

# PRELIMINARY OFFICIAL STATEMENT DATED JUNE 17, 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 designate the Notes as "qualified tax-exempt obligations" pursuant to the provision of Section 265(b)(3) of the Code.*

### TOWN OF WOODBURY ORANGE COUNTY, NEW YORK (the "Town")

### \$4,058,000 BOND ANTICIPATION NOTES - 2026 (the "Notes")

Dated Date: July 21, 2026

Maturity Date: July 21, 2027

*Security and Sources of Payment:* The Notes are general obligations of the Town of Woodbury, 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, except for one necessary odd denomination. 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 July 1, 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 July 21, 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.

July , 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.



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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.

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# OFFICIAL STATEMENT

Relating to

## TOWN OF WOODBURY ORANGE COUNTY, NEW YORK

### \$4,058,000 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 \$4,058,000 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: Eileen Sutherland of the Town, Town of Woodbury, 615 Route 32, Highland Mills, New York 10930, telephone number (845) 928-7578, email: ESutherland@woodburyny.us.

##### 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.

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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:

<u>Date Authorized</u>	<u>Purpose</u>	<u>Amount Authorized</u>	<u>Amount Outstanding</u>
04/14/2026	Replacement of the Ridge Road Bridge	\$3,200,000	\$0
04/14/2026	Construction of Animal Shelter Improvements	858,000	0
	Totals:	<u>\$4,058,000</u>	<u>\$0</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**

### **General Information**

The Town, which encompasses approximately 37 square miles and has a population of 12,224 (according to the 2024 U.S. Census), is located in the southeastern portion of Orange County. It is bounded on the east by the Town of Highlands, West Point and the Palisades Interstate Park; on the south by the Towns of Tuxedo and Monroe; on the west by the Town of Blooming Grove and on the north by the Towns of Cornwall and Highlands. The Town includes a portion of the Incorporated Village of Harriman and the Incorporated Village of Woodbury as well as the Hamlets of Central Valley and Highland Mills.

The Town is primarily residential in character with some commercial and industrial properties and several sizable estates. Commercial enterprises are centered in the business districts of the various communities. Residential properties consist of single-family homes, the above-mentioned estates and an apartment complex.

In addition to employment opportunities in the Town, residents commute to New York City, Newburgh, Middletown and Goshen (the County Seat).

Rail transportation is provided by Consolidated Rail Corp. Highway facilities include the New York State Thruway (which has an interchange in the Town) and New York State Routes 17 and 32.

### **Government**

The Town was established in 1889. Two independently governed school districts are located wholly or 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 generally 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 councilmen 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.

The Town Clerk is elected to a four year term. The Tax Collector is elected to a four-year term. The Town Board appoints the Assessor, the Attorney for the Town and the Town Engineer.

### **Utilities and Other Services**

Electricity and natural gas are supplied to the Town by Orange & Rockland Utilities, Inc. and Central Hudson Gas & Electric Corp.

### **Employees**

The Town provides services through 103 full-time and part-time employees, some of whom are represented by one of two unions: The New York State Union of Police Assoc., Inc., Local 8 represents the Town Policemen, whose contract expires December 31, 2028, and the United Public Service Employees Union whose contract expires December 31, 2027. The Town of Woodbury and the Town of Woodbury PBA (Dispatches) contract expires December 31, 2026.

### **Village of Woodbury**

On August 28, 2006, the Village of Woodbury, New York was incorporated within the Town, following a vote of the qualified voters residing the area of the newly formed village. Pursuant to applicable provisions of the Village Law, any improvement district of the Town, including a fire district, which is located wholly in the newly-established Village of Woodbury (the "Village") ceased to exist in the Village as of December 31, 2007. As of December 31, 2007 and thereafter all services previously rendered by the improvement districts have been performed by the Village. In addition, upon dissolution of the existing districts, all property of the Town improvement districts has automatically become the property of the Village.

Notwithstanding the dissolution of a Town improvement district pursuant to the Village Law, the Town must continue to levy and collect taxes annually to pay the principal of and interest on all bonds or notes issued by the Town to finance capital projects within the improvement districts. In lieu of the requirement that the Town, on behalf of an improvement district, continue to levy and collect taxes to pay the debt service on said bonds or notes, the Village Board of Trustees by resolution, subject to permissive referendum, may provide for the Village to assume responsibility for the levy and collection, as a general Village charge, of all amounts required to pay debt service on bonds issued by the Town on behalf of the special districts. In such case, the Village is required under the Village Law to pay to the Town Supervisor annually an amount sufficient to pay the debt service on such outstanding bonds or notes.

Effective 12:01 AM on January 1, 2015 the function of Street Lighting was transferred to the Village of Woodbury pursuant to the Intermunicipal Agreement between the Town of Woodbury and the Village of Woodbury signed on December 4, 2014. Furthermore, in compliance with this agreement, the function of the Highway Department, as well as the Highway Superintendent, including all of its employees, equipment, tools and supplies was transferred to the Village of Woodbury at 12:01 AM on January 1, 2016.

The transfer of the assets of the Town improvement districts to the Village have not altered or adversely impacted holders of the Town’s bonds or notes because the security for the bonds and notes of the Town is the Town’s pledge of its faith and credit and its unlimited taxing power. The assets of the improvement districts were not pledged as security for the debt.

**ECONOMIC AND DEMOGRAPHIC INFORMATION**

**Population Characteristics**

Since 2000, the Town has had a population trend, as compared to the County and the State, as indicated below:

<u>Year</u>	<u>Town of Woodbury</u>	<u>County of Orange</u>	<u>State of New York</u>
2000	9,460	341,367	18,976,457
2010	11,353	372,813	19,378,102
2020	11,611	382,077	19,514,849
2024	12,224	411,767	19,867,248

Source: U.S. Bureau of the Census.

