

**PRELIMINARY OFFICIAL STATEMENT DATED MAY 27, 2026**

**RENEWAL/NEW ISSUE**

**BOND ANTICIPATION NOTES**

*In the opinion of Hawkins Delafield & Wood LLP, Bond Counsel to the Town, 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 Town, 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 Town will NOT designate the Notes as "qualified tax-exempt obligations" pursuant to the provision of Section 265(b)(3) of the Code.*

**TOWN OF NEW WINDSOR  
ORANGE COUNTY, NEW YORK  
(the "Town")**

**\$82,500,000 BOND ANTICIPATION NOTES – 2026  
(the "Notes")**

Dated Date: June 25, 2026

Maturity Date: June 25, 2027

*Security and Sources of Payment:* The Notes are general obligations of the Town of New Windsor, Orange County, New York (the "Town", the "County", and the "State" respectively) and will contain a pledge of the faith and credit of the Town for the payment of the principal thereof and interest thereon and, unless paid from other sources, the Notes are payable from ad valorem taxes which may be levied upon all the taxable real property within the Town, subject to certain statutory limitations imposed by Chapter 97 of the New York Laws of 2011, as amended (the "Tax Levy Limit Law"). (See "Tax Levy Limit Law," herein).

*Prior Redemption:* The Notes will not be subject to redemption prior to their maturity.

*Form and Denomination:* The Notes will be issued in registered form and, at the option of the purchaser, the Notes may be (i) either registered to the purchaser or (ii) registered in the name of Cede & Co., as nominee for The Depository Trust Company, New York, New York ("DTC") as book-entry notes. For those Notes registered to the purchaser, a single note certificate shall be delivered to the purchaser(s) for those Notes bearing the same rate of interest in the aggregate principal amount awarded to such purchaser at such interest rate. Those Notes issued in book-entry form will be registered in the name of Cede & Co. as nominee of The Depository Trust Company ("DTC"), New York, New York, which will act as the Securities Depository for the Notes. A single note certificate will be issued for those Notes bearing the same rate of interest and CUSIP number in the aggregate principal amount awarded to such purchaser at such interest rate. Individual purchases of any Notes issued in book-entry form may be made only in book-entry form in denominations of \$5,000 or integral multiples thereof. Noteholders will not receive certificates representing their respective ownership interests in any Notes issued in book-entry form. (See "Description of Book-Entry System" herein).

*Payment:* Principal of and interest on the Notes registered to the Purchaser will be payable in lawful money of the United States of America (Federal Funds) at such bank or trust company located and authorized to do business in the State of New York as may be selected by the successful bidder. Payment of the principal of and interest on any Notes issued in book-entry form will be made by DTC Participants and Indirect Participants in accordance with standing instructions and customary practices. Payment will be the responsibility of the DTC Participants or Indirect Participants and not of DTC or the Town, subject to any statutory and regulatory requirements as may be in effect from time to time. Principal and interest payments on any book-entry notes shall be payable at the office of the Town Clerk. (See "Description of Book-Entry System" herein.)

Proposals for the Notes will be received until 11:00 A.M. (Prevailing Time) on June 11, 2026 at the office of Munistat Services, Inc., 12 Roosevelt Avenue, Port Jefferson Station, New York 11776.

*The Notes are offered subject to the final approving opinion of Hawkins Delafield & Wood LLP, New York, New York, Bond Counsel, and certain other conditions. It is expected that delivery of the Notes will be made on or about June 25, 2026 in New York, New York, or as otherwise agreed to by the Town and the purchaser(s).*

THIS OFFICIAL STATEMENT IS IN A FORM "DEEMED FINAL" BY THE TOWN FOR PURPOSES OF SECURITIES AND EXCHANGE COMMISSION RULE 15c2-12 (THE "RULE"). FOR A DESCRIPTION OF THE TOWN'S UNDERTAKING TO PROVIDE NOTICES OF EVENTS FOR THE NOTES, AS DESCRIBED IN THE RULE, SEE "DISCLOSURE UNDERTAKING" HEREIN.

June , 2026

**This Preliminary Official Statement and the information contained herein are subject to completion or amendment without notice. Under no circumstance 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 registration or qualification under the securities laws of such jurisdiction.**



**TOWN OF NEW WINDSOR  
ORANGE COUNTY, NEW YORK**

Town of New Windsor Office Building  
555 Union Avenue  
New Windsor, NY 12553  
(845) 563-4100

**TOWN BOARD**

Stephen A. Bedetti, Town Supervisor

Charles Broe  
Steven Moreau  
Michael Schwartz  
Sylvia Sotomayor-Santiago

-----

Doreen Casey, Town Comptroller  
Patricia A. Clarino, Town Clerk  
David Zagon, Town Attorney

\* \* \*

**BOND COUNSEL**



Hawkins Delafield & Wood LLP  
New York, New York

\* \* \*

**MUNICIPAL ADVISOR**



Municipal Finance Advisory Service

12 Roosevelt Avenue  
Port Jefferson Station, N.Y. 11776  
(631) 331-8888

E-mail: [info@munistat.com](mailto:info@munistat.com)  
Website: <https://www.munistat.com>

No dealer, broker, salesman or other person has been authorized by the Town to give any information or to make any representations, other than those contained in this Official Statement and if given or made, such other information or representations must not be relied upon as having been authorized by the Town. This Official Statement does not constitute an offer to sell or the solicitation of an offer to buy, nor shall there be any sale of the Notes by any person in any jurisdiction in which it is unlawful for such person to make such offer, solicitation or sale. The information set forth herein has been obtained by the Town from sources which are believed to be reliable but it is not guaranteed as to accuracy or completeness. The information and expressions of opinion herein are subject to change without notice and neither the delivery of this Official Statement nor any sale made hereunder shall, under any circumstances, create any implication that there has been no change in the affairs of the Town since the date hereof.

## TABLE OF CONTENTS

	Page
<b>THE NOTES .....</b>	<b>1</b>
DESCRIPTION OF THE NOTES .....	1
OPTIONAL REDEMPTION .....	1
DESCRIPTION OF BOOK-ENTRY SYSTEM.....	1
AUTHORIZATION AND PURPOSE.....	3
SECURITY AND SOURCE OF PAYMENT .....	3
<b>RISK FACTORS .....</b>	<b>3</b>
<b>REMEDIES UPON DEFAULT .....</b>	<b>4</b>
<b>MUNICIPAL BANKRUPTCY.....</b>	<b>5</b>
FINANCIAL CONTROL BOARDS .....	6
NO PAST DUE DEBT .....	6
<b>THE TOWN .....</b>	<b>7</b>
DESCRIPTION.....	7
GOVERNMENT .....	7
TOWN WATER SYSTEM .....	8
FINANCIAL ORGANIZATION .....	8
EMPLOYEES.....	8
<b>ECONOMIC AND DEMOGRAPHIC INFORMATION .....</b>	<b>9</b>
POPULATION CHARACTERISTICS .....	9
INCOME DATA .....	9
SUMMARY OF BUILDING ACTIVITY .....	10
SELECTED LISTING OF LARGE TAXABLE EMPLOYERS .....	10
UNEMPLOYMENT RATE STATISTICS .....	10
<b>INDEBTEDNESS OF THE TOWN .....</b>	<b>11</b>
CONSTITUTIONAL REQUIREMENTS .....	11
STATUTORY PROCEDURE.....	11
COMPUTATION OF DEBT LIMIT AND CALCULATION OF NET DEBT CONTRACTING MARGIN.....	13
DEBT SERVICE REQUIREMENTS - OUTSTANDING BONDS.....	14
DETAILS OF SHORT-TERM INDEBTEDNESS OUTSTANDING .....	15
WASTE WATER TREATMENT PLANT UPGRADE PROJECT.....	15
STEWART WATER PLANT TREATMENT PLANT PROJECT.....	15
ANTICIPATED FUTURE BORROWINGS .....	16
TREND OF OUTSTANDING DEBT .....	17
AUTHORIZED BUT UNISSUED INDEBTEDNESS .....	18
CALCULATION OF ESTIMATED OVERLAPPING AND UNDERLYING INDEBTEDNESS ^ .....	18
DEBT RATIOS .....	18
<b>FINANCES OF THE TOWN .....</b>	<b>19</b>
FINANCIAL STATEMENTS AND ACCOUNTING PROCEDURES.....	19
<i>Fund Structure and Accounts</i> .....	19
<i>Basis of Accounting</i> .....	19
INVESTMENT POLICY.....	19

# TABLE OF CONTENTS -CONTINUED

	PAGE
BUDGETARY PROCEDURES .....	20
FINANCIAL OPERATIONS .....	21
THE STATE COMPTROLLER’S FISCAL STRESS MONITORING SYSTEM .....	21
REVENUES .....	21
STATE AID.....	21
EXPENDITURES .....	22
EMPLOYEE PENSION SYSTEM .....	22
CONTRIBUTIONS TO THE RETIREMENT SYSTEMS .....	23
OTHER POST EMPLOYMENT BENEFITS .....	23
<b>REAL PROPERTY TAX INFORMATION .....</b>	<b>24</b>
REAL PROPERTY TAXES .....	24
TAX COLLECTION PROCEDURE.....	25
TAX LEVY LIMIT LAW.....	25
SELECTED LISTING OF LARGE TAXABLE PROPERTIES .....	26
TAX CERTIORARI CLAIMS .....	26
<b>LITIGATION.....</b>	<b>27</b>
<b>CYBERSECURITY.....</b>	<b>27</b>
<b>TAX MATTERS .....</b>	<b>27</b>
OPINION OF BOND COUNSEL .....	27
CERTAIN ONGOING FEDERAL TAX REQUIREMENTS AND CERTIFICATIONS.....	28
CERTAIN COLLATERAL FEDERAL TAX CONSEQUENCES .....	28
ORIGINAL ISSUE DISCOUNT .....	28
NOTE PREMIUM .....	28
INFORMATION REPORTING AND BACKUP WITHHOLDING .....	29
MISCELLANEOUS .....	29
<b>LEGAL MATTERS.....</b>	<b>29</b>
<b>DISCLOSURE UNDERTAKING .....</b>	<b>29</b>
<b>RATING .....</b>	<b>29</b>
<b>MUNICIPAL ADVISOR .....</b>	<b>30</b>
<b>ADDITIONAL INFORMATION.....</b>	<b>30</b>
<b>APPENDIX A: FINANCIAL INFORMATION</b>	
<b>APPENDIX B: AUDITED FINANCIAL STATEMENTS FOR THE FISCAL YEAR ENDED DECEMBER 31, 2024</b>	
<b>APPENDIX C: FORM OF BOND COUNSEL OPINION</b>	
<b>APPENDIX D: FORM OF UNDERTAKING TO PROVIDE NOTICES OF EVENTS</b>	

# OFFICIAL STATEMENT

## Relating to

### TOWN OF NEW WINDSOR ORANGE COUNTY, NEW YORK

#### \$82,500,000 BOND ANTICIPATION NOTES –2026 (the “Notes”)

This Official Statement, including the cover page and appendices thereto, has been prepared by the Town and presents certain information relating to the Town's \$82,500,000 Bond Anticipation Notes –2026 (the "Notes"). All quotations from and summaries and explanations of provisions of the Constitution and laws of the State of New York (the "State") and acts and proceedings of the Town contained herein do not purport to be complete and are qualified in their entirety by reference to the official compilations thereof and all references to the Notes and the proceedings of the Town relating thereto are qualified in their entirety by reference to the definitive form of the Notes and such proceedings.

## THE NOTES

### Description of the Notes

The Notes are general obligations of the Town. The Town has pledged its faith and credit for the payment of the principal of and interest on the Notes and, unless paid from other sources, the Notes are payable from ad valorem taxes which may be levied upon all the taxable real property within the Town, subject to certain statutory limitations imposed by the Tax Levy Limit Law. (See “*Tax Levy Limit Law*” herein).

The Notes will be dated and will mature, without the option of prior redemption, as indicated on the cover page hereof.

The Town Clerk will act as Fiscal Agent for the Notes. Paying agent fees, if any, will be paid by the purchaser(s). The Town's contact information is as follows: Doreen Casey, Town Comptroller, Town of New Windsor, Town Hall, 555 Union Avenue, New Windsor, New York 12553, telephone number (845) 563-4621 and email: [dcasey@newwindsor-ny.gov](mailto:dcasey@newwindsor-ny.gov).

### Optional Redemption

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

### Description of Book-Entry System

DTC will act as securities depository for any Notes issued as book-entry notes. Such Notes will be issued as fully registered securities, 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 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 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”). Standard & Poor's assigns a rating of “AA+” to DTC. The DTC Rules applicable to its Participants are on file with the Securities and Exchange Commission. More information about DTC can be found at [www.dtcc.com](http://www.dtcc.com) and [www.dtc.org](http://www.dtc.org).

