sewer services from the Village, which owns the sewer lines and pumping stations in the Village, and from the County, which owns and operates the trunk lines and wastewater treatment plants. Those residents (approximately 60) not connected to the sanitary sewer system have privately-owned septic tanks.

Transportation

The Village is served by a transportation network consisting of all major forms of transportation. Several primary State and U.S. highways including Interstate 684 and the Saw Mill River Parkway run near or through the Village. The Metropolitan Transportation Authority provides passenger rail service. Air transportation is provided by the Westchester County Airport, as well as the three major New York Tri-State airports (Kennedy, LaGuardia and Newark), and the Stewart International Airport in Newburgh.

End of Appendix A

APPENDIX B

FINANCIAL STATEMENT SUMMARIES

VILLAGE OF MOUNT KISCO
Statement of Budgeted Revenues and Expenditures - General Fund
Fiscal Year Ending May 31:

	Adopted Budget <u>2025</u>	Adopted Budget <u>2026</u>
<u>Revenues:</u>		
Real Property Taxes	\$ 16,202,449	\$ 16,479,281
Other Tax Items	353,572	353,572
Non-Property Tax Items	3,105,000	3,305,000
Departmental Income	18,000	16,500
Public Safety	633,500	648,500
Transportation	590,000	685,000
Culture & Recreation	416,500	449,500
Home & Community Services	30,500	21,500
Intergovernmental Charges	1,427,006	1,598,927
Use of Money & Property	865,526	934,693
Licenses & Permits	48,000	44,500
Fines and Forfeitures	580,000	580,000
Sale of Property and Compensation for Loss	8,500	8,500
Miscellaneous	265,000	265,000
State Aid	409,137	257,637
Federal Aid	105,200	95,500
Interfund Transfers	-	100,000
Appropriated Fund Balance and Reserves	<u>1,502,345</u>	<u>1,243,938</u>
 Total Revenues	 <u>\$ 26,560,235</u>	 <u>\$ 27,087,548</u>
 <u>Expenditures</u>		
General Government Support	\$ 2,781,138	\$ 2,846,030
Public Safety	9,849,278	10,274,417
Health	585,091	668,181
Transportation	1,199,018	1,251,470
Economic Assistance and Opportunity	397,930	428,395
Culture & Recreation	1,288,033	1,374,922
Home & Community Service	1,429,950	1,406,350
Town Functions	764,462	791,848
Employee Benefits	3,045,862	3,335,638
Debt Service	2,744,534	2,453,707
Interfund Transfers	<u>2,474,939</u>	<u>2,256,590</u>
 Total Expenditures	 <u>\$ 26,560,235</u>	 <u>\$ 27,087,548</u>

Source: Adopted Budgets of the Village.

VILLAGE OF MOUNT KISCO
Comparative Balance Sheets - General Fund
Fiscal Year Ended May 31:

	<u>2023</u>	<u>2024</u>
<u>Assets:</u>		
Cash and Equivalents	\$ 16,950,788	\$ 11,868,469
Restricted Cash and Cash Equivalents	2,896,736	3,177,684
Investments	5,024,792	5,759,769
Other Receivables		
Accounts	187,623	264,439
Taxes	795,276	523,116
Intergovernmental Receivables	1,826,862	1,850,837
Real Estate Acquired For Resale	1,814,936	1,814,936
Due From Other Funds	-	3,128,382
Lease Receivables	666,384	443,942
Prepaid Expenditures	141,271	25,769
 Total Assets	 \$ 30,304,668	 \$ 28,857,343
 <u>Liabilities and Fund Balance:</u>		
<u>Liabilities:</u>		
Accounts Payable	\$ 574,455	\$ 482,922
Accrued Liabilities	312,655	551,843
Intergovernmental Payables	4,802,828	4,604,793
Due to Retirement Systems	101,590	120,393
Unearned Revenue	1,224,716	1,205,912
 Total Liabilities	 \$ 7,016,244	 \$ 6,965,863
 Deffered Inflows of Resources	 887,638	 452,510
 <u>Fund Balance:</u>		
Nonspendable	\$ 1,956,207	\$ 1,840,705
Restricted	6,696,812	7,731,541
Committed	2,347,361	316,283
Assigned	1,468,307	3,692,746
Unassigned	9,932,099	7,857,695
 Total Fund Balance	 \$ 22,400,786	 \$ 21,438,970
 Total Liabilities and Fund Balance	 \$ 30,304,668	 \$ 28,857,343