**Income Data**

	<u>Per Capita Money Income</u>			
	<u>2000</u>	<u>2010</u>	<u>2020</u>	<u>2024</u>
Town of Woodbury	\$28,566	\$40,966	\$41,555	\$47,400
County of Orange	21,597	28,944	35,616	42,368
State of New York	23,389	30,791	40,898	51,002

  

	<u>Median Family Income</u>			
	<u>2000</u>	<u>2010</u>	<u>2020</u>	<u>2023</u>
Town of Woodbury	\$79,087	\$105,816	\$117,898	\$111,429
County of Orange	60,355	82,480	80,816	95,298
State of New York	51,691	67,405	71,117	85,820

Source: United States Bureau of the Census

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

## Unemployment Rate Statistics

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

Annual Averages:	County of Orange (%)	New York State (%)
2021	4.7	6.9
2022	3.5	4.8
2023	3.3	4.2
2024	3.6	4.3
2025	3.8	4.2
2026 (YTD)	4.1	4.6

Source: Department of Labor, State of New York

## Selected List of Larger Employers

Name	Type	Approx. No. of Employees
Woodbury Commons	Shopping Center	2,500
Monroe Woodbury School District	School	1,316
Martin-Brower Metroplex	Logistics & Distribution	100
Woodbury Centre	Shopping Center	85

Source: Town of Woodbury.

## 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.

**Computation of Debt Limit and Calculation of Net Debt Contracting Margin**  
(As of June 17, 2026)

Fiscal Year Ending December 31:	Assessed Valuation	State Equalization Rate (%)	Full Valuation
2021	755,344,456	35.75	\$2,112,851,625
2022	758,650,394	37.00	2,050,406,470
2023	763,427,319	32.30	2,363,552,071
2024	774,681,586	29.30	2,643,964,457
2025	778,951,138	28.30	2,752,477,519
Total Five-Year Full Valuation			\$11,923,252,143
Average Five-Year Full Valuation			2,384,650,429
Debt Limit - 7% of Average Full Valuation			166,925,530
Inclusions:			
Outstanding Bonds:			
	General Town Purposes		\$3,175,000
	Sewer Districts		36,500
	Water Districts		13,500
	Subtotal		\$3,225,000
	Bond Anticipation Notes		0
Total Inclusions			3,225,000
Exclusions:			
	Excluded Sewer Debt <sup>a</sup>		36,500
	Water Debt		13,500
	Appropriations		0
Total Exclusions:			50,000
Total Net Indebtedness			3,175,000
Net Debt Contracting Margin			\$163,750,530
Per Cent of Debt Contracting Margin Exhausted			1.90%

a. Excluded pursuant to a certificate issued by the Comptroller of the State of New York in accordance with Section 124.10 of the Local Finance Law.

**Details of Short-Term Indebtedness Outstanding**  
(As of June 17, 2026)

As of the date of this Official Statement, the Town has no short-term indebtedness outstanding.

**Capital Project Plans**

The Town is generally responsible for providing services as required to the residents on a Town-wide basis. The Town maintains a road system necessitating road resurfacing and improvements and the acquisition of machinery and from time to time equipment. Additionally, although not a capital expense, such road system requires annual expenditures for snow removal as well as regular general operating maintenance expenses.

**Debt Service Requirements - Outstanding Bonds<sup>a</sup>**

Fiscal Year Ending December 31:	Principal	Interest	Total
2026	375,000	40,718	415,718
2027	325,000	35,218	360,218
2028	325,000	31,969	356,969
2029	350,000	28,594	378,594
2030	350,000	25,094	375,094
2031	350,000	21,375	371,375
2032	350,000	17,437	367,437
2033	375,000	13,125	388,125
2034	375,000	8,203	383,203
2035	375,000	2,813	377,813
<b>Totals:</b>	<b><u>\$3,550,000</u></b>	<b><u>\$224,546</u></b>	<b><u>\$3,774,546</u></b>

a. <sup>a</sup> Does not include payments made to date.

**Authorized but Unissued Indebtedness**

On April 14, 2026, the Town adopted bond resolutions authorizing the issuance of \$858,000 to finance improvements to the animal shelter and \$3,200,000 to finance the replacement of the Ridge Road Bridge. The proceeds of the Notes will finance such projects.

The Town has been approved to receive a FEMA grant of \$2,670,087.95 for repair/replacement of the Earl Reservoir Dam that was undermined during the July 9-10, 2023, storm/flooding with the Federal share being \$2,002,565.97 and the non-Federal Share being \$667,521.98.

**Trend of Town Indebtedness**

The following table represents the outstanding indebtedness of the Town at the end of the last five preceding fiscal years.

	Fiscal Year Ending December 31:				
	2021	2022	2023	2024	2025
Bonds	\$5,535,000	\$4,905,000	\$4,250,000	\$3,900,000	\$3,550,000
BANs					
<b>Total Debt Outstanding</b>	<b><u>\$5,535,000</u></b>	<b><u>\$4,905,000</u></b>	<b><u>\$4,250,000</u></b>	<b><u>\$3,900,000</u></b>	<b><u>\$3,550,000</u></b>

## Calculation of Estimated Overlapping and Underlying Indebtedness

Overlapping Units	Date of Report	Percentage Applicable (%)	Applicable Total Indebtedness	Applicable Net Indebtedness
County of Orange	06/28/2025	4.89	\$9,720,928	\$8,954,177
Village of Harriman	11/05/2025	6.77	344,932	344,932
Village of Woodbury	11/05/2025	100.00	12,150,000	10,020,000
Monroe-Woodbury CSD	12/18/2025	24.78	1,958,859	1,371,201
Cornwall CSD	12/10/2025	4.59	1,293,432	347,933
Totals			<u>\$25,468,151</u>	<u>\$21,038,243</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 Official Statements.

