TOWN OF RAMAPO, NEW YORK

Financial Statements as of
December 31, 2025
Together With
Independent Auditor's Reports

Bonadio & Co., LLP
Accounting, Consulting & More

TOWN OF RAMAPO, NEW YORK

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Bonadio & Co., LLP
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INDEPENDENT AUDITOR'S REPORT

June 19, 2026

To the Honorable Supervisor and Town Board of the
Town of Ramapo, New York:

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Town of Ramapo, New York (Town) as of and for the year ended December 31, 2025, and the related notes to the financial statements, which collectively comprise the Town's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Town, as of December 31, 2025, and the respective changes in financial position, and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Town and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Town's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

(Continued)

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Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.

- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.

- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Town's internal control. Accordingly, no such opinion is expressed.

- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.

- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate that raise substantial doubt about the Town's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis, schedule of revenues, expenditures and changes in fund balance – budget to actual for the general fund, police fund, and ambulance fund, schedules of changes in total OPEB liability and related ratios, proportionate share of net pension liability (asset), and contributions – pension plan be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context.

(Continued)

INDEPENDENT AUDITOR'S REPORT (Continued)

***Required Supplementary Information* (Continued)**
We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information
Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the Town's basic financial statements. The accompanying combining and individual non major fund financial statements are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining and individual non major fund financial statements are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Information
Management is responsible for the other information included in the annual report. The other information comprises the schedule of revenues, expenditures, and changes in fund balance – budget and actual: town outside village fund, highway fund and special districts funds but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

Other Reporting Required by *Government Auditing Standards*
In accordance with *Government Auditing Standards*, we have also issued our report dated June 19, 2026 on our consideration of the Town's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the Town's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the Town's internal control over financial reporting and compliance.

Bonadio & Co. LLP

INTRODUCTION

The following Management's Discussion and Analysis (MD&A) is required supplementary information to the Town of Ramapo, New York's (Town) financial statements. It provides a narrative overview and analysis of the financial activities of the Town for the fiscal year ended December 31, 2025.

These management comments written as of June 19, 2026 also provide the benefit of perspective on certain developments after December 31, 2025, which, while they occurred subsequent to the close of the fiscal year, are nevertheless relevant to the reader's understanding of the Town's fiscal condition at that date.

The MD&A is intended to serve as an introduction to the Town's basic financial statements, which have the following components: 1) government-wide financial statements; 2) fund financial statements; and 3) notes to the financial statements.

The MD&A is designed to assist the reader in focusing on significant matters, provide an overview of the Town's finances, identify material changes from the original budget and highlight individual fund matters. Financial information is summarized in order to provide an understanding of the Town's financial condition. The following financial statements, notes and required supplementary information should be reviewed in conjunction with the MD&A.

OVERVIEW OF THE FINANCIAL STATEMENTS

The financial statements in this report include:

- Government-wide financial statements for the Town and its blended component unit, the Ramapo Local Development Corporation, which is reported as a major enterprise fund;
- Fund level financial statements for all of the Town's governmental and enterprise funds; and
- Footnote disclosures providing key information relevant to the Town's financial statements.

Additionally, the Town presents:

- Required supplementary information regarding budgetary comparison schedules, pension, and other post-employment benefit obligations and;
- Other supplementary information including combining sub-fund financial statements.

An overview of each of the statements included in the Town's financial statements is as follows:

GOVERNMENT-WIDE FINANCIAL STATEMENTS

- The Government-wide Financial Statements are designed to provide a broad overview of the Town's financial activities in a comprehensive manner similar to the financial reports of a private sector business.
- These statements provide both long-term and short-term information about the Town's overall financial position.
- The Statement of Net Position presents all of the Town's current and long-term assets, its current and long-term liabilities as well as the total of deferred inflows and deferred outflows of resources at the end of the year.
- The Statement of Activities presents a summary of all aspects of financial activity that, when aggregated, result in the increase or decrease in the net position of the Town during the year.
- All changes in net position are reported on a full accrual basis: revenues, expenses, and the related assets and liabilities are recorded as soon as the underlying event giving rise to the change occurs.
- The full accrual basis requires the recognition of revenue and expenses in the current year for items that will result in cash inflows and outflows in future years, such as the actuarially calculated long-term liability for pension benefits which will be paid out over future periods.
- The Statement of Activities distinguishes "governmental activities" which are supported by property taxes, non-property taxes and intergovernmental activities from “program activities” which recover a portion of their costs through user fees and charges (i.e., the Town's summer camp programs).

FUND FINANCIAL STATEMENTS

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The Town, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance related laws and regulations. The diverse operations of the Town are accounted for in three types of funds: governmental, proprietary, and custodial.