Source: Audited Financial Statements of the Village.

VILLAGE OF MOUNT KISCO
Statement of Revenues, Expenditures and Changes in Fund Balance
Fiscal Year Ended May 31:

	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>
Revenues:					
Real Property Taxes	\$ 15,152,443	\$ 16,011,719	\$ 16,148,956	\$ 15,845,309	\$ 16,766,564
Non-Property Taxes	2,738,193	3,096,295	3,159,290	3,259,199	3,468,045
Departmental Income	1,809,912	1,114,702	1,863,175	2,223,640	2,330,410
Intergovernmental Charges	1,091,297	1,051,643	1,069,608	1,132,244	1,292,590
Use of Money and Property	666,053	446,355	486,210	1,012,623	2,188,204
Licenses and Permits	104,671	82,699	115,807	46,695	35,082
Fines and Forfeitures	654,086	280,103	536,297	788,022	586,966
Sale of Property and Compensation for Loss	126,756	260,851	29,641	51,362	92,450
Miscellaneous	30,246	1,329,856	494,785	371,609	315,180
State Aid	339,765	553,562	607,654	464,184	393,106
Federal Aid	203,453	189,912	290,914	327,247	352,294
Total Revenues	\$ 22,916,875	\$ 24,417,697	\$ 24,802,337	\$ 25,522,134	\$ 27,820,891
Expenditures					
General Government Support	\$ 2,533,286	\$ 2,527,031	\$ 2,931,734	\$ 2,999,336	\$ 3,175,914
Public Safety	8,277,918	8,105,312	9,274,997	9,297,299	9,220,142
Health	443,572	471,549	488,453	897,956	575,451
Transportation	825,624	1,004,575	929,917	936,121	1,256,817
Economic Assistance & Opportunity	495,811	471,934	504,333	517,795	514,301
Culture and Recreation	1,045,539	844,018	998,459	1,137,054	1,006,841
Home and Community Services	1,337,742	1,330,656	1,260,297	1,381,687	1,346,860
Employee Benefits	3,217,595	3,250,469	3,468,132	2,782,870	3,677,173
Debt Service	3,900	3,900	3,900	-	-
Total Expenditures	\$ 18,180,987	\$ 18,009,444	\$ 19,860,222	\$ 19,950,118	\$ 20,773,499
Excess (Deficiency) of Revenues Over Expenditures	4,735,888	6,408,253	4,942,115	5,572,016	7,047,392
Other Financing Sources (Uses):					
Operating Transfers In	\$ -	\$ -	\$ -	\$ 100,000	\$ 100,000
Operating Transfers Out	(5,899,097)	(4,351,885)	(4,537,883)	(4,472,394)	(8,109,208)
Total Other Financing Sources (Uses)	(5,899,097)	(4,351,885)	(4,537,883)	(4,372,394)	(8,009,208)
Excess (Def) of Revenues Over Expenditures and Other Uses	(1,163,209)	2,056,368	404,232	1,199,622	(961,816)
Fund Balance - Beginning of Year	15,395,846	14,232,637	20,551,553	20,955,785	22,400,786
Prior Period Adjustment	-	4,262,548	-	245,379	-
Fund Balance - End of Year	\$ 14,232,637	\$ 20,551,553	\$ 20,955,785	\$ 22,400,786	\$ 21,438,970

Source: Audited Financial Statements of the Village.