### Debt Ratios (As of June 17, 2026)

	Amount	Per Capita <sup>a</sup>	Percentage of Full Value (%) <sup>b</sup>
Total Direct Debt	\$3,225,000	\$264	0.117
Net Direct Debt	3,175,000	260	0.115
Total Direct & Applicable Total Overlapping Debt	28,693,151	2,347	1.042
Net Direct & Applicable Net Overlapping Debt	24,213,243	1,981	0.880

a. The current estimated population of the Town is 12,224.

b. The full valuation of taxable real property for 2024-2025 is \$2,752,477,519.

## 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. 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. The Town does not have audited Financial Statements prepared by Independent Public Accountants.

The Balance Sheets and Statements of Revenues, Expenditures and Changes in Fund Balances presented in Appendix A of this Statement are based on the Annual Financial Report Update Documents of the Town.

#### *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 three basic fund types: (1) governmental funds that are used to account for basic services and capital projects; (2) proprietary funds that account for operations of a commercial nature; and, (3) 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, Special Districts Funds, and the Capital Projects Fund. Fiduciary funds consist of a Trust and Agency Fund. There are no proprietary funds. Account groups are maintained for fixed assets and long-term debt.

## *Basis of Accounting*

The Town's governmental funds are accounted for on a modified accrual basis of accounting. Under the modified accrual basis, revenues are recognized when they become susceptible to accrual - that is, when they become "measurable" and "available" to finance expenditures to the current period. Revenues are susceptible to accrual include real property taxes, intergovernmental revenues (State and Federal aid) and operating transfers.

Expenditures are generally recognized under the modified accrual basis of accounting, that is when the related fund liability is incurred. An exception to this general rule is unmatured interest on general long-term debt which is recognized when due.

## **Investment Policy**

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

The Town may also temporarily invest moneys in: (1) obligations of the United States of America; (2) obligations guaranteed by agencies of the United States of America where the payment of principal and interest are guaranteed by the United States of America; (3) obligations of the State of New York; (4) in the case of moneys held in certain reserve funds established by the Town pursuant to law, in obligations of the Town.

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

The Town Board has adopted an investment policy and such policy conforms with applicable laws of the State governing the deposit and investment of public moneys. All deposits and investments of the Town are made in accordance with such policy.

## **Budgetary Procedures**

The Town Board prepares a preliminary budget in the Fall of each year and holds a public hearing thereon. Subsequent to the budget hearing, revisions, if any, are made and the budget is then adopted by the Town Board as its final budget for the coming calendar year. The budget is not subject to voter approval.

## **Financial Operations**

The Town 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, which are delegated to and carried out by the Supervisor. In addition, the Supervisor is also the Town's budget officer and must therefore prepare the annual tentative budget for submission to the Town Board. Budgetary control during the year is the responsibility of the Supervisor. 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 Fund. Real property taxes and most of the other Town revenues are credited to this fund. Current operating expenditures are paid from this fund subject to available appropriations. The Town has water and sewer districts provided through the Village of Woodbury, which are accounted for with separate funds to pay down the outstanding debt issued for Town purposes. The primary sources of income for these districts comes from charges to individual property owners for the various services. The Town's fiscal year runs from January 1 through December 31 for operating and reporting purposes.

## **Revenues**

The Town receives most of its revenues from real property taxes and assessments. A summary of such revenues for the five most recently completed fiscal years and estimated revenues for the current fiscal year may be found in Appendix A.

*Real Property Taxes*

See “Real Property Taxes”, herein.

*State Aid*

Based on the Annual Financial Report Update Document of the Town, the Town received approximately 6.75% of its total General Fund operating revenue from State aid in 2025 and budgeted approximately 2.92% 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 State is not constitutionally obligated to maintain or continue State aid to the Town. No assurance can be given that present State aid levels will be maintained in the future.

No assurance can be given that the State will not experience delays in the adoption of the budget in future fiscal years. Significant delays in the adoption of the State budget could result in delayed payment of State aid to school districts in the State which could adversely affect the financial condition of school districts in the State.

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

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

The following table sets forth the percentage of the Town’s General Fund revenue (excluding other financing sources) comprised of State aid for each of the five most recently completed fiscal years and the amounts budgeted for the current fiscal year.

Fiscal Year Ending December 31:	General Fund Total Revenue	State Aid	State Aid to Revenues (%)
2021	\$5,623,031	786,517	13.99
2022	5,462,310	579,686	10.61
2023	5,345,194	326,143	6.10
2024	6,787,641	443,055	6.53
2025	6,348,616	428,482	6.75
2026 (Budgeted)	7,188,249	210,000	2.92

Sources: Annual Financial Report Update Documents (2021-2025), and the Adopted Budget for 2026. The budgeted revenues include appropriation of fund balance.

**Expenditures**

The major categories of expenditure 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 most recently completed fiscal years may be found in Appendix A.

## **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: 10.0%; Environmental Score: 0.0%).

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. Reference to this website implies no warranty of accuracy of information therein. There has not been any audits on the Town in the past five fiscal years.