Purchases of 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 or Indirect Participants acting on behalf of Beneficial Owners. Beneficial Owners will not receive certificates representing their ownership interest 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 affect 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 accounts 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.

Beneficial Owners of the Notes may wish to take certain steps to augment the transmission to them of notices of significant events with respect to the Notes, such as redemptions, tenders, defaults, and proposed amendments to the Note documents. For example, Beneficial Owners of the Notes may wish to ascertain that the nominee holding the Notes for their benefit has agreed to obtain and transmit notices to the Beneficial Owners. In the alternative, Beneficial Owners may wish to provide their names and addresses to the registrar and request that copies of notices be provided directly to them.

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 issuer 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 detailed information from the Town on the 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 (nor its nominee) or the Town, subject to any statutory or regulatory requirements as may be in effect from time to time. Payment of redemption proceeds, distributions, and dividend payments to Cede & Co. (or such other nominee as may be requested by an authorized representative of DTC) is the responsibility of the Town, disbursement of such payments to Direct Participants will be the responsibility of DTC, and disbursement of such payments to the Beneficial Owners will be the responsibility of Direct and Indirect Participants.

DTC may discontinue providing its services as depository with respect to the Notes at any time by giving reasonable notice to the Town. Under such circumstances, in the event that a successor depository is not obtained, note certificates are required to be printed and delivered to the Noteowners. The Town may decide to discontinue use of the system of book-entry transfers through DTC (or a successor securities depository). In such event, note certificates will be printed and delivered to the Noteowners.

---

Source: The Depository Trust Company, New York, New York.

The information contained in the above section concerning DTC and DTC's book-entry system has been obtained from sample offering document language supplied by DTC, but the Town takes no responsibility for the accuracy thereof. In addition, the Town will not have any responsibility or obligation to participants, to indirect participants or to any beneficial owner with respect to: (i) the accuracy of any records maintained by DTC, any participant or any indirect participant; (ii) the payments by DTC or any participant or any indirect participant of any amount with respect to the principal of, or premium, if any, or interest on the Notes or (iii) any notice which is permitted or required to be given to Noteowners.

## Authorization and Purpose

The Notes are being issued pursuant to the Constitution and statutes of the State of New York, including among others, the Town Law and the Local Finance Law, and various bond resolutions duly adopted by the Town Board of the Town on the dates set forth below for the following purposes:

Date Authorized	Purpose	Amount Outstanding	Amount to be Paid	Additional Amount to be Issued	Total Amount to be Issued
11/07/2018 (amended 05/06/2020, 04/07/2021 and 08/07/2024)	Waste Water Treatment Plant	\$43,000,000	\$ 825,000	\$30,000,000	\$72,175,000
04/02/2025 (amended 04/01/2026)	Stewart Water Facilities Project – All Phases	1,500,000	1,500,000	8,000,000	8,000,000
03/04/2026	Town Paving Project – Town Roads	0	0	1,700,000	1,700,000
03/04/2026 (amended 04/01/2026)	Town Paving Project – Cemetery & Parks	0	0	625,000	625,000
Totals:		<u>\$44,500,000</u>	<u>\$2,325,000</u>	<u>\$40,325,000</u>	<u>\$82,500,000</u>

## Security and Source of Payment

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

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

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

## 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:

The Town’s credit rating could be affected by circumstances beyond the Town’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 Town 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 Town’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 a Note prior to its 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 the holder to potentially incur a capital loss if such Note is sold prior to its 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 Town 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.

The Town 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, or the impact on the State’s economy and financial condition of various circumstances, including State fiscal stress. State aid appropriated and apportioned to the Town can be paid only if the State has such monies available therefor. Should the Town 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, the Town is authorized 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 Town will have market access for any such borrowing on a cost effective basis. (See also "State Aid" herein.)

Future amendments to applicable statutes whether enacted by the State or the United States of America 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 Town, without providing exclusion for debt service on obligations issued by municipalities and fire districts, including the Town, may affect the market price and/or marketability for the Notes. (See "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 Town, could impair the financial condition of such entities, including the Town, and the ability of such entities, including the Town, to pay debt service on the Notes.

A public health threat similar to the COVID-19 pandemic may also affect the operations and/or financials of the Village (See "Impact of COVID-19" herein).

### **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 Town 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. Each Note is a general obligation contract between the Town and the owners for which the faith and credit of the Town are pledged and while remedies for enforcement of payment are not expressly included in the Town's contract with such owners, any permanent repeal by statute or constitutional amendment of a bond or note holder'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 Town. 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 Town 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 Town and the availability and adequacy of other remedies. Upon any default in the payment of the principal of or interest on a Note, the owner of such Note could, among other remedies, seek to obtain a writ of mandamus from a Court ordering the governing body of the Town to assess, levy and collect an *ad valorem* tax, upon all taxable property of the Town subject to taxation by the Town, 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 holders of bonds or notes of the Town, 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 Town.

Pursuant to Article VIII, Section 2 of the State Constitution, the Town 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 bond or 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 holders of bonds or notes, 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.

## **MUNICIPAL BANKRUPTCY**

The undertakings of the Town 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 Town could have adverse effects on holders of bonds or notes including (a) delay in the enforcement of their remedies, (b) subordination of their claims to those supplying goods and services to the Town 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 bonds, 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 Town, 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 Town in the future cannot be assured.

No current state law purports to create any priority for holders of the Notes should the Town 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 Town 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 County of 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 Town 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.

### **No Past Due Debt**

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

## **THE TOWN**

There follows in this Official Statement a brief description of the Town, together with certain information concerning its economy and governmental organization, its indebtedness, current major revenue sources and expenditures and general and specific funds.

### **Description**

The Town, with a land area of approximately 36 square miles and a population of approximately 27,541 is located in east central Orange County, immediately south of the City of Newburgh on the west bank of the Hudson River about 60 miles north of New York City. The Town is primarily a suburban residential area with commercial and industrial operations and some agriculture, the latter principally in the western portion of the Town.

Commercial facilities consist of small shopping centers and strip malls, variously including chain food stores, specialty stores, chain and non-chain retail stores, movie theaters, restaurants, etc., typically found in communities. Bank branches of national and regional banks are located within the Town.

Residential development consists primarily of single family homes, condominiums and garden apartment complexes. Residents are employed in commercial, non-commercial, professional, government businesses and industries, located in Town, neighboring and surrounding communities. In addition, a significant number of residents commute to New York City and the metro area by car, bus and commuter train services.

Stewart International Airport ("Airport") located principally within the Town is operated under two 99-year leases. One lease is from the New York State Department of Transportation (NYS DOT) to the Port Authority of New York and New Jersey for the Airport and Airport aviation properties. The other lease, from the Town to First Columbia Corporation, provides for the development of lands adjacent to the Airport into an office/industrial complex. In 2012, the majority of this land reverted back to the Town for development. The Town recently completed the sale of approximately 88 acres of this land for commercial development to provide opportunity for further economic growth of the Town in the near future. In addition, substantial infrastructure upgrades linking the Airport to the New York State Thruway and Interstate 84 have been completed.

Electric and gas utilities service for the Town is provided by Central Hudson Gas & Electric Corp. Water service is provided by the Town's municipal water system. Historically, the Town's primary source of water was the New York City Department of Environmental Protection (NYC DEP) Catskill Aqueduct. In 2018, the Town completed the construction of an independent water supply system, the Butterhill Wells facilities which has the capacity to supply both current and future Town water consumption requirements. For a back-up supply, the Town continues to maintain interconnects with the NYC DEP Catskill Aqueduct, as well as, interconnects with surrounding municipalities for both the purchase and sale of water. For further information regarding the Butterhills Wells Facilities, see "Town Water System" herein. Sewer service and garbage collection is also provided by the Town's municipal services. Police protection is provided by the Town's police force consisting of approximately 45 full-time officers, plus staff. Fire protection is provided by the Town's three independent volunteer fire districts. Emergency medical services are provided by the Town's volunteer ambulance service district.

Rail transportation is provided by the Conrail and Metro North railroads. The New York State Thruway and Interstate Route 84 traverse the Town, with access via the Newburgh exits, just north of New Windsor. Other highways are U.S. Highway 9W, New York State Highways Routes 32, 94 and 207.

### **Government**

The Town was established in 1763. Four independently governed school districts are located partially within the Town which rely on their own taxing powers granted by the State to raise revenues. The school districts use the Town's assessment roll as their basis for taxation of property located within the Town.

Subject to the provisions of the State Constitution, the Town operates pursuant to the Town Law, the Local Finance Law, other laws generally applicable to the Town, and any special laws applicable to the Town. Under such laws, there is no authority for the Town to have a charter, but pursuant to the Town Law and other laws generally applicable to home rule, the Town may from time to time adopt local laws.

The legislative power of the Town is vested in the Town Board, which consists of five members, including the Supervisor, who is the chief executive officer of the Town, elected for a term of two years. The four other members of the Town Board are elected to four-year terms, which terms are staggered such that two council members are elected every two years. All the Town Board members are elected at large and there is no limitation to the number of terms each may serve.

Additional Town officers are the Town Clerk (elected at large for a four year term), the Receiver of Taxes, who is responsible for the collection of taxes (elected at large for a four year term), the Superintendent of Highways (elected at large for a two year term), and the Assessor, the Town Attorney and the Comptroller, all of whom are appointed by the Town Board. Professional services for engineering, operation and maintenance of the Town's water and sewer systems are by annual appointment by the Town Board or by longer term contracts. Other professional services are retained by the Town Board as necessary or required.

**Town Water System**

On April 1, 2019, the Town received verbal notification from the NYS Department of Health (DOH) that the water supply in the Butterhill Wells contained low levels of Perfluoro octane Acid (PFOA) and Perfluoro octane Sulfonate (PFOS). These wells were first put online in October 2018 and after test results for the above stated, contaminants were not detected. Written confirmation, which for the first time included the test results and showed the detection levels of both compounds to be significantly below the applicable EPA Lifetime Health Advisory Limit of 70 parts per trillion, was received on April 4, 2019 (it should be noted that on April 10, 2024, the EPA established new National Primary Drinking Water Regulations for six PFAS, including PFOA and PFOS, which sets maximum contaminant levels for PFOA and PFOS at 4.0 ppt for each). DOH declared the water "acceptable" for drinking. Upon receipt of the aforementioned written confirmation and test results, the Town took immediate steps to have the water from each well independently tested and to consult with expert legal counsel. An expert hydrogeologist consulting firm was hired in an effort to determine the source of the contamination and any potential liable parties related thereto. Upon receipt of the independent test results requested, which confirmed the results received from DOH, the Town temporarily shut down the wells. Immediate steps were then taken to access a back-up water supply from the Catskill Aqueduct. This process began on May 2, 2019 and was completed by May 20, 2019.

In November 2019, a temporary granular activated carbon filtration system ("GAC") was installed at the Butterhill Water Treatment Plant in order to treat the water from the Butterhill Wells and filter any PFOA and PFOS from the water. The GAC system is capable of treating approximately 2.15 mgd (million gallons per day). The wells and Treatment Plant are capable of producing approximately 6.45 mgd if operating at full capacity. The Town remains in talks with relevant government agencies about viable options that will ensure an adequate supply of clean potable water to meet the Town's demands and obligations.

Further, as discussed above, the Town has filed Claim against numerous state, federal and private party tortfeasors believed to be responsible for the contamination of the wells and seeks to recover all costs and expenses incurred as a result of the aforementioned contamination.

**Financial Organization**

The Supervisor is the chief fiscal officer of the Town. The Comptroller is the accounting officer of the Town, and her duties include administration, direction and control of budget and insurance, accounts payable and receivables and payroll. The Comptroller is also responsible for drafting and preparing the budget and securing and administering State and Federal grants.

**Employees**

The Town provides services through approximately 235 employees, consisting of 134 non-elected full-time employees, 4 full-time elected employees, 6 part-time elected officials, 29 part-time employees, 21 part-time board appointments and approximately 41 seasonal (summer) employees of whom the following full-time employees are represented by organized labor.