Governmental Funds
The Town maintains the following individual governmental funds, each with a unique tax base: General Fund, Town Outside Villages Fund, Highway Fund, Special Districts (including Lighting, Water, Refuse, Sewer, Fire Protection and Ambulance Districts), Police Fund, Debt Service Fund and Capital Projects Fund. The General Fund, Police Fund, Debt Service Fund and Capital Projects Fund are considered to be major funds.

Fund accounting measures the current financial resources of each fund following the modified accrual basis. The measurement focus is on the near-term inflows and outflows of spendable resources as well as the balance of spendable resources available at the end of the year. Balance sheets at the fund level present only current assets and current liabilities.

The Town adopts annual budgets for each governmental fund. Comparisons of the actual results to the annual budgets are included within the required supplemental information herein.

Proprietary Funds
The Town reports two types of proprietary funds, an enterprise fund and two internal service funds: 1) the General liability Claims Fund; and 2) the Workers’ Compensation Benefits Fund. Proprietary funds are reported on the accrual basis of accounting using the economic resources measurement focus.

The Town's enterprise fund consists of the Corporation, which was formed in 2008 by the New York State Legislature under the provisions of Section 1411 of the Not-For-Profit Corporation Law for purposes of fostering the creation, retention and expansion of jobs and economic opportunities in the Town. The Corporation constructed and operates the Clover Stadium, which hosts the New York Boulders baseball team.

FUND FINANCIAL STATEMENTS (Continued)

The internal service funds account for the cost of insurance coverage as well as the annual claims paid for general liability judgments and workers' compensation cases. The source of funding for internal service funds is provided by transfers-in from various governmental funds. Each year, the cost for general liability claims and workers' compensation claims in each of the individual government funds is estimated. Cash is transferred to the internal service funds so that a centralized payment can be made. In addition, a long-term liability is recorded at year end based on an independent actuarial calculation of the liabilities associated with the existing general liability and workers compensation cases.

Fiduciary Funds

The Town's fiduciary activities are reported within a custodial fund. Custodial funds are used to report fiduciary activities that are not required to be reported in pension (and other employee benefit) trust funds, investment trust funds, or private-purpose trust funds.

GOVERNMENT-WIDE FINANCIAL ANALYSIS

The following is a condensed statement of government-wide net position for the Town at December 31, 2025:

	Governmental Activities		Business-Type Activities		Total Primary Government	
	2025	2024	2025	2024	2025	2024
Assets						
Current assets						
Cash and cash equivalents	$ 23,882,768	$ 40,860,305	$ 185,231	$ 61,282	$ 24,067,999	$ 40,921,587
Receivables, net	7,279,123	5,888,423	193,927	253,508	7,473,050	6,141,931
Other	86,600	86,600	2,040,585	2,096,632	2,127,185	2,183,232
Total current assets	31,248,491	46,835,328	2,419,743	2,411,422	33,668,234	49,246,750
Non current assets	167,454,263	160,713,124	32,038,086	30,665,479	199,492,349	191,378,603
Total assets	198,702,754	207,548,452	34,457,829	33,076,901	233,160,583	240,625,353
Deferred outflows of resources	49,015,736	64,961,110	443,195	470,857	49,458,931	65,431,967
Liabilities						
Due within one year	38,720,582	41,186,339	2,393,327	2,291,115	41,113,909	43,477,454
Due in more than one year	303,310,747	320,667,200	18,988,224	19,049,473	322,298,971	339,716,673
Total liabilities	342,031,329	361,853,539	21,381,551	21,340,588	363,412,880	383,194,127
Deferred inflows of resources	81,017,368	95,240,484	2,567,208	965,989	83,584,576	96,206,473
Net position						
Net investment in capital assets	90,391,463	73,491,762	10,015,119	10,407,524	100,406,582	83,899,286
Restricted	15,123,395	29,491,874	-	-	15,123,395	29,491,874
Unrestricted	(280,845,065)	(287,568,097)	937,146	833,657	(279,907,919)	(286,734,440)
Total net position	$(175,330,207)	$(184,584,461)	$ 10,952,265	$ 11,241,181	$(164,377,942)	$(173,343,280)

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The governmental activities current assets decreased by $15,586,837. The decrease in current assets is primarily due to a decrease in cash and cash equivalents. Non-current assets within the governmental activities increased $6,741,139 driven primarily by an increase in capital assets of $6,816,888. Capital assets increased primarily due to an increase to infrastructure for sidewalk, road and traffic improvements in the amount of $7,571,075. The changes in deferred outflows of resources are entirely related to the pension provided by the New York State and Local Retirement System (System) and other postemployment benefits.

Long-term liabilities include general obligation bonds, compensated absences, self-insurance claims and judgments payable, landfill closure costs, pension, and other postemployment benefit obligations. The value of the Town's proportionate net pension liability and OPEB are determined by the retirement system and an independent actuary, respectively. Total long-term liabilities decreased by $17,356,481 in 2025 driven primarily by a decline in OPEB of $13,683,927 and bond principal paid of $9,610,000. During 2025, the Town net pension liability had a net increase of $7,093,568 to the net pension liability.