## **Pension Systems**

Substantially all employees of the Town are members of the New York State and Local Employees' Retirement System (the "Retirement System" or "ERS"). The Retirement System are a cost-sharing multiple employer retirement system. The obligation of employers and employees to contribute and the benefits to employees are governed by the New York State Retirement System and Social Security Law (the "Retirement System Law"). Participating employees are required to make 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 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. All benefits generally vest after five years of credited service. 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.

As a result of significant capital market declines in the past, in certain years the State's Retirement System portfolio has experienced negative investment performance and severe downward trends in market earnings. As a result of the foregoing, it is anticipated that the employer contribution rate for the State's Retirement System in future years may be higher than the minimum contribution rate established under applicable law. Since 2010, various forms of legislation have been enacted to allow local governments and school districts the option of amortizing required contributions to the Retirement System. However, although these options reduce near term payments, it will require higher than normal contributions in later years. The Town has decided not to amortize any payments to the Retirement System.

## Contributions to the Retirement Systems

Fiscal Year Ending December 31:	Amount of Contribution
2020	\$886,368
2021	961,394
2022	884,590
2023	920,097
2024	1,140,595
2025	1,369,446

Source: Town Officials.

### Other Post Employment Benefits (“OPEB”)

The Town provides post-retirement healthcare benefits to various categories of former employees. These costs may be expected to rise substantially in the future. Accounting rules now require governmental entities, such as the Town, to account for post-retirement health care benefits as its accounts for vested pension benefits. GASB Statement No. 75 (“GASB 75”) described below requires such accounting.

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 the 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.

During the year ended December 31, 2018, the Town adopted GASB 75, which supersedes and eliminates GASB 45. Under GASB 75, 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 establishes 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 following table shows the components of the Town’s annual OPEB cost for the year:

Changes in the Total OPEB Liability	Fiscal Year Ending December 31, 2024:
Balance as of December 31, 2023	\$28,436,700
Changes for the year:	
Service Cost	356,714
Interest	1,220,415
Changes of benefit terms	
Effect of Economic/ Demographic Gains or Losses	7,561,644
Changes in assumptions or other outputs	(2,465,984)
Benefit payments	(965,201)
Total Changes	<u>\$5,707,588</u>
Total OPEB liability as of December 31, 2024	<u><u>\$34,144,288</u></u>

Source: Actuarial Valuation Report (GASB 75).

The OSC has recently proposed legislation to provide the State and certain local governments with the authority to establish trusts in which to accumulate assets for OPEB and to establish an OPEB investment fund in the sole custody of the State Comptroller for the investment of OPEB assets of the State and participating eligible local governments. The Town cannot predict at this time whether such proposed legislation will be enacted into law. At this time, New York State has not developed guidelines for the creation and use of irrevocable trusts for the funding of OPEB. As a result, the Town has decided to continue funding the expenditure on a pay-as-you-go basis.

Should the Town be required to fund its unfunded actuarial accrued OPEB liability, it could have a material adverse impact upon the Town’s finances and could force the Town to reduce services, raise taxes or both.

## REAL PROPERTY TAX INFORMATION

### Real Property Taxes

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

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 five most recently completed fiscal years and the amounts budgeted for the current fiscal year.

Fiscal Year Ending December 31:	Total Revenue	Real Property Taxes	Real Property Taxes to Revenues (%)
2021	5,623,031	3,422,231	60.86
2022	5,462,310	3,436,365	62.91
2023	5,345,194	3,520,756	65.87
2024	6,787,641	3,987,038	58.74
2025	6,348,616	4,142,076	65.24
2026 (Budgeted)	7,188,249	4,455,191	61.98

Sources: Annual Financial Report Update Documents (2021-2025), and the Adopted Budget for 2026. The budgeted revenues include appropriation of fund balance.

## **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 plus penalties are payable to the County Commissioner of Finance. The Town retains the total amount of Town, Highway, Special District 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 items 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.

**Tax Rates <sup>a</sup>**  
(Per \$1,000 Assessed Valuation)

	Fiscal Year Ending December 31:				
	2021	2022	2023	2024	2025
County & State	\$9.95	\$9.27	\$8.48	\$7.85	\$7.57
Townwide: General Town	5.36	5.36	5.47	6.04	6.20
General Police Services & Highway	6.31	6.37	6.19	6.34	7.84
Special Districts:					
Lighting District					
Water District #6*					
Sewer District #1					
Consolidated Sewer District*					
Water Improvement	0.41	0.47	0.46	0.002	0.002
Valley Forge					
Sewer Use Bond St.	13.46	10.65	12.58	11.92	11.45
Sewer Use & Bond	2.41	1.90	2.25	2.13	2.05
Built After '78	7.26	5.74	6.78	6.42	6.17
Vac or w/ Septic	7.26	5.74	6.78	6.42	6.17
Bond-Vac. w/ Acres	2.40	1.88	2.25	2.13	2.04
Highland Lake Sewer	5.20	3.55	3.42	3.29	3.16
Amdur Park					
H. Lake Water	0.55	0.38	0.37	0.35	0.34
Refuse	236.68	236.68	343.49	338.46	346.31
Monroe Fire	2.49	2.41	2.48	2.30	2.28
Business Improvement District	2.18	2.66	2.97	3.03	3.27

a. The creation of the Incorporated Village of Woodbury (the "Village") within the Town has resulted in the dissolution of certain Town improvement districts. The assets of the Town improvement districts that are subject to the provisions of the Village Law are no longer owned by the Town and the functions of such districts, including the levy and collection of taxes and assessments are now performed by the Village.