<u>Name of Union</u>	<u>Approximate Membership</u>	<u>Date Contract Expires</u>
Civil Service Employees Association	78	12/31/2026
Patrolmen's Benevolent Association	47	12/31/2027

## ECONOMIC AND DEMOGRAPHIC INFORMATION

### Population Characteristics

The Town is located in Orange County, New York, approximately 60 miles north of New York City along the west side of the Hudson River. It is within a few miles to Interstate 84, the New York State Thruway and New York Stewart International Airport. The Town is primarily a suburban residential community comprising approximately 36 square miles. Population estimates for the Town, County, and State are listed below. <sup>a</sup>

<u>Year</u>	<u>Town of New Windsor</u>	<u>Orange County</u>	<u>State of New York</u>
2000	22,514	341,367	18,976,457
2010	25,244	372,813	19,378,102
2020	27,805	401,310	20,201,249
2024 <sup>a</sup>	27,853	411,767	19,867,248

Source: U.S. Census Bureau, Population Division and Annual Estimates of the Resident Population.

a. Based on American Community Survey 5-year estimates. (2020-2024).

### Income Data

	Median Household Income			
	<u>2000</u>	<u>2010</u>	<u>2020</u>	<u>2024<sup>a</sup></u>
Town of New Windsor	\$59,207	\$86,375	\$92,075	\$95,071
County of Orange	60,355	82,480	89,543	97,178
State of New York	51,691	67,405	70,435	85,974

  

	Per Captia Money Income			
	<u>2000</u>	<u>2010</u>	<u>2020</u>	<u>2024<sup>a</sup></u>
Town of New Windsor	\$22,806	\$31,652	\$38,414	\$50,543
County of Orange	21,597	28,944	35,616	43,052
State of New York	23,389	30,948	40,898	50,712

Source: United States Bureau of the Census.

a. Note: Based on American Community Survey 5-Year Estimates (2020-2024).

**Summary of Building Activity**  
(Number of Building Permits Issued)

Residential					
	<u>Single Family</u>	<u>Apt. Complexes</u>	<u>Misc.</u>	<u>Com'l. &amp; Ind.</u>	<u>Total</u>
2019	39	17	887	234	1,177
2020	60	0	1,024	147	1,231
2021	39	5	1,291	229	1,564
2022	27	0	1,092	241	1,360
2023	25	0	1,057	234	1,316
2024	21	0	979	221	1,221
2025	20	1	1,104	236	1,361

Source: Town of New Windsor, Office of the Building and Zoning Inspector.

**Selected Listing of Large Taxable Employers**

<u>Name</u>	<u>Type</u>	<u>Approx. No. of Employees</u>
Verla International LTD	Manufacturing-Cosmetics	445
Precision Pipeline Solution	Service-Utility Infrastructure Svc.	350
Knapp Consultants Inc.	Svc.-Recruiting & Human Resources	215
Coca-Cola Bottling Co. of New York, Inc.	Distribution – Beverages	200
LSI Lighting Solutions	Manufacturing – Lighting Fixtures	200
Metal Container Corp.	Manufacturing – Aluminum Cans	150
West Point Tours	Transportation-Buses, Charters & Rentals	150
Central Hudson Gas & Electric	Utilities/Energy – Provider	125
Production Resource Group LLC	Mfg. – Scenic & Theatrical Settings	125
Gallagher Transportation	Transportation - Bus Lines/Truck Sales, Leasing and Services	120

Source: Orange County Partnership

**Unemployment Rate Statistics**

Unemployment statistics are available for the Town as set forth below. The information set forth below with respect to the County and the State is included for information purposes only. It should not be inferred from the inclusion of such data in this Official Statement that the Town is necessarily representative of the County or the State or vice versa.

<u>Annual Averages:</u>	<u>Town of New Windsor</u>	<u>County of Orange(%)</u>	<u>New York State (%)</u>
2020	8.3	8.4	10.1
2021	4.8	4.7	6.9
2022	3.2	3.2	4.3
2023	3.1	3.3	4.2
2024	3.6	3.7	4.2
2025	3.7	3.8	4.3
2026 (YTD)	4.5	4.3	4.8

Source: Department of Labor, State of New York.

## INDEBTEDNESS OF THE TOWN

### Constitutional Requirements

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

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

**Payment and Maturity.** Except for certain short-term indebtedness contracted in anticipation of taxes, or to be paid 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 objects or 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 Town has authorized the issuance of indebtedness having substantially level or declining annual debt service. The Town is required to provide an annual appropriation for the payment of interest due during the year on its indebtedness and for the amounts required in such year for amortization and redemption of its serial bonds and bond anticipation notes.

**General.** The Town is further subject to constitutional limitation by the general constitutionally imposed duty on the State Legislature to restrict the power of taxation, assessment, borrowing money, contracting indebtedness and loaning the credit of the Town so as to prevent abuses in the exercise of such powers; however, as has been noted under "*Security and Source of Payment*", the State Legislature is prohibited by a specific constitutional provision from restricting the power of the Town to levy taxes on real estate for the payment of interest on or principal of indebtedness theretofore contracted. However, the Tax Levy Limit Law imposes a statutory limitation on the Town's power to increase its annual tax levy, unless the Town complies with certain procedural requirements to permit the Town to levy certain year-to-year increases in real property taxes. (See "*Tax Levy Limit Law*," herein).

### Statutory Procedure

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

Pursuant to the Local Finance Law, the Town authorizes the incurrence of indebtedness by the adoption of a bond resolution approved by at least two-thirds of the members of the Town Board, except if the Town determines to subject the bond resolution to voter approval by mandatory referendum, in which case only a three-fifths vote is required.

The Local Finance Law also provides a twenty-day statute of limitations after publication of a bond resolution, together with a statutory form of notice which, in effect, legal challenges to the validity of obligations authorized by such bond resolution except for alleged constitutional violations. It is a procedure that is recommended by Bond Counsel, but it is not an absolute legal requirement. Except on rare occasions, the Town complies with this estoppel procedure.

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. (See "*Payment and Maturity*" under "*Constitutional Requirements*").

In addition, under each bond resolution, the Town Board may delegate, and has delegated, power to issue and sell bonds and notes, to the Town Supervisor, the chief fiscal officer of the Town.

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

**Debt Limit.** The Town has the power to contract indebtedness for any Town purpose so long as the aggregate outstanding principal amount thereof shall not exceed seven per centum of the average full valuation of taxable real estate of the Town and subject to certain enumerated exclusions and deductions such as water and certain sewer facilities and cash or appropriations for current debt service. The constitutional and statutory method for determining the full valuation is by dividing the assessed valuation of taxable real estate by the respective equalization rates assigned to each assessment roll. Such equalization rates are the ratios which each of such assessed valuations bear to the respective full valuation of such year, as assigned by the New York State Office of Real Property Services. The State Legislature is required to prescribe the manner by which such ratios shall be determined. Average full valuation is determined by adding the full valuations for the most recently completed assessment roll and the four immediately preceding assessments rolls and dividing the resulting sum of such addition by five.

There is no constitutional limitation on the amount that may be raised by the Town by tax on real estate in any fiscal year to pay principal and interest on all indebtedness. However, the Tax Levy Limit Law, imposes a statutory limitation on the power of the Town to increase its annual tax levy. The amount of such increases is limited by the formulas set forth in the Tax Levy Limit Law. (See "*Tax Levy Limit Law*," herein).

The following pages set forth certain details with respect to the indebtedness of the Town.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

**Computation of Debt Limit and Calculation of Net Debt Contracting Margin**  
(As of May 27, 2026)

<u>Fiscal Year Ending December 31:</u>	<u>Assessed Valuation</u>	<u>State Equalization Rate (%)</u>	<u>Full Valuation</u>
2022	\$404,915,146	14.49	\$2,794,445,452
2023	406,274,002	12.63	3,216,737,941
2024	408,229,175	10.98	3,717,934,199
2025	412,257,228	10.64	3,874,598,008
2026	411,544,463	9.78	<u>4,208,021,094</u>
Total Five-Year Full Valuation			\$17,811,736,694
Average Five-Year Full Valuation			\$3,562,347,339
Debt Limit - 7% of Average Full Valuation			\$249,364,314
Inclusions:			
Outstanding Bonds:			
General Town Purposes			\$9,305,000
Non-Excluded Sewer			8,960,000
Water Bonds			<u>14,415,000</u>
Sub-Total			32,680,000
Bond Anticipation Notes			
General Town Purposes			43,000,000
Water			1,500,000
Non-Excluded Sewer			<u>0</u>
Total Inclusions			<u>77,180,000</u>
Exclusions			
Water Debt			15,915,000
Appropriations and Cash on Hand			<u>1,950,000</u>
Total Exclusions			<u>17,865,000</u>
Total Net Indebtedness Before Issuing Bond & Notes			<u>59,315,000</u>
Net Debt Contracting Margin			<u>\$190,049,314</u>
Per Cent of Debt Contracting Margin Exhausted			23.79%
Inclusions:			
The Notes			<u>82,500,000</u>
Inclusions (Pending BAN Issuance)			82,500,000
Exclusions			
Water Debt (Pending NEW Issue)			8,000,000
BANs to be Redeemed by the Notes			<u>42,175,000</u>
Total Exclusions			<u>50,175,000</u>
Total Net Effect of the Notes			<u>32,325,000</u>
Total Net Indebtedness after Issuing the Notes			<u>91,640,000</u>
Net Debt Contracting Margin			<u>157,724,314</u>
Per Cent of Debt Contracting Margin Exhausted			36.75%

### Debt Service Requirements - Outstanding Bonds

Fiscal Year Ending <u>December 31</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>
2026	\$2,125,000	\$1,055,238	\$3,180,238
2027	2,190,000	905,751	3,095,751
2028	2,250,000	838,213	3,088,213
2029	2,305,000	769,063	3,074,063
2030	2,345,000	698,613	3,043,613
2031	2,280,000	628,700	2,908,700
2032	2,345,000	558,622	2,903,622
2033	2,365,000	486,791	2,851,791
2034	2,390,000	413,719	2,803,719
2035	2,405,000	339,593	2,744,593
2036	2,465,000	264,407	2,729,407
2037	2,365,000	189,065	2,554,065
2038	1,790,000	124,434	1,914,434
2039	1,225,000	79,400	1,304,400
2040	525,000	53,150	578,150
2041	200,000	42,650	242,650
2042	200,000	38,650	238,650
2043	200,000	34,650	234,650
2044	200,000	30,650	230,650
2045	200,000	26,650	226,650
2046	200,000	22,525	222,525
2047	200,000	18,275	218,275
2048	200,000	14,025	214,025
2049	200,000	9,775	209,775
2050	185,000	5,684	190,684
2051	175,000	1,859	176,859
	<u>                    </u>	<u>                    </u>	<u>                    </u>
Total	<u><u>\$33,530,000</u></u>	<u><u>\$7,650,152</u></u>	<u><u>\$41,180,152</u></u>

## Details of Short-Term Indebtedness Outstanding

As of the date of this Official Statement, the Town has \$44,500,000 in short-term outstanding, as follows:

Issue Date	Purpose	Amount Outstanding
06/27/2025	Waste Water Treatment Plant Upgrade Project	\$43,000,000
06/27/2025	Stewart Water Plant Treatment Plant Project	1,500,000
Totals:		\$44,500,000

### Waste Water Treatment Plant Upgrade Project

On November 7, 2018, the Town adopted a bond resolution authorizing \$1.5 million to finance the preliminary design of the Wastewater Treatment Plant (WWTP) Upgrade Project. The project is intended to increase plant capacity from 5 million gallons per day (MGD) to 8 MGD, addressing both current and future wastewater demands while modernizing aging infrastructure that has exceeded its useful life. Improvements include facility expansion, outfall relocation, and system upgrades.

The bond authorization was amended on May 6, 2020, to \$55.6 million to incorporate estimated construction costs, and again in 2024 to \$109.3 million due to inflation and expanded project scope, including the addition of an advanced treatment system.

Construction of Phase I (WWTP Control Building) began in 2025 and is expected to be completed by October 2026. Phase II commenced in January 2026, with an anticipated completion date of June 2028.

To date, the Town has issued \$46 million under the WWTP Upgrade Project authorization. During the construction period (2025–2028), the Town plans to continue issuing short-term notes to meet annual cash flow requirements. Upon completion, long-term financing needs are expected to be offset by approximately \$19.8 million in grant funding, including a NYS Environmental Facilities Corporation WIIA Grant of \$14,785,201 and a \$5.1 million CDBG-DR Grant.

### Stewart Water Plant Treatment Plant Project

The Town is currently developing a new water filtration plant at the site of the former Stewart Water Filtration Plant on Crotty Lane at Stewart Airport. The project consists of three phases:

- **Phase I:** Replacement of the existing 2.64 MG finished water storage reservoir with a new 2 MG concrete storage tank.
- **Phase II:** Demolition of the decommissioned 0.5 MGD filtration plant (inactive since 2018) and construction of a new 5.0 MGD water filtration facility to meet the Town’s current demand of 3 MGD.
- **Phase III:** Upgrades to the existing water booster pump station on Recreation Road, including modifications to support increased capacity and replacement of aging components (e.g., roof, doors, lighting).