The financial position of the business-type activity has remained relatively consistent and predictable. Material changes in assets represent improvements to the stadium, while major changes in liabilities represent reductions in long-term debt. Debt service payments are subsidized by the Town along with various operating expenses.

The following is a government-wide statement of changes in net position for December 31:

	Governmental Activities		Business-Type Activities		Total Primary Government	
	2025	2024	2025	2024	2025	2024
Revenues						
Program revenues						
Charges for services	$ 23,928,722	$ 23,477,642	$ 373,255	$ 385,696	$ 24,301,977	$ 23,863,338
Operating grants and contributions	653,563	785,204	-	-	653,563	785,204
Capital grants and contributions	1,889,223	799,282	-	-	1,889,223	799,282
General revenues						
Taxes	96,665,981	92,689,798	-	-	96,665,981	92,689,798
Other	14,128,408	13,503,099	323	3,448	14,128,731	13,506,547
Total revenues	137,265,897	131,255,025	373,578	389,144	137,639,475	131,644,169
Expenses						
General governmental support	18,431,018	21,015,546	-	-	18,431,018	21,015,546
Public safety	47,826,587	52,055,177	-	-	47,826,587	52,055,177
Health	12,312,255	12,225,101	-	-	12,312,255	12,225,101
Transportation	14,333,421	13,423,312	-	-	14,333,421	13,423,312
Economic opportunity and development	594,300	620,000	-	-	594,300	620,000
Culture and recreation	11,624,750	12,117,921	-	-	11,624,750	12,117,921
Home and community services	17,901,475	16,709,105	-	-	17,901,475	16,709,105
Interest on long-term debt	2,622,825	2,466,177	-	-	2,622,825	2,466,177
Ramapo LDC	-	-	3,027,506	3,493,577	3,027,506	3,493,577
Total expenses	125,646,631	130,632,339	3,027,506	3,493,577	128,674,137	134,125,916
Contributions	(2,365,012)	(2,356,545)	2,365,012	2,356,545	-	-
Change in net position	9,254,254	(1,733,859)	(288,916)	(747,888)	8,965,338	(2,481,747)
Net position, beginning of year, as previously reported	(184,584,461)	(182,850,602)	11,241,181	11,989,069	(173,343,280)	(170,861,533)
Net position, end of year	$(175,330,207)	$(184,584,461)	$ 10,952,265	$ 11,241,181	$(164,377,942)	$(173,343,280)

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

Net position of governmental activities increased by $9,254,254. This increase was due primarily to an increases in revenues of capital grants of $1,089,941, taxes of $3,976,183 and other general revenues of $625,309. In addition, expenditures saw decreases in general government support of $2,584,528 and public safety of $4,228,590.

Aggregate government-wide revenues increased by $6,010,872 (an increase of 4.6%) primarily due to an increase in general revenues of $4,601,492 or 4.3%.
- Aggregate government wide expenses decreased by $4,985,708 or 3.8%.
- Business Type Activity solely comprises the operations of the Ramapo Local Development Corporation resulting from the management of a minor league baseball stadium, known as Clover Stadium. Charges for services decreased by $12,441.
- The Town made contributions to the Corporation of $2,365,195 and $2,356,545 in 2025 and 2024 respectively. These contributions were entirely used to finance the operating and debt service costs of the Corporation on a cash basis.

FINANCIAL ANALYSIS OF THE TOWN'S FUNDS

The Town uses fund accounting to ensure and demonstrate compliance with legal and finance-related requirements. Accounting at the fund level provides information about near-term inflows, outflows and balances of spendable resources. An operating budget for each fund is adopted by the Town Board each year. The annual budget is comprised of estimations of program revenues and expenditures which then forms the basis for the amount of taxes levied to provide adequate funds to provide general government support, public safety, health and transportation services as well as culture, recreation, home and community services.

The fund balance at the end of the year in each fund is a measure of the resources remaining after all revenues of the current year are recorded and all expenditures of the current year are paid or recorded as payable at the end of the year. These remaining resources, if positive, are often referred to as the "rainy day fund" that is available if needed in the following year.

General Fund The cost of general government support is accounted for in the General Fund and the resources of the General Fund (excluding any amounts specifically restricted by law or board resolution) are available for any and all general claims and liabilities of the Town.

Town Outside Village Fund ("TOV" also referred to as the "Part Town" or "Unincorporated Ramapo") is used to account for those support services that are unrelated to the villages within the Town. Expenditures in this fund primarily encompass the cost of building, planning and zoning services.

Police Fund accounts for the cost of providing police protection and public safety services in all areas of the Town except for two villages which have their own police force.