\* Unit charge

**Large Taxable Properties**  
2026 Assessment Roll <sup>a</sup>

Name	Type	Assessed Valuation
Chelsea GCA Realty	Shopping Center	\$159,655,700
Orange & Rockland Utilities, Inc.	Utilities	13,815,614
Woodbury Centre Harriman, LLC.	Shopping Center	10,300,000
Extra space of central Valley	Storage	4,254,200
Melissa & James Realty, Inc.	Shopping Center	3,600,000
Woodbury Gardens Apartments	Apartments	3,254,500
PSC Harriman, LLC	Storage	3,339,400
Takasago International	Manufacturing	3,275,300
Hampton Inn	Hotel	3,199,906
Metroplex	Warehouse	2,933,000
	Total <sup>a</sup>	\$207,627,620

a. Assessment Roll established in 2023 for levy and collection of taxes during 2024 Fiscal Year.

b. Represents 26.65% of the assessed valuation for 2024.

## LITIGATION

In common with other towns, the Town from time to time receives notices of claim and is party to litigation. In the opinion of the Town, after consultation with the Town Attorney, unless otherwise set forth herein and apart from matters provided for by applicable insurance coverage, there are no significant claims or actions pending in which the Town has not asserted a substantial and adequate defense, nor which, if determined against the Town, would have an adverse material effect on the financial condition of the Town.

## 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 including insurance and installing a cybersecurity system; 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 payment by the purchaser(s) of 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.

Standard & Poor's Corporation ("S&P") has assigned a rating of "AA+" 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 S&P's, 55 Water Street, New York, New York 10041, Telephone: (877) 299-2569 and Fax: (212) 438-5153. 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 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 Eileen Sutherland of the Town, Town of Woodbury, 615 Route 32, Highland Mills, New York 10930, telephone number (845) 928-7578, email: ESutherland@woodburyny.us 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 WOODBURY, NEW YORK

By: s/s JACQUELINE HERNANDEZ  
Town Supervisor and Chief Fiscal Officer  
Town of Woodbury  
Highland Mills, New York

July , 2026

**APPENDIX A**

**FINANCIAL INFORMATION**

.

## BALANCE SHEET

Fiscal Year Ending December 31, 2025

	General <u>Fund</u>	General Town <u>Outside Village</u>	Refuses and Garbage <u>Fund</u>	Sewer <u>Fund</u>	Water <u>Fund</u>
<b>Assets:</b>					
Cash	\$ 129,102	\$ 212,764	\$ 4,143	\$ 6,863	\$ 6,919
Accounts Receivable	183,893	27,419			
Due State and Federal Government	67,551	3,000			
Investments	3,426,669	2,091,878	7,103		
Restricted Investments	99,718	27,897			
Due From Other Funds	485,538				
Due From Other Governments		132,519			18
Leases Receivable	65,035				
Prepaid Expenses	230,186	551,661	814		
Restricted Assets					
<b>Total Assets</b>	<b>\$ 4,687,692</b>	<b>\$ 3,047,138</b>	<b>\$ 12,060</b>	<b>\$ 6,863</b>	<b>\$ 6,937</b>
<b>Liabilities:</b>					
Accounts Payable	\$ 20,210	\$ 70,911	\$	\$	\$
Accrued Liabilities	169,754	60,912	605		
Guaranty & Bid Deposits	10,488				
Other Liabilities	32,211				
Due to Other State Retirement	23,526				
Due to Other Governments					
Payroll Liabilities	1,524				
Deferred Revenues	65,172	1,799			
<b>Total Liabilities</b>	<b>322,885</b>	<b>133,622</b>	<b>605</b>	<b>0</b>	<b>0</b>
<b>Fund Balance:</b>					
Nonspendable	230,186	551,661	815		
Restricted	139,107	49,871			
Assigned	950,000	2,311,984	10,640	6,863	6,937
Unassigned	3,045,514				
<b>Total Fund Balance</b>	<b>4,364,807</b>	<b>2,913,516</b>	<b>11,455</b>	<b>6,863</b>	<b>6,937</b>
<b>Total Liabilities and Fund Balance</b>	<b>\$ 4,687,692</b>	<b>\$ 3,047,138</b>	<b>\$ 12,060</b>	<b>\$ 6,863</b>	<b>\$ 6,937</b>

Source: Annual Financial Report (2025)

NOTE: This Schedule is NOT audited

## BALANCE SHEET

Fiscal Year Ending December 31, 2024

	General <u>Fund</u>	General Town <u>Outside Village</u>	Refuses and Garbage <u>Fund</u>	Sewer <u>Fund</u>	Water <u>Fund</u>
<b>Assets:</b>					
Cash	\$ 305,435	\$ 187,153	\$ 4,192	\$ 6,719	\$ 10,714
Accounts Receivable	197,163	71,801			
Due to State and Federal Government	65,809	61,192			
Investments	3,623,094	2,823,815	18,959		
Restricted Investments	106,447				
Due From Other Funds	274,177				
Due From Other Governments		432,154			18
Leases Receivable	65,035				
Prepaid Expenses	200,065	529,585	1,013		
Restricted Assets	26,021	48,930			
<b>Total Assets</b>	<b><u>\$ 4,863,247</u></b>	<b><u>\$ 4,154,631</u></b>	<b><u>\$ 24,164</u></b>	<b><u>\$ 6,719</u></b>	<b><u>\$ 10,732</u></b>
<b>Liabilities:</b>					
Accounts Payable	\$ 20,210	\$ 18,916	\$ 4	\$	\$
Accrued Liabilities	342,236	53,736	379		
Guaranty & Bid Deposits	10,800				
Other Liabilities	47,053		181		
Due to Other State Retirement	4,727				
Due to Other Governments		190,719			
Payroll Liabilities	477				
Deferred Revenues	65,504				
<b>Total Liabilities</b>	<b><u>491,007</u></b>	<b><u>263,371</u></b>	<b><u>564</u></b>	<b><u>0</u></b>	<b><u>0</u></b>
<b>Fund Balance:</b>					
Nonspendable	200,065	529,585	1,013		
Restricted	156,079	48,930			
Assigned	625,000	3,312,745	22,588	6,719	10,732
Unassigned	3,391,094				
<b>Total Fund Balance</b>	<b><u>4,372,239</u></b>	<b><u>3,891,260</u></b>	<b><u>23,601</u></b>	<b><u>6,719</u></b>	<b><u>10,732</u></b>
<b>Total Liabilities and Fund Balance</b>	<b>\$ 4,863,247</b>	<b>\$ 4,154,631</b>	<b>\$ 24,164</b>	<b>\$ 6,719</b>	<b>\$ 10,732</b>