APPENDIX C

AUDITED FINANCIAL STATEMENTS

FOR THE FISCAL YEAR ENDED MAY 31, 2024*

**CAN BE ACCESSED ON THE ELECTRONIC MUNICIPAL MARKET ACCESS
("EMMA") WEBSITE
OF THE MUNICIPAL SECURITIES RULEMAKING BOARD ("MSRB")
AT THE FOLLOWING LINK:**

<https://emma.msrb.org/P11854095.pdf>

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

*** Drescher & Malecki, LLP, Certified Public Accountants 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.**

APPENDIX D

FORM OF APPROVING LEGAL OPINION OF BOND COUNSEL

FORM OF OPINION OF BOND COUNSEL

Hawkins Delafield & Wood LLP
140 Broadway, 42nd Floor
New York, New York 10005

May 29, 2025

The Board of Trustees of the
Village of Mount Kisco, in the
County of Westchester, New York

Ladies and Gentlemen:

We have acted as Bond Counsel to the Village of Mount Kisco (the “Village”), in the County of Westchester, New York, a municipal corporation of the State of New York, and have examined a record of proceedings relating to the authorization, sale and issuance of the \$5,000,000 Bond Anticipation Notes – 2025 Series A (the “Notes”) of the Village, dated and delivered on the date hereof.

In such examination, we have assumed the genuineness of all signatures, the authenticity of all documents submitted to us as originals and the conformity with originals of all documents submitted to us as copies thereof.

Based on and subject to the foregoing, and in reliance thereon, as of the date hereof, we are of the following opinions:

1. The Notes are valid and legally binding general obligations of the Village for which the Village has validly pledged its faith and credit and, unless paid from other sources, all the taxable real property within the Village is subject to the levy of ad valorem real estate taxes to pay the Notes and interest thereon, subject to certain statutory limitations imposed by Chapter 97 of the New York Laws of 2011, as amended. The enforceability of rights or remedies with respect to such Notes may be limited by bankruptcy, insolvency or other laws affecting creditors’ rights or remedies heretofore or hereafter enacted.

2. Under existing statutes and court decisions and assuming continuing compliance with certain tax certifications described herein, (i) interest on the Notes is excluded from gross income for federal income tax purposes pursuant to Section 103 of the Internal Revenue Code of 1986, as amended (the “Code”), and (ii) interest on the Notes is not treated as a preference item in calculating the alternative minimum tax under the Code, however, interest on the Notes is included in the “adjusted financial statement income” of certain corporations that are subject to the alternative minimum tax under Section 55 of the Code.

The Code establishes certain requirements which must be met subsequent to the issuance of the Notes in order that the interest on the Notes be and remain excluded from gross income for federal income tax purposes under Section 103 of the Code. These requirements include, but are not limited to, requirements relating to the use and expenditure of proceeds of the

Notes, restrictions on the investment of proceeds of the Notes prior to expenditure and the requirement that certain earnings be rebated to the federal government. Noncompliance with such requirements may cause the interest on the Notes to become subject to federal income taxation retroactive to the date of issuance thereof, irrespective of the date on which such noncompliance occurs or is ascertained.

On the date of issuance of the Notes, the Village will execute a Tax Certificate relating to the Notes containing provisions and procedures pursuant to which such requirements can be satisfied. In executing the Tax Certificate, the Village represents that it will comply with the provisions and procedures set forth therein and that it will do and perform all acts and things necessary or desirable to assure that the interest on the Notes will, for federal income tax purposes, be excluded from gross income.

In rendering the opinion in this paragraph 2, we have relied upon and assumed (i) the material accuracy of the Village's representations, statements of intention and reasonable expectations, and certifications of fact contained in the Tax Certificate with respect to matters affecting the status of the interest on the Notes, and (ii) compliance by the Village with the procedures and representations set forth in the Tax Certificate as to such tax matters.