As noted in the “Town Water System” and “Litigation” sections, the Town previously developed an independent water supply source known as the Butterhill Wells, with a capacity of 6 MGD. In 2019, low levels of PFAS were detected in the water supply. To maintain operations and potable water, the NYS Department of Environmental Conservation provided the Town with a temporary granular activated carbon (GAC) filtration system. However, this system reduces the Butterhill Wells Facility operational capacity to approximately 2 MGD.

The Town has filed legal action against parties believed responsible for the contamination, as part of a multi-district federal case. It continues to work with government agencies to secure long-term solutions that ensure a reliable supply of safe drinking water. The Town has begun receiving litigation settlement proceeds, which are being applied toward funding the Stewart Water Filtration Plant Project, and is actively pursuing additional grant opportunities.

On April 2, 2025, the Town approved a \$2 million planning bond authorization for the project’s design phase, of which \$1.5 million has been issued to date. On April 1, 2026, this authorization was amended to an \$84,056,000 capital improvement bond. The Town plans to retire the outstanding \$1.5 million short-term note at its June 2026 maturity using litigation proceeds received to date and to issue an additional \$8 million short-term note to fund Phase I construction (water tank).

## Anticipated Future Borrowings

The Town does not maintain a formal capital program; however, it operates an infrastructure committee comprised of the Town Supervisor, Town Attorney, Town Comptroller, Town Engineer, the Operating Engineer for the Town's sewer and water facilities, the Chairman of the Planning Board, and other representatives. This committee meets monthly to review active projects, assess construction progress, and plan for future infrastructure needs.

In addition to the borrowings described in the "Details of Short-Term Indebtedness Outstanding" section, the Town has identified the following projects:

- **Town-Wide Road Paving (Remaining 25%)**  
In 2024, the Town completed a four-year paving initiative covering approximately 75% of its roadways. On March 4, 2026, the Town authorized \$4 million to pave the remaining 25%. The project is expected to be completed over a three-year period (2026–2028). A \$1.7 million short-term note is anticipated to be issued in June 2026 to fund Year 1 cash flow.
- **Parking Lots and Cemetery Roadways**  
On March 4, 2026 (and as amended April 1, 2026), the Town authorized \$625,000 for paving improvements at several municipal locations, including Kristi Babcock Park, San Giacomo Park, the Town Community Center, and roadways within the Town-owned cemetery. The Town expects to issue a short-term note against this authorization in June 2026.
- **Inflow/Infiltration (I/I) Improvements – Sewer District 9**  
Following several years of planning studies, the Town identified Sewer District 9 as a priority area for inflow and infiltration improvements. A \$2.5 million bond authorization was approved on July 25, 2023. The Town has secured a WQIP grant of \$1,712,000 to support this project. Currently in the design phase, construction is anticipated to begin in summer 2027. A short-term note is expected to be issued in June 2027 to support construction-phase cash flow.
- **Butterhill Wells GAC System Upgrade**  
On April 1, 2026, the Town authorized \$24,070,000 for the installation of a permanent, higher-capacity granular activated carbon (GAC) system at the Butterhill Wells facility. This project is intended to replace the temporary system currently provided by the NYS DEC. At this time, the Town does not anticipate issuing debt for this project in the near term, as it is actively pursuing grant funding and litigation negotiations.
- **Stewart Airport Area Water and Sewer Infrastructure**  
Water mains and sewer lines in the vicinity of Stewart Airport are aging and require frequent, costly repairs. To address these issues and support economic development, the Town is evaluating options to rehabilitate and upgrade this infrastructure. Efforts are underway to secure grant funding of up to 80% of project costs. Total project cost and timeline have not yet been determined.

The Town continues to monitor and prioritize infrastructure needs and actively pursues grant opportunities to offset the cost of future capital improvements.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

The Town's current capital project timeline consists of, but is not limited to, the following:

Project Description	Est. Cost	Start & End Dates	Anticipated Source of Funding
WWTP Upgrade Project	\$117,491,000	June 2019-June 2028	Issued \$46 mil to date. Intend to issue further Notes beginning June 2026 through project completion in 2028. Town secured \$19.8 million in grants funds for this project and is pursuing additional grant funds.
Sewer District No. 9 Inflow/Infiltration Project	2,500,000	Summer 2027-2028	Intend to issue short-term Note in 2027 at commencement of construction. Town secured WQIP grant offset of \$1.7 million.
Stewart Water Plant Project	84,056,000	2026 - TBD	Issued short-term Note in June 2025 for design phase. To paydown \$1.5 million Note in June 2026 and Issue an \$8 million Note for Phase I of construction (Water Tank). Litigation proceeds (total amount TBD) to be a source of funding. Town is pursuing grant and alternate source of funding as well.
Town-Wide Paving Project	\$4,000,000	2026-2028	To issue short-term Notes 2026-2027 and long-term bond in 2028.
Town Parking Lots & Cemetery Roads Paving Project	\$ 625,000	2026-2027	To issue short-term Note in 2026.
Stewart Area Watermains and Sewer Lines Improvements	TBD	TBD	The Town is coordinating a grant for improvements to the watermains and sewer lines in the vicinity of Stewart Airport. The grant match to be 80% of the project cost. Cost & Timeline TBD

### Trend of Outstanding Debt

	Fiscal Year Ending December 31:				
	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>
Debt Outstanding End of Year:					
Subject to Debt Limit:					
Bonds	\$3,880,000	\$16,640,000	\$15,670,000	\$14,730,000	\$18,305,000
Bond Anticipation Notes	1,300,000	-	3,445,000	8,805,000	43,000,000
Capital Notes	-	-	-	-	-
Sub-Total	<u>\$5,180,000</u>	<u>\$16,640,000</u>	<u>\$19,115,000</u>	<u>\$23,535,000</u>	<u>\$61,305,000</u>
Not Subject to Debt Limit:					
Bonds	\$23,345,000	\$17,970,000	\$16,300,000	\$15,375,000	\$15,225,000
Bond Anticipation Notes	-	-	-	-	1,500,000
Capital Notes	-	-	-	-	-
Sub-Total	<u>\$23,345,000</u>	<u>\$17,970,000</u>	<u>\$16,300,000</u>	<u>\$15,375,000</u>	<u>\$16,725,000</u>
Total Debt Outstanding	<u><u>\$28,525,000</u></u>	<u><u>\$34,610,000</u></u>	<u><u>\$35,415,000</u></u>	<u><u>\$38,910,000</u></u>	<u><u>\$78,030,000</u></u>

### Authorized but Unissued Indebtedness

As of the date of this Official Statement, the Town has the following authorizations for borrowing which have not been funded.

Date <u>Authorized</u>	<u>Purpose</u>	<u>Amount Authorized</u>	<u>Amount Issued</u>	<u>Amount Unissued</u>
11/07/18 (amended 05/06/20, 04/07/21 & 08/07/24)	WWTP Upgrade Project	\$109,305,000	\$46,000,000	\$63,305,000 <sup>a</sup>
07/05/2023	I&I SD 9 Mitigation Phase I	2,500,000		2,500,000
04/02/2025	Stewart Water Plant Project - All Phases	84,056,000	1,500,000	82,556,000 <sup>b</sup>
03/04/2026	Town Paving Project - Hwy Fund	4,000,000		4,000,000
03/04/2026	Town Paving Project - Cemetery & Parks	625,000		625,000 <sup>d</sup>
04/01/2026	Butterhill Wells Permanent GAC	24,070,000		24,070,000 <sup>c</sup>
	Total:	<u>\$224,556,000</u>	<u>\$47,500,000</u>	<u>\$177,056,000</u>

- a. Bond Authorization amended 5/6/20, 4/7/21 and 8/7/24.  
 b. Bond Authorization amended 4/1/26 from Planning Bond to Capital Improvement Bond.  
 c. Bond Authorization in place for grant application purposes only.  
 d. Bond Authorization amended 4/1/26.

### Calculation of Estimated Overlapping and Underlying Indebtedness

In addition to the Town, the following political subdivisions have the power to issue bonds and to levy taxes or cause taxes to be levied on taxable real property in the Town. The estimated applicable outstanding indebtedness of such political subdivisions is as follows:

<u>Overlapping Units</u>	<u>Date of Report</u>	<u>Percentage Applicable (%)</u>	<u>Applicable Total Indebtedness</u>	<u>Applicable Net Indebtedness</u>
County of Orange	08/05/2025	6.52	\$13,965,607	\$13,479,867
Newburgh City S.D	07/22/2024	35.04	39,297,360	5,737,415
Washingtonville C.S.D	06/30/2025	16.70	7,079,650	7,079,650
Cornwall C.S.D	12/10/2025	11.05	3,113,817	837,617
Valley C.S.D	10/07/2025	0.46	175,145	175,145
Fire Districts (Est.)	12/31/2025	Var.	0	0
	Total:		<u>\$63,631,579</u>	<u>\$27,309,694</u>

Sources: Annual Reports of the respective units for the most recently completed fiscal year on file with the Office of the State Comptroller or more recently published Statements.

### Debt Ratios (As of May 27, 2026)

	<u>Amount</u>	<u>Per Capita <sup>a</sup></u>	<u>Percentage Of Full Value (%) <sup>b</sup></u>
Total Direct Debt	\$77,180,000	\$2,777	1.834
Net Direct Debt	59,315,000	2,134	1.410
Total Direct & Applicable Total Overlapping Debt	140,811,579	5,066	3.346
Net Direct & Applicable Net Overlapping Debt	86,624,694	3,117	2.059

- a: The estimated population of the Town is 27,793.  
 b: The full valuation of taxable real property in the Town is \$3,874,598,008.

## **FINANCES OF THE TOWN**

### **Financial Statements and Accounting Procedures**

The Town maintains its financial records in accordance with the Uniform System of Accounts for Towns prescribed by the State Comptroller. The financial records of the Town are audited by independent accountants. The last such audit made available for public inspection covers the fiscal year ended December 31, 2024. In addition, the financial affairs of the Town are subject to periodic compliance review by the Office of the State Comptroller to ascertain whether the Town has complied with the requirements of various State and Federal statutes. A copy of the Audited Financial Statements for the fiscal year ended December 31, 2024 is attached as Appendix B.

#### *Fund Structure and Accounts*

The Town 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 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 Town presently maintains the following governmental funds: General Fund, Highway Fund, Sanitation Fund, Sewer Funds, Water Fund and the Ambulance Fund. Fiduciary funds consist of an Agency Fund. There are no proprietary funds. Account groups are maintained for fixed assets and long-term debt.

#### *Basis of Accounting*

The governmental fund statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Under this method, revenues are recognized when measurable and available. The Town considers all revenues reported in the governmental funds to be available if the revenues are collected within 365 days after the end of the fiscal year. Expenditures are recorded when the related fund liability is incurred, except for principal and interest on general long-term debt, sanitary landfill post closure costs, installment purchases, judgments and claims, and compensated absences, which are recognized as expenditures to the extent they have matured. General capital asset acquisitions are reported as expenditures in governmental funds. Proceeds of general long-term debt and acquisitions under capital leases are reported as other financing sources.

### **Investment Policy**

Pursuant to the statutes of the State of New York and its adopted Investment Policy, the Town is permitted to temporarily invest moneys which are not required for immediate expenditures, with the exception of moneys the investment of which is otherwise provided for by law, in the following investments: (1) special time deposit accounts in, or certificates of deposit issued by a bank or trust company located and authorized to do business in the State, provided however, that such time deposit account or certificate of deposit is payable within such time as the proceeds shall be needed to meet the expenditures for which such moneys were obtained and provided further that such time deposit account or certificate of deposit, in excess of the amount insured under the Federal Deposit Insurance Act, be secured by either a pledge of eligible securities, an eligible surety bond or an eligible letter of credit, as those terms are defined in the law; (2) obligations of the United States of America; (3) 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; (4) obligations of the State of New York; (5) with the approval of the New York State Comptroller in tax anticipation notes or revenue anticipation notes issued by any municipalities, school district, or district corporation, other than those notes issued by the Town; (6) certificates of participation issued by political subdivisions of the State, as those terms are defined in the law; (7) obligations of a New York public corporation which are made lawful investments for the Town pursuant to the enabling laws of such public corporation; or (8) in the case of moneys held in certain reserve funds established by the Town pursuant to law, in obligations of the Town. Any investments made by the Town pursuant to law are required to be payable or redeemable at the option of the Town 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 obligations 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. These statutes also require that the Town's investments, unless registered or inscribed in the name of the Town, must be purchased through, delivered to and held in custody of a bank or trust company in the State. All such investments held in the custody of a bank or trust company must be held pursuant to a written custodial agreement as that term is defined in the law.