**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	\$ 3,422,231	\$ 3,436,365	\$ 3,520,756	\$ 3,987,038	\$ 4,142,076
Real Property Tax Items	25,448	24,621	18,608	15,115	25,469
Non-Property Taxes	352,231	299,119	311,334	327,796	330,387
Departmental Income	76,035	156,047	151,042	151,132	153,873
Intergovernmental Charges	26,672	30,608	32,796	40,600	43,656
Use of Money and Property	26,867	82,324	205,724	339,048	227,727
Licenses and Permits	11,499	11,930	9,374	7,330	11,157
Fines and Forfeitures	633,960	742,137	711,334	915,796	931,693
Sales of Property & Comp for Loss	6,218	2,995	690	10,218	12,955
Miscellaneous	130,353	71,226	57,393	43,514	39,878
State Aid	786,517	579,686	326,143	443,055	428,482
Federal Aid	125,000	25,252		507,000	1,263
<b>Total Revenues</b>	<u>5,623,031</u>	<u>5,462,310</u>	<u>5,345,194</u>	<u>6,787,641</u>	<u>6,348,616</u>
<b>Expenditures:</b>					
General Support	2,699,196	3,611,653	2,915,462	3,469,552	3,137,337
Public Safety	198,291	241,803	135,150	215,531	309,942
Health	1,260	1,010			
Transportation	10,855	123,303	16,185	16,035	28,962
Economic Assistance	8,000	11,000	11,500	3,500	4,000
Culture and Recreation	383,122	609,058	852,377	903,550	942,166
Home and Community Services	48,519	63,098	39,400	41,573	31,093
Employee Benefits	1,202,076	1,243,472	1,347,861	1,500,850	1,560,955
Debt Service - Principal		109,720	389,203	300,000	300,000
Debt Service - Interest			71,673	44,594	41,594
<b>Total Expenditures</b>	<u>4,551,319</u>	<u>6,014,117</u>	<u>5,778,811</u>	<u>6,495,185</u>	<u>6,356,049</u>
<b>Other Uses:</b>					
Interfund Transfers (In)			224,480	16,149	
Interfund Transfers (Out0)	(200,660)	88,900	(320,446)		
<b>Total Expenditures &amp; Other Uses</b>	<u>4,350,659</u>	<u>6,103,017</u>	<u>(95,966)</u>	<u>16,149</u>	<u>0</u>
<b>Excess (Deficiency) of Revenues Over Expenditures &amp; Other Uses</b>	<u>1,272,372</u>	<u>(640,707)</u>	<u>(529,583)</u>	<u>308,605</u>	<u>(7,433)</u>
<b>Fund Balance Beginning of Year</b>	<u>4,365,994</u>	<u>5,235,219</u>	<u>4,594,512</u>	<u>4,064,357</u>	<u>4,372,236</u>
<b>Prior Period Adjustments</b>	<u>(403,147)</u>		<u>(572)</u>	<u>(726)</u>	<u>(1)</u>
<b>Fund Balance End of Year</b>	<u>\$ 5,235,219</u>	<u>\$ 4,594,512</u>	<u>\$ 4,064,357</u>	<u>\$ 4,372,236</u>	<u>\$ 4,364,802</u>

Sources: Annual Financial Report Update Document of the Town (2021-2023) & Annual Financial Report (2024 & 2025)