3. Under existing statutes, interest on the Notes is exempt from personal income taxes of New York State and its political subdivisions, including The City of New York.

We express no opinion as to any other federal, state or local tax consequences arising with respect to the Notes, or the ownership or disposition thereof, except as stated in paragraphs 2 and 3 above. We render our opinion under existing statutes and court decisions as of the date hereof, and assume no obligation to update, revise or supplement our opinion to reflect any action hereafter taken or not taken, any fact or circumstance that may hereafter come to our attention, any change in law or interpretation thereof that may hereafter occur, or for any other reason. We express no opinion as to the consequence of any of the events described in the preceding sentence or the likelihood of their occurrence. In addition, we express no opinion on the effect of any action taken or not taken in reliance upon an opinion of other counsel regarding federal, state or local tax matters, including, without limitation, exclusion from gross income for federal income tax purposes of interest on the Notes.

We give no assurances as to the adequacy, sufficiency or completeness of the Preliminary Official Statement and/or Official Statement relating to the Notes or any proceedings, reports, correspondence, financial statements or other documents, containing financial or other information relative to the Village, which have been or may hereafter be furnished or disclosed to purchasers of ownership interests in the Notes.

Very truly yours,

Hawkins Delafield & Wood LLP

APPENDIX E

FORM OF UNDERTAKING TO PROVIDE NOTICES OF EVENTS

UNDERTAKING TO PROVIDE NOTICES OF EVENTS FOR THE NOTES

Section 1. Definitions

“EMMA” shall mean the Electronic Municipal Market Access System implemented by the MSRB.

“Financial Obligation” shall mean “financial obligation” as such term is defined in the Rule.

“GAAP” shall mean generally accepted accounting principles as in effect from time to time in the United States.

“Holder” shall mean any registered owner of the Securities and any beneficial owner of Securities within the meaning of Rule 13d-3 under the Securities Exchange Act of 1934.

“Issuer” shall mean the **Village of Mount Kisco**, in the County of Westchester, a municipal corporation of the State of New York.

“MSRB” shall mean the Municipal Securities Rulemaking Board established in accordance with the provisions of Section 15B(b)(1) of the Securities Exchange Act of 1934.

“Purchaser” shall mean the financial institution(s) referred to in the Certificate of Determination, executed by the Village Treasurer as of May 29, 2025.

“Rule 15c2-12” shall mean Rule 15c2-12 under the Securities Exchange Act of 1934, as amended through the date of this Undertaking, including any official interpretations thereof.

“Securities” shall mean the Issuer’s \$5,000,000 Bond Anticipation Notes-2025 Series A, dated May 29, 2025 maturing on May 29, 2026, and delivered on the date hereof.

Section 2. Obligation to Provide Notices of Events. (a) The Issuer hereby undertakes, for the benefit of Holders of the Securities, to provide or cause to be provided either directly or through Capital Markets Advisors, LLC, 11 Grace Avenue, Suite 308, Great Neck, New York 11021 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, in a timely manner, not in excess of ten (10) business days after the occurrence of any such event, notice of any of the following events with respect to the Securities:

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

Note to clause (xii): For the purposes of the event identified in clause (xii) above, the event is considered to occur when any of the following occur: the appointment of a receiver, fiscal agent or similar officer for the Issuer in a proceeding under the U.S. Bankruptcy Code or in any other proceeding under state or federal law in which a court or government authority has assumed jurisdiction over substantially all of the assets or business of the Issuer, or if such jurisdiction has been assumed by leaving the existing governing body and officials or officers in possession but subject to the supervision and orders of a court or governmental authority, or the entry of an order confirming a plan of reorganization, arrangement or liquidation by a court or governmental authority having supervision or jurisdiction over substantially all of the assets or business of the Issuer;

- (xiii) the consummation of a merger, consolidation, or acquisition involving the Issuer or the sale of all or substantially all of the assets of the Issuer, other than in the ordinary course of business, the entry into a definitive agreement to undertake such an action or the termination of a definitive agreement relating to any such actions, other than pursuant to its terms, if material;
- (xiv) appointment of a successor or additional trustee or the change of name of a trustee, if material;

- (xv) incurrence of a Financial Obligation of the Issuer, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a Financial Obligation of the Issuer, 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 Issuer, any of which reflect financial difficulties.