Collateral is required for demand deposit, money market accounts and certificates of deposit not covered by Federal deposit insurance and the eligible securities utilized for such collateral must be held by a third party financial institution, pursuant to security and custodial agreements. Obligations that may be pledged as collateral are obligations of the United States and its agencies and obligations of New York State and its municipalities and school districts.

The Town maintains a list of financial institutions and dealers approved for investment purposes and establishes appropriate limits to the amount of investments, which can be made with each financial institution or dealer. All financial institutions with which the Town conducts business must be credit worthy. Banks are required to provide their most recent Consolidated Report of Condition (Call Report) at the request of the Town. Security dealers not affiliated with a bank are required to be classified as reporting dealers affiliated with the New York Federal Reserve Bank, as primary dealers. The chief fiscal officer is responsible for evaluating the financial position and maintaining a listing of proposed depositories, trading partners and custodians. Such listing shall be evaluated at least annually.

The Town Supervisor is authorized to contract for the purpose of investments: (1) directly from an authorized trading partner, (2) by participation in a cooperative investment program with another authorized governmental entity pursuant to Article 5G of the General Municipal Law where such program meets all the requirements set forth in the Office of the State Comptroller Opinion No. 88-46, and the specific program has been authorized by the governing board; and (3) by utilizing an ongoing investment program with an authorized trading partner pursuant to a contract authorized by the governing board.

All purchased obligations, unless registered or inscribed in the name of the Town, shall be purchased through, delivered to and held in the custody of a bank or trust company. Such obligations shall be purchased, sold or presented for redemption or payment by such bank or trust company only in accordance with prior written authorization from the officer authorized to make the investment. All such transactions shall be confirmed in writing to the Town by the bank or trust company. Any obligation held in the custody of a bank or trust company shall be held pursuant to a written custodial agreement as described in General Municipal Law, §10.

The custodial agreement shall provide that securities held by the bank or trust company, as agent of and custodian for, the Town, will be kept separate and apart from the general assets of the custodial bank or trust company and will not, in any circumstances, be commingled with or become part of the backing for any other deposit or other liabilities. The agreement shall describe how the custodian shall confirm the receipt and release of the securities. Such agreement shall include all provisions necessary to provide the Town a perfected interest in the securities.

Repurchase agreements are authorized subject to the following restrictions: (1) all repurchase agreements must be entered into subject to a Master Repurchase Agreement; (2) trading partners are limited to banks or trust companies authorized to do business in New York State and primary reporting dealers; (3) obligations shall be limited to obligations of the United States of America and obligations guaranteed by agencies of the United States of America; (4) no substitution of securities will be allowed; and (5) the custodian shall be a party other than the trading partner.

### **Budgetary Procedures**

The head of each administrative unit of the Town is required to file detailed estimates of revenues (other than real property taxes) and expenditures for the next fiscal year with the budget officer on or before August 15<sup>th</sup>. After reviewing these estimates, the budget officer prepares a tentative budget, which includes his recommendations. A budget message explaining the main features of the budget is also prepared at this time. The tentative budget is filed with the Town Clerk not later than the 30th of September. Subsequently, the Town Clerk presents the tentative budget to the Town Board at the regular or special hearing which must be held on or before October 5th. The Town Board reviews the tentative budget and makes such changes as it deems necessary and that are not inconsistent with the provisions of the law. Following this review process, the tentative budget and such modifications, if any, as approved by the Board become the preliminary budget. A public hearing, notice of which must be duly published in the Town's official newspaper, on the preliminary budget is generally required to be held on the Thursday immediately following the general election. At such hearing, any person may express his opinion concerning the preliminary budget; however, there is no requirement or provision that the preliminary budget or any portion thereof be voted on by members of the public. After the public hearing, the Town Board may further change and revise the preliminary budget. The Town Board, by resolution, adopts the preliminary budget as submitted or amended no later than November 20th, at which time, the preliminary budget becomes the annual budget of the Town for the ensuing fiscal year. Budgetary control during the year is the responsibility of the Supervisor. However, any changes or modifications to the annual budget including the transfer of appropriations among line items must be approved by resolution of the Town Board.

Budget Summary for the 2025 fiscal year may be found in Appendix A.

## **Financial Operations**

The Supervisor functions as the chief fiscal officer as provided in Section 2 of the Local Finance Law; in this role, the Supervisor is responsible for the Town's accounting and financial reporting activities. Pursuant to Section 30 of the Local Finance Law, the Supervisor has been authorized to issue or renew certain specific types of notes. As required by law, the Supervisor must execute an authorizing certificate, which then becomes a matter of public record.

The Town Board, as a whole, serves as the finance board of the Town and is responsible for authorizing, by resolution, all material financial transactions such as operating and capital budgets and bonded debt.

Town finances are operated primarily through the General and Special Revenue Funds. The General Fund receives most of its revenue from real property tax. Current operating expenditures are paid from these funds subject to available appropriations. The Special Revenue Funds are made up of the Highway, Sewer, Sanitation, Ambulance and Water Funds. The primary source of income for these districts comes from special assessments levied against district properties at the same time real estate taxes are levied. Capital projects and equipment purchases are accounted for in special capital projects funds. The Town observes a calendar year (January 1 through December 31) for operating and reporting purposes.

### **The State Comptroller's Fiscal Stress Monitoring System**

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

The fiscal stress scores are based on financial information submitted as part of each school district's ST-3 report filed with the State Education Department annually, and each municipality's annual report filed with the State Comptroller. Using financial indicators that include year-end fund balance, cash position and patterns of operating deficits, the system creates an overall fiscal stress score, which classifies whether a school district or municipality is in "significant fiscal stress", in "moderate fiscal stress," as "susceptible to fiscal stress" or "no designation". Entities that do not accumulate the number of points that would place them in a stress category will receive a financial score but will be classified in a category of "no designation." This classification should not be interpreted to imply that the entity is completely free of fiscal stress conditions. Rather, the entity's financial information, when objectively scored according to the FSMS criteria, did not generate sufficient points to place them in one of the three established stress categories.

The most current applicable report of the State Comptroller designates the Town as "No Designation". (Fiscal Score: 3.3%).

See the State Comptroller's official website for more information on FSMS. Reference to this website implies no warranty of accuracy of information therein.

In addition, the Office of the State Comptroller helps local government officials manage government resources efficiently and effectively. The Comptroller oversees the fiscal affairs of local governments statewide, as well as compliance with relevant statutes and observance of good business practices. This fiscal oversight is accomplished, in part, through its audits, which identify opportunities for improving operations and governance. The Town has not been audited in the past five years. Reference to this website implies no warranty of accuracy of information therein.

## **Revenues**

The Town receives a significant portion of its revenues from a real property tax on all non-exempt property situated within the Town. A summary of such revenues for the five most recently completed fiscal years may be found in Appendix A. See "Real Property Tax Information", herein.

## **State Aid**

Based on the audited financial statements of the Town, the Town received approximately 4.56% of its total General Fund operating revenue from State aid in 2025 and budgeted approximately 4.08% for 2026. There is no assurance, however, that State appropriations for aid to municipalities will continue, either pursuant to existing formulas or in any form whatsoever. The State is not constitutionally obligated to maintain or continue such aid and has the ability to reduce funding to municipalities and school districts in order to balance its own budget.

If the State should not adopt its budget in a timely manner, municipalities and school districts in the State, including the Town, may be affected by a delay in the payment of State aid. Additionally, if the State should experience difficulty in borrowing funds in anticipation of the receipt of State taxes in order to pay State aid to municipalities and school districts in the State, including the Town, in this year or future years, the Town may be affected by a delay in the receipt of State aid until sufficient State taxes have been received by the State to make State aid payments.

The following table sets forth the percentage of the Town’s General Fund revenue (excluding other financing sources) comprised of State aid for each of the fiscal years 2021 through 2025 inclusive and budgeted for 2026.

Fiscal Year Ended	Total General Fund		State & Federal Aid
	<u>December 31:</u>	<u>Town Revenue</u>	<u>To Revenues (%)</u>
2021		\$23,145,823	\$1,571,701 6.79%
2022		25,120,658	1,507,654 6.00
2023		23,541,494	1,119,863 4.76
2024		24,797,831	1,488,201 6.00
2025		26,586,169	1,212,099 4.56
2026 (Budgeted)		26,570,344	1,083,711 4.08

Sources: Audited financial statements (2021-2025) and adopted budget for fiscal year 2026.

### Expenditures

The major categories of expenditures for the Town are General Government Support, Public Safety, Transportation, Economic Assistance and Opportunity, Home and Community Services, Culture and Recreation, Employee Benefits and Debt Service. A summary of the expenditures for the five fiscal years ending December 31, 2025 may be found in Appendix A, on pages A-1 through A-5.

### Employee Pension System

Substantially all employees of the Town are members of the New York State and Local Employees’ Retirement System (“ERS”) or the State and Local Police and Fire Retirement System (“PFRS” and together with ERS, 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 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. 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 following table summarizes the retirement system tier levels currently in effect:

Tier	System	Effective Dates (Hire Date)	Vesting (Years of Credited Service)	Employee Contribution Rate (Percent of Salary)
1	ERS	Before July 1, 1973	5	0%
1	PFRS	Before July 31, 1973	5	0% (Non-Contributory)
2	ERS	July 1, 1973 – July 26, 1976	5	0%
2	PFRS	July 31, 1973 – June 30, 2009	5	0% (Non-Contributory)
3	ERS	July 27, 1976 – August 31, 1983	5	3% throughout 10 years of service, then 0%
3	PFRS	July 1, 2009 – January 8, 2010	5	0% (Non-Contributory)
4	ERS	September 1, 1983 – December 31, 2009	5	3% throughout 10 years of service, then 0%
5	ERS	January 1, 2010 – March 31, 2012	10	3% throughout employment
5	PFRS	January 9, 2010 – March 31, 2012	10	0% (Non-Contributory)
6	ERS	April 1, 2012 and After	10	3% - 6% variable based on annual Salary throughout employment
6	PFRS	April 1, 2012 and After	10	0% (Non-Contributory)

The average NYS retirement contribution rates increased from 15.2% to 16.5% of payroll for the Employee’s Retirement System (ERS) and from 31.2% to 33.7% of payroll for the Police and Fire Retirement System (PFRS) from the 2024/2025 to the 2025/2026 NYS fiscal year. The 2026/2027 average contribution rates for ERS and PFRS have been set at 17.6% and 36.5%, respectively.

Pension reform legislation changed the billing cycle for employer contributions to the ERS retirement system to match budget cycles of the Town. Under the previous method, the Town was not provided with required payment until after the 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 Town is notified of and can include the actual cost of the employer contribution in its budget. Legislation also required 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 annual pension payment due date is February 1 and permits the legislative body of a municipality to establish a retirement contribution reserve fund for the purpose of financing retirement contribution in the future. The New York State Retirement System has advised the Town 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.

In 2013, the State and ERS approved a Stable Contribution Option (“SCO”), which modified its existing SCO adopted in 2010, that gives municipalities the ability to better manage the spikes in Actuarially Required Contribution rates (“ARC”). The plan allows municipalities to pay the SCO amount in lieu of the ARC amount. The primary purpose of the SCO plans is to reduce the volatility of future pensions ARC. However, although the pension contribution rates under this program would reduce near-term payments, it will require higher than normal contributions in later years. This Town has not participated in any of the amortization programs and does not intend to do so in the foreseeable future.

The Town has changed accounting policies related to pensions by adopting GASB Statement No. 68, Accounting and Financial Reporting for Pensions – an amendment of GASB Statement No. 27, for the year ended December 31, 2015. GASB Statement 68 requires reporting entities to recognize their proportionate share of the net pension liability and operating statement activity related to changes in the collective pension liability. This means that reporting entities that contribute to the state retirement pension plan should now report a liability on their financial statements for their proportionate share of the net pension liability. The new standards change how pension plan liabilities are accounted for and disclosed in financial statements of public pensions and participating employers. The new standards do not affect or alter how public employee pensions are funded or how employer contribution rates are calculated.