NOTE: This Schedule is NOT audited

**STATEMENT OF REVENUES, EXPENDITURES AND FUND BALANCES  
GENERAL TOWN OUTSIDE VILLAGE**

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	\$ 4,581,531	\$ 4,658,615	\$ 4,550,635	\$ 4,706,650	\$ 5,851,165
Non-Property Taxes	1,109,790	1,234,982	1,279,914	1,198,003	524,365
Departmental Income	30,705	35,204	61,262	48,522	35,506
Intergovernmental Charges	249,853	319,907	317,179	313,738	335,826
Use of Money and Property	5,223	59,178	183,629	336,118	250,331
Fines and Forfeitures				491	
Sales of Property & Comp for Loss	13,852	3,405	10,491	8,621	121,009
Miscellaneous	6,543	5,949	11,475	8,783	21,371
State Aid	55,873	48,859	79,692	142,557	29,319
Federal Aid	5,325	30,405	36,235	1,437,750	22,141
<b>Total Revenues</b>	<u>6,058,695</u>	<u>6,396,504</u>	<u>6,530,512</u>	<u>8,201,231</u>	<u>7,191,033</u>
<b>Other Sources:</b>					
Interfund Transfers	<u>39</u>				
<b>Total Revenues &amp; Other Sources</b>	<u>6,058,734</u>	<u>6,396,504</u>	<u>6,530,512</u>	<u>8,201,231</u>	<u>7,191,033</u>
<b>Expenditures:</b>					
General Support	108,222	121,986	153,111	160,868	141,743
Public Safety	3,442,305	4,000,411	4,383,280	5,017,013	5,137,601
Employee Benefits	1,989,220	2,098,124	2,360,632	2,690,631	2,889,433
<b>Total Expenditures</b>	<u>5,539,747</u>	<u>6,220,521</u>	<u>6,897,023</u>	<u>7,868,512</u>	<u>8,168,777</u>
<b>Other Uses:</b>					
Interfund Transfers		<u>8,100</u>	<u>(3,500)</u>		
<b>Total Expenditures &amp; Other Uses</b>	<u>5,539,747</u>	<u>6,228,621</u>	<u>6,893,523</u>	<u>7,868,512</u>	<u>8,168,777</u>
<b>Excess (Deficiency) of Revenues &amp; Other Sources Over Expenditures &amp; Other Uses</b>	<u>518,987</u>	<u>167,883</u>	<u>(363,011)</u>	<u>332,720</u>	<u>(977,744)</u>
<b>Fund Balance Beginning of Year</b>	<u>3,234,698</u>	<u>3,753,687</u>	<u>3,921,570</u>	<u>3,558,559</u>	<u>3,891,278</u>
<b>Prior Period Adjustments</b>	<u>2</u>			<u>(1)</u>	
<b>Fund Balance End of Year</b>	<u>\$ 3,753,687</u>	<u>\$ 3,921,570</u>	<u>\$ 3,558,559</u>	<u>\$ 3,891,278</u>	<u>\$ 2,913,534</u>

Sources: Annual Financial Report Update Document of the Town (2021-2023) & Annual Financial Report (2024 & 2025)

NOTE: This Schedule is NOT audited

**STATEMENT OF REVENUES, EXPENDITURES AND FUND BALANCES  
REFUSE AND GARBAGE**

Fiscal Year Ending December 31:

	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>
Revenues:					
Real Property Taxes	\$ 731,608	\$ 754,248	\$ 1,064,498	\$ 1,049,195	\$ 1,073,916
Department Income	1,144	1,199		383	3,925
Use of Money and Property	67	1,985	21,247	25,143	19,349
Miscellaneous	<u>          </u>	<u>10</u>	<u>8</u>	<u>          </u>	<u>          </u>
Total Revenues	<u>732,819</u>	<u>757,442</u>	<u>1,085,753</u>	<u>1,074,721</u>	<u>1,097,190</u>
Expenditures:					
General Government Support	56	82	92	111	57
Home and Community Services	729,146	735,464	1,047,498	1,053,777	1,086,134
Employee Benefits	<u>18,834</u>	<u>22,085</u>	<u>22,551</u>	<u>30,345</u>	<u>23,145</u>
Total Expenditures	<u>748,036</u>	<u>757,631</u>	<u>1,070,141</u>	<u>1,084,233</u>	<u>1,109,336</u>
Excess (Deficiency) of Revenues					
Over Expenditures	<u>(15,217)</u>	<u>(189)</u>	<u>15,612</u>	<u>(9,512)</u>	<u>(12,146)</u>
Fund Balance Beginning of Year	<u>32,907</u>	<u>17,690</u>	<u>17,501</u>	<u>33,113</u>	<u>23,601</u>
Prior Period Adjustments	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>(1)</u>
Fund Balance End of Year	<u>\$ 17,690</u>	<u>\$ 17,501</u>	<u>\$ 33,113</u>	<u>\$ 23,601</u>	<u>\$ 11,454</u>

Sources: Annual Financial Report Update Document of the Town (2021-2023) & Annual Financial Report (2024 & 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>
Revenues:					
Real Property Taxes	\$ 47,778	\$ 37,438	\$ 43,683	\$ 41,428	\$ 39,785
Use of Money and Property	73	797	232	130	154
Miscellaneous	<u>10</u>	<u>12</u>	<u>12</u>	<u>          </u>	<u>          </u>
Total Revenues	<u>47,861</u>	<u>38,247</u>	<u>43,927</u>	<u>41,558</u>	<u>39,939</u>
Expenditures:					
General Government Support	468				10
Debt Service - Principal	52,000	39,000	39,000	36,500	36,500
Debt Service - Interest	<u>10,778</u>	<u>8,438</u>	<u>6,683</u>	<u>4,928</u>	<u>3,285</u>
Total Expenditures	<u>63,246</u>	<u>47,438</u>	<u>45,683</u>	<u>41,428</u>	<u>39,795</u>
Other Uses:					
Interfund Transfers	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>          </u>
Total Expenditures & Other Uses	<u>63,246</u>	<u>47,438</u>	<u>45,683</u>	<u>41,428</u>	<u>39,795</u>
Excess (Deficiency) of Revenues & Other Sources Over Expenditures & Other Uses					
	<u>(15,385)</u>	<u>(9,191)</u>	<u>(1,756)</u>	<u>130</u>	<u>144</u>
Fund Balance Beginning of Year	<u>32,894</u>	<u>17,534</u>	<u>8,343</u>	<u>6,587</u>	<u>6,717</u>
Prior Period Adjustments	<u>25</u>	<u>          </u>	<u>          </u>	<u>          </u>	<u>1</u>
Fund Balance End of Year	<u><u>\$ 17,534</u></u>	<u><u>\$ 8,343</u></u>	<u><u>\$ 6,587</u></u>	<u><u>\$ 6,717</u></u>	<u><u>\$ 6,862</u></u>