(b) Nothing herein shall be deemed to prevent the Issuer from disseminating any other information in addition to that required hereby in the manner set forth herein or in any other manner. If the Issuer disseminates any such additional information, the Issuer shall have no obligation to update such information or include it in any future materials disseminated hereunder.

(c) Nothing herein shall be deemed to prevent the Issuer from providing notice of the occurrence of certain other events, in addition to those listed above, if the Issuer determines that any such other event is material with respect to the Securities; but the Issuer does not undertake to commit to provide any such notice of the occurrence of any event except those events listed above.

Section 3. Remedies. If the Issuer shall fail to comply with any provision of this Undertaking, then any Holder of Securities may enforce, for the equal benefit and protection of all Holders similarly situated, by mandamus or other suit or proceeding at law or in equity, this Undertaking against the Issuer and any of the officers, agents and employees of the Issuer, and may compel the Issuer or any such officers, agents or employees to perform and carry out their duties under this Undertaking; provided that the sole and exclusive remedy for breach of this Undertaking shall be an action to compel specific performance of the obligations of the Issuer hereunder and no person or entity shall be entitled to recover monetary damages hereunder under any circumstances. Failure to comply with any provision of this Undertaking shall not constitute an event of default on the Securities.

Section 4. Parties in Interest. This Undertaking is executed to assist the Purchaser to comply with (b)(5) of the Rule and is delivered for the benefit of the Holders. No other person shall have any right to enforce the provisions hereof or any other rights hereunder.

Section 5. Amendments. Without the consent of any holders of Securities, the Issuer at any time and from time to time may enter into any amendments or changes to this Undertaking for any of the following purposes:

- (a) to comply with or conform to any changes in Rule 15c2-12 (whether required or optional);
- (b) to add a dissemination agent for the information required to be provided hereby and to make any necessary or desirable provisions with respect thereto;
- (c) to evidence the succession of another person to the Issuer and the assumption of any such successor of the duties of the Issuer hereunder;

- (d) to add to the duties of the Issuer for the benefit of the Holders, or to surrender any right or power herein conferred upon the Issuer;
- (e) to cure any ambiguity, to correct or supplement any provision hereof which may be inconsistent with any other provision hereof, or to make any other provisions with respect to matters or questions arising under this Undertaking which, in each case, comply with Rule 15c2-12 or Rule 15c2-12 as in effect at the time of such amendment or change;

provided that no such action pursuant to this Section 5 shall adversely affect the interests of the Holders in any material respect. In making such determination, the Issuer shall rely upon an opinion of nationally recognized bond counsel.

Section 6. Termination. This Undertaking shall remain in full force and effect until such time as all principal, redemption premiums, if any, and interest on the Securities shall have been paid in full or the Securities shall have otherwise been paid or legally defeased in accordance with their terms. Upon any such legal defeasance, the Issuer shall provide notice of such defeasance to the EMMA System. Such notice shall state whether the Securities have been defeased to maturity or to redemption and the timing of such maturity or redemption.

Section 7. Undertaking to Constitute Written Agreement or Contract. This Undertaking shall constitute the written agreement or contract for the benefit of Holders of Securities, as contemplated under Rule 15c2-12.

Section 8. Governing Law. This Undertaking shall be governed by the laws of the State of New York determined without regard to principles of conflict of law.

IN WITNESS WHEREOF, the undersigned has duly authorized, executed and delivered this Undertaking as of May 29, 2025.

VILLAGE OF MOUNT KISCO, NEW YORK

By _____
VILLAGE TREASURER