**Contributions to the Retirement Systems**

Fiscal Year Ending <u>December 31:</u>	<u>ERS</u>	<u>Policemen's &amp; Firemen's Retirement System</u>	<u>Total</u>
2020	\$ 926,000	\$1,126,311	\$2,052,311
2021	965,949	1,318,153	2,284,102
2022	1,093,279	1,624,901	2,718,180
2023	829,905	1,674,724	2,504,629
2024	910,787	1,687,162	2,597,949
2025 (Budgeted)	1,122,478	1,819,000	2,941,478
2026 (Budgeted)	1,277,030	2,132,827	3,409,857

**Other Post Employment Benefits**

The Town provides post-retirement healthcare benefits to various categories of former employees. These costs may be expected to rise substantially in the future.

GASB Statement No. 75 (“GASB 75”) of the Governmental Accounting Standards Board (“GASB”), requires state and local governments to account for and report their costs associated with post-retirement healthcare benefits and other non-pension benefits. GASB 75 generally requires that employers account for and report the annual cost of “other post-employment benefits” (OPEB) and the outstanding obligations and commitments related to OPEB in essentially the same manner as they currently do for pensions. Under previous rules, these benefits have generally been administered on a pay-as-you-go basis and have not been reported as a liability on governmental financial statements. Only current payments to existing retirees were recorded as an expense.

GASB 75 requires that state and local governments adopt the actuarial methodologies to determine annual OPEB costs. Annual OPEB cost for most employers will be based on actuarially determined amounts that, if paid on an ongoing basis, generally would provide sufficient resources to pay benefits as they come due.

For the year ended December 31, 2018, the Town adopted GASB 75, which supersedes and eliminates GASB 45. Under GASB 45, based on actuarial valuation, an annual required contribution (“ARC”) will be determined for each state or local government. The ARC is the sum of (a) the normal cost for the year (the present value of future benefits being earned by current employees) plus (b) amortization of the unfunded accrued liability (benefits already earned by current and former employees but not yet provided for), using an amortization period of not more than 30 years. If a municipality contributes an amount less than the ARC, a net OPEB obligation will result, which is required to be recorded as a liability on its financial statements.

GASB 75 established new standards for recognizing and measuring OPEB liabilities, deferred outflows of resources, deferred inflows of resources, and expense/expenditures to provide more transparent reporting and useful information about the liability and cost of benefits. Municipalities and school districts are required to account for OPEB within the financial statements rather than only noted in the footnotes as previously required by GASB 45. It is measured as of a date no earlier than the end of the employer’s prior fiscal year and no later than the employer’s current fiscal year. The discount rate is based on 20-year, tax-exempt general obligation municipal bonds. There is no amortization of prior service cost.

The implementation of GASB 75 resulted in the reporting of the entire actuarial accrued liability for other post-employment benefits. The Town’s total OPEB liability at December 31, 2025 is as follows:

Actuarial valuation will be required every 2 years for OPEB plans with more than 200 members, every 3 years, if there are less than 200 members.

Total OPEB Liability at Dec 31, 2024	<u>\$69,938,020</u>
Charges for the Year:	
Service Cost	2,151,899
Interest	2,954,653
Changes of Benefit Terms	
Differences Between Expected and Actual Experience	0
Changes in Assumptions or Other Inputs	(1,126,131)
Benefit Payments	<u>(1,808,131)</u>
Net Changes	<u>2,172,290</u>
Total OPEB Liability at Dec 31, 2025	<u><u>\$72,110,310</u></u>

**REAL PROPERTY TAX INFORMATION**

**Real Property Taxes**

The Town derives a significant portion of its annual revenue through a direct real property tax.

A. Tables presenting the tax levy, by purpose, collection performance and tax rates can be found in Appendix

The following table sets forth the percentage of the Town’s General Fund revenue (excluding other financing sources) comprised of real property taxes for each of the fiscal years 2021 through 2025 inclusive, and budgeted amounts for fiscal year 2026.

Fiscal Year Ending Dec 31:	Total Revenue	Real Property Taxes	Real Property Taxes to Revenues (%)
2021	\$23,145,823	\$8,798,117	38.01
2022	25,120,658	9,006,189	35.85
2023	23,541,494	8,843,559	37.57
2024	24,797,831	8,982,443	36.22
2025	26,586,169	8,986,550	33.80
2026 (Budgeted)	26,570,344	11,719,083	44.11

Source: Audited Financial statements 2021 through 2025 and adopted budget for fiscal year 2026.

### **Tax Collection Procedure**

Taxes are due January 1, payable without penalty to and including January 31. Penalties thereafter are imposed at an annual rate determined by the New York State Commissioner of Taxation and Finance. In April the tax roll is returned to the County and taxes are payable to the County Commissioner of Finance. The Town retains the total amount of Town, Highway, Special Districts, Fire Districts and delinquent water and sewer levies from the total collections and returns the balance plus the uncollected items to the County, which assumes responsibility and holds annual tax sales.

As far as the Town is concerned, there are no uncollected taxes. Payment in full of all Town taxes is guaranteed by the County.

### **Tax Levy Limit Law**

Prior to the enactment of Chapter 97 of the Laws of 2011 (the “Tax Levy Limit Law”) on June 24, 2011, all the taxable real property within the Town had been subject to the levy of ad valorem taxes to pay the bonds and notes of the Town and interest thereon without limitation as to rate or amount. However, the Tax Levy Limit Law imposes a tax levy limitation upon the Town without providing an exclusion for debt service on obligations issued by the Town. As a result, the power of the Town to levy real estate taxes on all the taxable real property within the Town is subject to statutory limitations, according to the formulas set forth in Tax Levy Limit Law.

The following is a brief summary of certain relevant provisions of the 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 Town, subject to certain exceptions. The Tax Levy Limit Law permits the Town 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 Tax Levy Limit Law also provides for adjustments to be made to the Town’s tax levy based upon changes in the assessed value of the taxable real property in the Town. Additionally, the Town will be permitted to carry forward a certain portion of its unused tax levy capacity from the prior year. The Town is required to calculate its tax levy limit for the upcoming year in accordance with the provision described 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 Town, including exclusions for tort judgments payable by the Town. The governing board of the Town may adopt a budget that exceeds the tax levy limit for the coming fiscal year, only if the governing board of the Town first enacts, by a vote of at least sixty percent of the total voting power of the Town Board, 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 Town 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.

The 2012 through 2025 Budgets did not exceed the tax levy limitation. However, for 2026, the Town Board authorized exceeding the tax levy limitation in order to preserve the Town’s reserve balances and better align property tax revenues with the increased costs resulting from recent inflationary trends.

**Selected Listing of Large Taxable Properties**  
2025 Assessment Roll

Name	Type	Assessed Valuation
Central Hudson Gas & Electric	Utility	\$12,921,048
NY State DEC	Taxable State Owned Lands	6,543,700
DRA Fidelco New Windsor, LLC	Apartment Complex	4,541,200
First Columbia	Office & Manufacturing Park	4,106,300
BHC Big V, LLC	Retail Shopping Center	4,000,000
City of Newburgh	Water Supply & Filtration Plant	3,089,700
Knox Village Associates	Apartment Complex	2,614,400
Hudson Valley Terminal LLC	Warehouse/Distribution Facility	1,946,100
Scenic Properties LLC	Manufacturing	1,520,800
Southlake Cove, TIC, LLC	Office Park	1,362,100
New Windsor Properties	Apartments	1,324,900
Oakwood Terrace	Co-operative Apartments	1,200,000
VGR Associates	Retail Shopping Center	1,107,200
4 Acres LLC	Retail Shopping Center	1,091,622
BS REPII MH Silver Stream	Mobile Home Park	1,106,600
		<u>\$48,475,670</u>

- a. Assessment Roll established in 2025 for levy and collection of taxes in 2026.
- b. Represents 11.78% of the 2026 Taxable Assessed Valuation of the Town of \$411,544,463.

**Tax Certiorari Claims**

In common with other municipalities, there are a number of tax certiorari proceedings pending involving properties that are subject to the levy of Town taxes. The plaintiffs in these matters have asserted that their properties are over-assessed and are seeking assessment reductions. A refund of excess taxes is also generally requested. Historically, certiorari claims have been settled through negotiations, resulting in amounts, at times, substantially less than originally claimed. Many settlements provide for future adjustments with no direct outlay of money.

## **LITIGATION**

In common with other municipalities, the Town receives Notices of Claim and is party to litigation from time to time. In the opinion of the Town, after consultation with its attorney, unless otherwise set forth herein and apart from matters provided for by applicable insurance coverage, there are no significant claims or actions pending for which the Town has not asserted a substantial and adequate defense.

Of note, early in 2026, the Town was served with two complaints by property owners who claim the Town improperly amended the Town Code to limit the number of extensions permitted, for approved site plans and subdivision plans, before construction must begin. This amendment resulted in the loss of site-plan approval obtained, by each, more than ten years prior. Both property owners allege the Town's actions amount to an improper taking of their respective property and seek twenty million dollars (\$20.0M) and ten million dollars (\$10.0M) in damages respectively. As noted above, after consultation with counsel, the Town asserts it has a strong and substantial defense to each of these claims.

In previous statements, the Town has advised of Notices of Claim served upon the Town, alleging damages for exposure to PFAS in the Town's water supply. The statute of limitations has passed with respect to these claims. No lawsuits were filed. Also noted in prior statements is the Town's claims against those it believes responsible for the PFAS contamination of its water supply. Some of those claims are still pending, but multiple such claims have been settled in the Town's favor and the Town has begun receiving payments on those settled claims, with such payments set to continue through and including calendar year 2034.

## **CYBERSECURITY**

The Town, like many other public and private entities, relies on technology to conduct its operations. As a recipient and provider of personal, private, or sensitive information, the Town faces multiple cyber threats including, but not limited to, hacking, viruses, malware and other attacks on computer and other sensitive digital networks and systems. To mitigate the risk of business operations impact and/or damage from cyber incidents or cyber-attacks, the Town invests in various forms of cybersecurity and operational controls; however, no assurances can be given that such security and operational control measures will be completely successful to guard against cyber threats and attacks. The results of any such attack could impact business operations and/or damage Town digital networks and systems and the costs of remedying any such damage could be substantial.

## **TAX MATTERS**

### **Opinion of Bond Counsel**

In the opinion of Hawkins Delafield & Wood LLP, Bond Counsel to the Town, 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 Town (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 Town in connection with the Notes, and Bond Counsel has assumed compliance by the Town 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 Town, 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 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 this 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 the 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 Town, in executing the Tax Certificate, will certify to the effect that the Town 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 note 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 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 Notes having OID (a “Discount Note”), OID that has accrued and is properly allocable to the owners of the Discount Notes 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.

## **Note Premium**

In general, if an owner acquires a note 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 note after the acquisition date (excluding certain “qualified stated interest” that is unconditionally payable at least annually at prescribed rates), that premium constitutes “note premium” on that note (a “Premium Note”). In general, under Section 171 of the Code, an owner of a Premium Note must amortize the bond and note 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 bond and note). An owner of a Premium Note must amortize the note premium by offsetting the qualified stated interest allocable to each interest accrual period under the owner’s regular method of accounting against the note premium allocable to that period. In the case of a tax-exempt Premium Note, if the note 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 Note should consult their own tax advisors regarding the treatment of bond and note

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 and note premium on, sale, exchange, or other disposition of Premium Notes.

### **Information Reporting and Backup Withholding**

Information reporting requirements apply to interest on tax-exempt obligations, 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 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 will be subject to the final approving opinion of the law firm of Hawkins Delafield & Wood LLP, Bond Counsel to the Town. Said opinion will be available at the time of delivery of the Notes, and will be substantially in the form set forth in Appendix C.

### **DISCLOSURE UNDERTAKING**

At the time of the delivery of the Notes, the Town will provide an executed copy of its Undertaking to Provide Notice of Events substantially in the form set forth in Appendix D.

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

### **RATING**

The Notes are not rated. Subject to the approval of the Town, the purchaser(s) of the Notes may have a rating completed after the sale at the expense of the purchaser(s), including any fees to be incurred by the Town, such as a rating action that may require the filing of a material event notification to EMMA and/or the provision of a supplement to the Final Official Statement.

Moody's has assigned a rating of "Aa3" to the Town's outstanding long-term debt. This rating reflects only the view of such rating agency and an explanation of the significance of such rating should be obtained from Moody's, 7 WTC at Greenwich Street, New York, NY, Phone: (212) 553-4055 and Fax: (212) 298-6761. Generally, a rating agency bases its ratings on the information and materials furnished to it and on investigation, studies and assumptions by the rating agency. There is no assurance that a particular rating will apply for any given period of time or that it will not be lowered or withdrawn entirely if, in the judgment of the agency originally establishing the rating, circumstances so warrant. Any downward revision or withdrawal of such ratings could have an adverse affect on the market price of the Notes or the availability of a secondary market for such Notes.