Sources: Annual Financial Report Update Document of the Town (2021-2023) & Annual Financial Report (2024 & 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>
Revenues:					
Real Property Taxes	\$ 291,373	\$ 327,263	\$ 322,543	\$ 10,323	\$ 10,715
Use of Money and Property	<u>1,733</u>	<u>1,377</u>	<u>10,264</u>	<u>232</u>	<u>210</u>
Total Revenues	<u>293,106</u>	<u>328,640</u>	<u>332,807</u>	<u>10,555</u>	<u>10,925</u>
Expenditures:					
General Government Support	7,600	(124)	317		4
Debt Service - Principal	333,000	316,000	316,000	13,500	13,500
Debt Service - Interest	<u>28,373</u>	<u>21,263</u>	<u>11,542</u>	<u>1,823</u>	<u>1,215</u>
Total Expenditures	<u>368,973</u>	<u>337,139</u>	<u>327,859</u>	<u>15,323</u>	<u>14,719</u>
Excess (Deficiency) of Revenues					
Over Expenditures	<u>(75,867)</u>	<u>(8,499)</u>	<u>4,948</u>	<u>(4,768)</u>	<u>(3,794)</u>
Fund Balance Beginning of Year	<u>96,429</u>	<u>19,051</u>	<u>10,552</u>	<u>15,500</u>	<u>10,732</u>
Prior Period Adjustments	<u>(1,511)</u>				
Fund Balance End of Year	<u>\$ 19,051</u>	<u>\$ 10,552</u>	<u>\$ 15,500</u>	<u>\$ 10,732</u>	<u>\$ 6,938</u>

Sources: Annual Financial Report Update Document of the Town (2021-2023) & Annual Financial Report (2024 & 2025)

NOTE: This Schedule is NOT audited

## BUDGET SUMMARY

Fiscal Year Ending December 31, 2025

	General Fund	General Town Outside Village
Revenues:		
Real Property Taxes	\$ 4,142,076	\$ 5,851,165
Real Property Tax Items	12,000	1,230,000
Non-Property Tax Items	245,000	
Departmental Income	142,125	23,900
Intergovernmental Charges	28,600	317,000
Use of Money & Property	223,419	230,000
Licenses and Permits	7,000	
Fines and Forfeitures	770,000	
Miscellaneous	49,823	17,175
State Aid	250,000	
Appropriated Fund Balance	625,000	800,000
	<u>6,495,043</u>	<u>8,469,240</u>
Total	\$ <u>6,495,043</u>	\$ <u>8,469,240</u>
Expenditures:		
General Support	\$ 3,150,429	\$ 145,500
Public Safety	248,385	5,036,000
Health		
Transportation	19,500	
Economic Assistance and Opportunity	4,000	
Culture and Recreation	844,056	
Home and Community Services	28,919	
Employee Benefits	1,858,160	3,287,740
Debt Service	341,594	
	<u>6,495,043</u>	<u>8,469,240</u>
Total	\$ <u>6,495,043</u>	\$ <u>8,469,240</u>

Source: Adopted Budget of the Town

## BUDGET SUMMARY

Fiscal Year Ending December 31, 2026

	General Fund	General Town Outside Village
Revenues:		
Real Property Taxes	\$ 4,455,191	\$ 6,921,305
Real Property Tax Items	15,000	
Non-Property Tax Items	250,000	138,000
Departmental Income	140,600	31,000
Intergovernmental Charges	31,000	318,480
Use of Money & Property	264,275	200,000
Licenses and Permits	5,000	
Fines and Forfeitures	850,600	
Miscellaneous	16,583	14,000
State Aid	210,000	9,140
Operating Transfers	0	
Appropriated Fund Balance	<u>950,000</u>	<u>1,500,000</u>
Total	<u>\$ 7,188,249</u>	<u>\$ 9,131,925</u>
Expenditures:		
General Support	\$ 3,551,356	\$ 142,000
Public Safety	292,445	5,165,625
Transportation	34,050	
Economic Assistance and Opportunity	4,500	
Culture and Recreation	962,460	
Home and Community Services	24,419	
Employee Benefits	1,955,550	3,824,300
Debt Service	<u>363,469</u>	<u></u>
Total	<u>\$ 7,188,249</u>	<u>\$ 9,131,925</u>

Source: Adopted Budget of the Town

**TOWN OF WOODBURY**  
**APPENDIX B**  
**ANNUAL FINANCIAL REPORTS (UNAUDITED)**  
**FOR THE FISCAL YEAR ENDED DECEMBER 31, 2025**

**[▶ Click Here For 2025 AFR](#)**

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

July , 2026

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

Ladies and Gentlemen:

We have acted as Bond Counsel to the Town of Woodbury (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 \$4,058,000 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 Woodbury, 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 July 21, 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 **\$4,058,000 Bond Anticipation Notes – 2026** dated July 21, 2026, maturing July 21, 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 (xii): For the purposes of the event identified in clause (xii) above, the event is considered to occur when any of the following occur: the appointment of a receiver, fiscal agent or similar officer for the Issuer in a proceeding under the U.S. Bankruptcy Code or in any other proceeding under state or federal law in which a court or government authority has assumed jurisdiction over substantially all of the assets or business of the Issuer, or if such jurisdiction has been assumed by leaving the existing governing body and officials or officers in possession but subject to the supervision and orders of a court or governmental authority, or the entry of an order confirming a plan of reorganization, arrangement or liquidation by a court or governmental authority having supervision or jurisdiction over substantially all of the assets or business of the Issuer;

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

- (xv) incurrence of a financial obligation, 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 **July 21, 2026**.

**TOWN OF WOODBURY, NEW YORK**

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