## MUNICIPAL ADVISOR

Munistat Services, Inc. (the “Municipal Advisor”), is a Municipal Advisor, registered with the Securities and Exchange Commission and the Municipal Securities Rulemaking Board. The Municipal Advisor serves as independent municipal advisor to the Town on matters relating to debt management. The Municipal Advisor is a municipal advisory and consulting organization and is not engaged in the business of underwriting, marketing, or trading municipal securities or any other negotiated instruments. The plan of financing and the structuring of the Notes and Bonds was based on materials provided by the Town and other sources of information believed to be reliable. The Municipal Advisor has not audited, authenticated, or otherwise verified the information provided by the Town or the information set forth in this Official Statement or any other information available to the Town with respect to the appropriateness, accuracy, or completeness of disclosure of such information and no guarantee, warranty, or other representation is made by the Municipal Advisor respecting the accuracy and completeness of or any other matter related to such information and this Official Statement.

## ADDITIONAL INFORMATION

Additional information may be obtained upon request from the office of Doreen Casey, Town Comptroller, Town of New Windsor, Town Hall, 555 Union Avenue, New Windsor, New York 12553, telephone number (845) 563-4621 and email: [dcasey@newwindsor-ny.gov](mailto:dcasey@newwindsor-ny.gov) or from the office of Munistat Services, Inc., 12 Roosevelt Avenue, Port Jefferson Station, New York 11776, telephone number (631) 331-8888 and website: <https://www.munistat.com>.

Munistat Services, Inc. may place a copy of this Official Statement on its website at [www.munistat.com](http://www.munistat.com). 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. Munistat Services, Inc. has prepared such website information for convenience, but no decisions should be made in reliance upon that information. Typographical or other errors may have occurred in converting original source documents to digital format, and neither the Town nor Munistat Services, Inc. assumes any liability or responsibility for errors or omissions on such website. Further, Munistat Services, Inc. and the Town disclaim any duty or obligation either to update or to maintain that information or any responsibility or liability for any damages caused by viruses in the electronic files on the website. Munistat Services, Inc. and the Town also assume no liability or responsibility for any errors or omissions or for any updates to dated website information.

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

The preparation and distribution of this Official Statement has been authorized by the resolutions of the Town which delegate to the Town Supervisor the power to sell and issue the Notes.

TOWN OF NEW WINDSOR, NEW YORK

By: s/s STEVEN A. BEDETTI  
Town Supervisor and Chief Fiscal Officer  
Town of New Windsor  
New Windsor, New York

June , 2026

**APPENDIX A**

**FINANCIAL INFORMATION**

**Balance Sheet**  
**General Fund**

	Fiscal Year Ending December 31:	
	2024	2025
<b>Assets:</b>		
Cash & Cash Equivalents	\$ 10,490,701	\$ 682,137
Investments		10,503,622
Accounts Receivable, Net	2,440,532	2,806,345
Due from Other Funds	45,039	
Other		14,787
Lease Receivable	7,785,610	7,778,228
Total Assets	\$ 20,761,882	\$ 21,785,119
<b>Liabilities:</b>		
Accounts Payable	\$ 371,154	\$ 298,035
Due to Employees' Retirement System	1,897,626	2,196,729
Total Liabilities	2,268,780	2,494,764
Deffered Inflows of Resources	7,574,900	7,519,451
<b>Fund Balances:</b>		
Nonspendable		14,787
Assigned	3,032,029	3,055,943
Unassigned	7,886,172	8,700,174
Total Fund Balances	10,918,201	11,770,904
Total Liabilities & Fund Balances	\$ 20,761,882	\$ 21,785,119

Source: Audited Financial Statements (2024) & Annual Financial Report (2025).

NOTE: This Schedule is NOT audited.

**Statement of Revenues, Expenditures and Fund Balances**  
**General Fund**

Fiscal Year Ending December 31:

	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>
<b>Revenues:</b>					
Real Property Taxes	\$ 8,798,117	\$ 9,006,189	\$ 8,843,559	\$ 8,982,443	\$ 8,986,550
Real Property Tax Items	378,094	383,220	398,064	443,037	440,529
Non-Property Taxes	5,627,609	6,108,522	6,298,694	6,221,212	6,351,010
Departmental Income	1,461,812	1,461,270	1,750,262	1,921,527	3,666,213
Use of Money and Property	579,215	667,225	1,102,017	1,255,072	1,135,131
Licenses & Permits	363,790	274,531	238,844	276,286	329,812
Fines & Forfeitures	470,843	438,432	447,814	557,950	549,663
Sale of Property and Compensation for Loss	1,843,883	3,390,417	1,404,224	1,292,612	2,882,626
Miscellaneous	222,596	122,968	213,233	262,657	466,338
Interfund Revenues	1,828,163	1,760,230	1,724,920	2,096,834	566,199
State and Federal Aid	1,571,701	1,507,654	1,119,863	1,488,201	1,212,099
Total Revenues	<u>23,145,823</u>	<u>25,120,658</u>	<u>23,541,494</u>	<u>24,797,831</u>	<u>26,586,170</u>
<b>Expenditures:</b>					
General Government Support	4,740,558	4,728,876	4,919,601	5,416,259	5,510,452
Public Safety	7,998,990	8,440,319	8,752,956	9,258,790	9,789,336
Transportation	286,427	311,537	309,038	332,185	357,688
Economic Assistance	27,064	86,268	53,148	68,666	92,458
Culture and Recreation	809,269	923,383	942,700	942,032	935,250
Home and Community Services	482,121	603,354	533,964	636,752	583,875
Employee Benefits	6,531,751	6,852,825	7,396,376	8,148,509	8,586,549
Total Expenditures	<u>20,876,180</u>	<u>21,946,562</u>	<u>22,907,783</u>	<u>24,803,193</u>	<u>25,855,608</u>
Excess (Deficit) Revenues Over Expenditures	<u>2,269,643</u>	<u>3,174,096</u>	<u>633,711</u>	<u>(5,362)</u>	<u>730,562</u>
<b>Other Sources &amp; Uses:</b>					
Interfund Transfers In	29,636	13,835	25,043	193,492	621,404
Interfund Transfers (Out)	<u>(329,814)</u>	<u>(534,970)</u>	<u>(471,356)</u>	<u>(429,567)</u>	<u>(499,256)</u>
Total Other Sources & Uses	<u>(300,178)</u>	<u>(521,135)</u>	<u>(446,313)</u>	<u>(236,075)</u>	<u>122,148</u>
Excess (Deficiency) of Revenues & Other Sources Over Expenditures & Other Uses	<u>1,969,465</u>	<u>2,652,961</u>	<u>187,398</u>	<u>(241,437)</u>	<u>852,710</u>
Fund Balance Beginning of Year	<u>6,298,532</u>	<u>8,267,997</u>	<u>10,972,240</u>	<u>11,159,638</u>	<u>10,918,201</u>
Prior Adjustments	<u>                    </u>	<u>51,282<sup>b</sup></u>	<u>                    </u>	<u>                    </u>	<u>(8)</u>
Fund Balance End of Year	<u>\$ 8,267,997</u>	<u>\$ 10,972,240</u>	<u>\$ 11,159,638</u>	<u>\$ 10,918,201</u>	<u>\$ 11,770,903</u>

a. A prior period adjustment was made to account for the effects of GASB Statement No. 84, Fiduciary Activities that was recorded at December 31.

b. The Town implemented GASB Statement No. 87, Leases.

Source: Audited Financial Statements (2021-2024) & Annual Financial Report (2025).

NOTE: This Schedule is NOT audited.

**Statement of Revenues, Expenditures and Fund Balances**  
**Highway Fund**

Fiscal Year Ending December 31:

	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>
Revenues:					
Real Property Taxes	\$ 3,598,875	\$ 3,695,670	\$ 4,058,395	\$ 4,203,984	\$ 4,429,804
Intergovernmental Charges	14,553	14,701	14,999	15,444	15,890
Use of Money and Property	1,879	5,969	31,366	71,067	132,584
Fines & Forfeitures					
Sale of Property & Compensation for Loss	44,912	74,294	9,682	47,253	104,567
Miscellaneous	93,900	16,066	15,574	27,976	10,873
Interfund Revenues	68,572	82,938	127,518	92,460	52,510
State Aid and Federal Aid	457,944	355,912	500,198	536,218	428,723
Total Revenues	<u>4,280,635</u>	<u>4,245,550</u>	<u>4,757,732</u>	<u>4,994,402</u>	<u>5,174,951</u>
Expenditures:					
Genreal Government Support	2,483	1,722	8,819	2,110	30,233
Transportation	2,689,064	2,753,096	2,812,783	3,124,559	3,361,343
Home & Community Services	27,333	11,029	11,006	40,183	75,441
Employee Benefits	930,156	972,667	1,001,686	1,132,088	1,161,234
Total Expenditures	<u>3,649,036</u>	<u>3,738,514</u>	<u>3,834,294</u>	<u>4,298,940</u>	<u>4,628,251</u>
Excess (Deficiency) of					
Revenues over Expenditures	<u>631,599</u>	<u>507,036</u>	<u>923,438</u>	<u>695,462</u>	<u>546,700</u>
Other Sources & Uses:					
Interfund Transfers In	12,218	8,655	250,963	230,027	204,316
Interfund Transfers (Out)	<u>(486,375)</u>	<u>(426,000)</u>	<u>(1,038,757)</u>	<u>(1,013,704)</u>	<u>(1,059,775)</u>
Total Other Sources & Uses	<u>(474,157)</u>	<u>(417,345)</u>	<u>(787,794)</u>	<u>(783,677)</u>	<u>(855,459)</u>
Excess (Deficiency) of Revenues & Other					
Sources Over Expenditures & Other Uses	<u>157,442</u>	<u>89,691</u>	<u>135,644</u>	<u>(88,215)</u>	<u>(308,759)</u>
Fund Balance Beginning of Year	<u>2,162,653</u>	<u>2,320,095</u>	<u>2,409,786</u>	<u>2,545,430</u>	<u>2,457,215</u>
Prior Period Adjustment					<u>(5)</u>
Fund Balance End of Year	<u>\$ 2,320,095</u>	<u>\$ 2,409,786</u>	<u>\$ 2,545,430</u>	<u>\$ 2,457,215</u>	<u>\$ 2,148,451</u>

Source: Audited Financial Statements (2021-2024) & Annual Financial Report (2025).

NOTE: This Schedule is NOT audited.

**Statement of Revenues, Expenditures and Fund Balances**  
**Water Fund**

	Fiscal Year Ending December 31:				
	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>
<b>Revenues:</b>					
Real Property Taxes	\$ 1,311,105	\$ 1,281,538	\$ 1,211,210	\$ 1,210,993	\$ 1,130,323
Departmental Income	6,986,269	6,406,163	6,657,717	8,870,734	9,195,596
Use of Money and Property	4,765	42,611	230,782	316,154	307,178
Sale of Property & Compensation for Loss	392,233	1,545,424	101,004	112,949	2,704,032
Miscellaneous				200	
State Aid			1,740		4,950
Total Revenues	<u>8,694,372</u>	<u>9,275,736</u>	<u>8,202,453</u>	<u>10,511,030</u>	<u>13,342,079</u>
<b>Expenditures:</b>					
General Government Support	1,143	613	3,525	776	9,455
Home and Community Services	6,970,205	6,456,354	6,809,430	7,569,003	9,214,521
Employee Benefits	244,442	261,576	292,361	321,187	315,652
Total Expenditures	<u>7,215,790</u>	<u>6,718,543</u>	<u>7,105,316</u>	<u>7,890,966</u>	<u>9,539,628</u>
<b>Other Sources &amp; Uses:</b>					
Interfund Transfers In	1,406,498	1,294,675	1,376,213	1,385,798	1,295,328
Interfund Transfers (Out)	<u>(2,759,543)</u>	<u>(2,726,286)</u>	<u>(2,627,551)</u>	<u>(2,601,535)</u>	<u>(2,509,841)</u>
Total Other Sources & Uses	<u>(1,353,045)</u>	<u>(1,431,611)</u>	<u>(1,251,338)</u>	<u>(1,215,737)</u>	<u>(1,214,513)</u>
<b>Excess (Deficiency) of Revenues &amp; Other Sources Over Expenditures &amp; Other Uses</b>					
	<u>125,537</u>	<u>1,125,582</u>	<u>(154,201)</u>	<u>1,404,327</u>	<u>2,587,938</u>
Fund Balance Beginning of Year	<u>6,010,188</u>	<u>6,135,725</u>	<u>7,261,306</u>	<u>7,107,105</u>	<u>8,511,432</u>
Prior Period Adjustment					(4)
Fund Balance End of Year	<u>\$ 6,135,725</u>	<u>\$ 7,261,306</u>	<u>\$ 7,107,105</u>	<u>\$ 8,511,432</u>	<u>\$ 11,099,366</u>

Source: Audited Financial Statements (2021-2024) & Annual Financial Report (2025).

NOTE: This Schedule is NOT audited.

**Statement of Revenues, Expenditures and Fund Balances**  
**Sewer Fund**

Fiscal Year Ending December 31:

	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>
<b>Revenues:</b>					
Real Property Taxes	\$ 28,378	\$ 124,132	\$ 235,850	\$ 290,409	\$ 559,812
Departmental Income	2,740,469	2,676,234	2,742,505	2,843,656	2,776,513
Intergovernmental Charges	86,404	86,460	88,521	88,521	121,845
Use of Money and Property	20,836	40,646	154,677	191,781	167,909
Sale of Property & Compensation for Loss	133,600	78,473	59,954	82,827	64,855
Miscellaneous				200	
State and Federal Aid		100,000		28,128	83,888
Total Revenues	<u>3,009,687</u>	<u>3,105,945</u>	<u>3,281,507</u>	<u>3,525,522</u>	<u>3,774,822</u>
<b>Expenditures:</b>					
General Government Support				5	
Home and Community Services	2,537,515	2,755,703	2,841,895	2,990,203	3,044,757
Total Expenditures	<u>2,537,515</u>	<u>2,755,703</u>	<u>2,841,895</u>	<u>2,990,208</u>	<u>3,044,757</u>
<b>Other Sources &amp; Uses:</b>					
Interfund Transfers In	305,546	80,460	108,839	116,540	278,537
Interfund Transfers (Out)	(884,679)	(535,641)	(545,597)	(607,749)	(1,110,054)
Total Other Sources & Uses	<u>(579,133)</u>	<u>(455,181)</u>	<u>(436,758)</u>	<u>(491,209)</u>	<u>(831,517)</u>
<b>Excess (Deficiency) of Revenues &amp; Other Sources Over Expenditures &amp; Other Uses</b>					
	<u>(106,961)</u>	<u>(104,939)</u>	<u>2,854</u>	<u>44,105</u>	<u>(101,452)</u>
Fund Balance Beginning of Year	<u>4,767,650</u>	<u>4,660,689</u>	<u>4,555,750</u>	<u>4,558,604</u>	<u>4,602,709</u>
Prior Period Adjustments					(1)
Fund Balance End of Year	<u>\$ 4,660,689</u>	<u>\$ 4,555,750</u>	<u>\$ 4,558,604</u>	<u>\$ 4,602,709</u>	<u>\$ 4,501,256</u>

Source: Audited Financial Statements (2021-2024) & Annual Financial Report (2025).

NOTE: This Schedule NOT audited.

**Statement of Revenues, Expenditures and Fund Balances**  
**Refuse and Garbage District**

	Fiscal Year Ending December 31:				
	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>
<b>Revenues:</b>					
Real Property Taxes	\$ 2,322,112	\$ 2,505,647	\$ 2,659,892	\$ 2,723,070	\$ 2,711,886
Departmental Income	334,901	357,832	381,008	386,137	403,453
Use of Money and Property	1,077	1,321	29,366	92,604	152,399
Sale of Property & Compensation for Loss	5,266	3,182	5,014	2,520	9,610
Miscellaneous		42,477			
Interfund Revenues	<u>23,300</u>	<u>588</u>	<u>42,168</u>	<u>16,500</u>	
Total Revenues	<u>2,686,656</u>	<u>2,911,047</u>	<u>3,117,448</u>	<u>3,220,831</u>	<u>3,277,348</u>
<b>Expenditures:</b>					
General Government Support					6,193
Home and Community Services	1,947,418	2,015,889	2,057,284	2,069,678	2,238,378
Employee Benefits	727,075	777,867	813,307	770,875	833,027
Operating Transfers	<u>36,117</u>	<u>71,841</u>	<u>100,603</u>	<u>109,819</u>	<u>112,388</u>
Total Expenditures	<u>2,710,610</u>	<u>2,865,597</u>	<u>2,971,194</u>	<u>2,950,372</u>	<u>3,189,986</u>
<b>Excess (Deficiency) of</b>					
Revenues over Expenditures	<u>(23,954)</u>	<u>45,450</u>	<u>146,254</u>	<u>270,459</u>	<u>87,362</u>
Fund Balance Beginning of Year	<u>656,482</u>	<u>632,528</u>	<u>677,979</u>	<u>824,233</u>	<u>1,094,692</u>
Prior Period Adjustment					<u>(2)</u>
Fund Balance End of Year	<u>\$ 632,528</u>	<u>\$ 677,979</u>	<u>\$ 824,233</u>	<u>\$ 1,094,692</u>	<u>\$ 1,182,052</u>

Source: Audited Financial Statements (2021-2024) & Annual Financial Report (2025).

NOTE: This Schedule NOT audited.

**Budget Summaries  
2026**

	Fiscal Year Ending December 31:			
	<u>Appropriations</u>	<u>Less Estimated Revenues</u>	<u>Less Unexpected Balance</u>	<u>Amount To Be Raised By Tax</u>
Fund:				
General Fund	\$ 28,399,371	\$ 14,880,288	\$ 1,800,000	\$ 11,719,083
Highway Fund	5,838,210	750,640	200,000	4,887,570
Water Fund	9,986,429	9,686,429	300,000	
Sewer Fund	5,765,718	5,565,718	200,000	
Ambulance	1,105,640	10,860		1,094,780
Garbage Fund	3,252,598	480,200	25,000	2,747,398
Sewer Special District	1,594,218	111,746	9	1,482,463
Water Special Districts	1,192,982	0	4	1,192,978
Totals	<u>\$ 57,135,166</u>	<u>\$ 31,485,881</u>	<u>\$ 2,525,013</u>	<u>23,124,272</u>

Source: Town of New Windsor 2026 Adopted Budget Summary

**Budget Summaries  
2025**

	Fiscal Year Ending December 31:			
	<u>Appropriations</u>	<u>Less Estimated Revenues</u>	<u>Less Unexpected Balance</u>	<u>Amount To Be Raised By Tax</u>
Fund:				
General Fund	\$ 26,355,900	\$ 15,321,647	\$ 2,047,703	\$ 8,986,550
Highway Fund	5,666,110	886,306	350,000	4,429,804
Water Fund	10,193,669	9,943,669	250,000	
Sewer Fund	3,635,939	3,335,939	300,000	
Ambulance	945,040	10,390		934,650
Garbage Fund	3,179,786	442,900	25,000	2,711,886
Sewer Special District	584,237	30,247		553,990
Water Special Districts	1,130,329	6		1,130,323
Totals	<u>\$ 51,691,010</u>	<u>\$ 29,971,104</u>	<u>\$ 2,972,703</u>	<u>18,747,203</u>

Source: Town of New Windsor 2025 Adopted Budget Summary

**Tax Levy and Collection Record**

	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>
General Town Tax	\$ 8,786,593	\$ 8,994,663	\$ 8,837,305	\$ 8,973,046	\$ 8,979,563
Highway Tax	3,593,765	3,690,883	4,055,825	4,199,786	4,426,548
Special Districts:					
Water Districts	1,311,117	1,281,552	1,211,231	1,210,895	1,130,323
Sewer Districts	28,386	122,925	232,910	287,564	553,990
Ambulance and BDL Districts	831,586	824,116	960,162	1,116,253	1,307,202
Garbage Districts	2,322,127	2,505,661	2,659,898	2,723,070	2,711,886
Fire Districts	2,945,565	3,357,523	3,563,565	3,708,183	3,452,975
County and State Taxes	9,057,392	9,315,034	8,581,744	8,337,975	8,029,693
Reassessed					
School District Taxes	844,051	952,653	768,929	786,128	753,768
Relevied Items	1,071,383	811,215	943,156	977,891	1,034,929
Omitted Tax Total	<u>30,816</u>	<u>32,163</u>	<u>16,045</u>	<u>25,132</u>	<u>18,568</u>
Total Tax Levy	<u>30,822,781</u>	<u>31,888,388</u>	<u>31,830,770</u>	<u>32,345,923</u>	<u>32,399,445</u>
Adjustments	<u>0</u>	<u>(1,289,198)</u>	<u>(12,415)</u>	<u>0</u>	<u>(105,881)</u>
Net Tax Levy	\$ 30,822,781	\$ 30,599,190	\$ 31,818,355	\$ 32,345,923	\$ 32,293,564
Tax Amount Collected	\$ 28,044,743	\$ 30,599,190	\$ 30,680,005	\$ 30,820,026	\$ 31,280,071
Paid to Town:					
Amount	\$ 20,649,381	21,307,094	22,130,666	22,850,090	23,603,507
Interest & Penalties	\$ 33,919	\$ 34,037	\$ 45,725	\$ 73,100	\$ 67,571
Paid to County:					
Amount	\$ 7,400,678	8,025,621	7,353,300	6,772,753	6,425,331
Direct Pay to County	\$ 1,402,813	\$ 1,265,786	\$ 1,195,365	\$ 1,196,465	\$ 1,250,531

**Tax Rates Per \$1,000 of Assessed Valuation  
(\$)**

	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>
County	23.21	23.66	21.71	20.95	20.12
General Town and Highway	30.83	31.33	31.72	32.26	32.55
Water Districts	Var	Var	Var	Var	Var
Sewer Districts	Var	Var	Var	Var	Var
New Windsor Garbage	15.54	16.74	17.77	18.22	18.24
Quassaick Fire District	13.05	13.26	13.56	13.85	15.09
Rural Fire District	N/A	N/A	N/A	N/A	N/A
Salisbury Mills Fire District	8.33	8.63	8.62	8.78	8.71
Vails Gate Fire District	5.38	6.48	7.04	7.36	7.45
New Windsor Ambulance	1.29	1.21	1.42	1.73	2.14

**TOWN OF NEW WINDSOR**  
**APPENDIX B**  
**AUDITED FINANCIAL STATEMENTS**  
**FOR THE FISCAL YEAR ENDED DECEMBER 31, 2024**

**[▶ Click Here For 2024 Audit](#)**

NOTE: SUCH FINANCIAL REPORT AND OPINIONS WERE PREPARED AS OF THE DATE THEREOF AND HAVE NOT BEEN REVIEWED AND/OR UPDATED IN CONNECTION WITH THE PREPARATION AND DISSEMINATION OF THIS OFFICIAL STATEMENT.

**APPENDIX C**

**FORM OF BOND COUNSEL OPINION**

## FORM OF OPINION OF BOND COUNSEL

Hawkins Delafield & Wood LLP  
140 Broadway, 42<sup>nd</sup> Floor  
New York, New York 10005

June , 2026

The Town Board  
Town of New Windsor, in the  
County of Orange, New York

Ladies and Gentlemen:

We have acted as Bond Counsel to the Town of New Windsor (the “Town”), in the County of Orange, 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 \$82,500,000 Bond Anticipation Notes – 2026 (the “Notes”) of the Town 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 upon 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 Town for which the Town has validly pledged its faith and credit and, unless paid from other sources, all the taxable real property within the Town 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 that must be met subsequent to the issuance of the Notes in order that the interest on the Notes be and remain excludable from gross income 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 Town 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 Town 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 Town's certifications, 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 Town with the procedures and certifications 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 accuracy, sufficiency or completeness of the Preliminary or Final Official Statement or any proceedings, reports, correspondence, financial statements or other documents, containing financial or other information relative to the Town which have been or may hereafter be furnished or disclosed to purchasers of said Notes.

Very truly yours,

**APPENDIX D**

**FORM OF UNDERTAKING TO PROVIDE NOTICES OF EVENTS**

## UNDERTAKING TO PROVIDE NOTICES OF EVENTS

### 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 Rule 15c2-12.

“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 Town of New Windsor, in the County of Orange, 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 referred to in the Certificate of Determination, executed by the Town Supervisor as of June 25, 2026.

“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 **\$82,500,000 Bond Anticipation Notes – 2026** dated June 25, 2026, maturing June 25, 2027, 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 Munistat Services, Inc., 12 Roosevelt Avenue, Port Jefferson Station, New York 11776 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 material 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 (12): For the purposes of the event identified in clause (12) 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, as defined in Rule 15c2-12, of the Town, if material, or agreement to covenants, events of default, remedies, priority rights, or other similar terms of a financial obligation of the 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 **June 25, 2026**.

**TOWN OF NEW WINDSOR, NEW YORK**

By: \_\_\_\_\_  
Town Supervisor