Ambulance Fund accounts for the cost of providing ambulance services in certain districts within the Town.

Highway Fund is used to account for the cost of snow and brush removal as well as road repair and maintenance for all of the roads within the boundaries of the Part Town.

Special Districts include separate funds used to account for the costs associated with providing specific services to benefited areas. Districts within the Town include funds to account for the cost of streetlights, refuse and recycling services in the Part Town, and sewer costs in the benefited areas. The resources within the Special Districts funds are restricted to the specific purposes of each district and, therefore, are not available for the general claims or liabilities of the Town.

FINANCIAL ANALYSIS OF THE TOWN'S FUNDS (Continued)

Debt Service and Capital Projects Funds are used to account for the current cash flows associated with acquisition or construction of capital assets and the related debt funding. Debt service payments are budgeted in the operating funds and then transferred into the Debt Service Fund for payment. When short-term debt such as bond anticipation notes (BANs) are issued they are initially recorded in the Capital Projects Fund. These short-term liabilities are replaced with the long-term liability recorded in the government-wide statement of net position once the long-term bonds are issued. The fund balance at the end of the year represents bond funds available to be expended for future capital projects.

Governmental Funds

The Town's governmental funds as presented in the balance sheet, reported a combined fund balance of $12,425,622, of which $10,168,625 is restricted for capital projects.

During 2025, the Town's General Fund's fund balance decreased by $86,227 to a fund balance of $94,138.

In 2025, actual Police Fund revenues exceeded budgeted revenues by $309,730. This was offset by actual expenditures which exceeded budgeted expenditures by $211,110. This resulted in an operating surplus in 2025 of $483,725, increasing the Police Fund balance and decreasing the deficit to $2,942,975.

The Town's Capital Project Fund reported a $12,132,192 decrease in fund balance, as the result of $15,223,498 in capital project expenditures which was offset by $3,091,306 in state, federal and local revenue.

In 2025, actual Ambulance Fund revenues exceeded budgeted revenues by $1,450,298. This was offset by actual expenditures which exceeded budgeted expenditures by $1,952,255.

In 2025, the Non-major funds reported a $2,670,884 decrease in fund balance, primarily as the result of decreases in fund balance of Town Outside Village of $640,138, Highway of $1,368,029, Special Districts of $539,152 and Debt service of $123,565.

BUDGETARY HIGHLIGHTS

The following schedule presents a summarized comparison of the General Fund's final budget compared to actual results.

	Year Ended December 31, 2025		
	Final Budget	Actual	Variance
Total revenues	$ 41,280,553	$ 41,746,853	$ 466,300
Expenditures			
General Government	20,915,051	21,144,794	(229,743)
Culture and recreation	9,344,869	9,955,497	(610,628)
Other program areas	1,609,321	1,674,519	(65,198)
Debt service (capital leases)	98,577	98,577	-
Total expenditures	31,967,818	32,873,387	(905,569)
Excess of revenues over expenditures	9,312,735	8,873,466	(439,269)
Other financing uses	(9,323,110)	(8,959,693)	363,417
Operating surplus (deficit)	$ (10,375)	$ (86,227)	$ (75,852)

BUDGETARY HIGHLIGHTS (Continued)

Total revenues of the General Fund for the year exceeded budgeted revenues by $466,300. This positive variance is comprised of aggregate increases in fines and forfeitures of $418,483.

Total expenditure of the General Fund exceeded budgeted expenditure by $905,569 or 2.8%. This was primarily due to additional spending on general government support and culture and recreation activities of $840,371 resulting from the significant expansion of playgrounds and other parks and recreation facilities to better serve the growing population in the town. A non-cash variance of $173,039 in accounting for leases resulted from a change in the timing of the recognition of capital lease expense.

Total expenditures of the Police Fund exceeded budgeted expenditure by $211,110. A non-cash variance of $591,011 in accounting for capital leases resulted from a change in the timing of the recognition of capital lease expense. This was offset by increased spending on public safety activities of $211,110.

Total expenditure for public safety activities in the Ambulance Fund exceeded budgeted expenditure by $1,952,255. This was offset by additional revenue in departmental income activities of $1,497,394 with a net deficiency of expenditures over revenues of $501,957.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital assets include land, land improvements, buildings and improvements, machinery and equipment, infrastructure and leases. The primary government's investment in capital assets (net of accumulated depreciation) is approximately $166.0 million at December 31, 2025. The increase of $6,503,608 was primarily due to an increase to infrastructure for sidewalk, road and traffic improvements in the amount of $7,571,075.

	Governmental Activities		Business-Type Activity		Total Primary Government	
	2025	2024	2025	2024	2025	2024
Capital assets						
Land	$ 39,247,698	$ 39,262,089	$ 8,830,847	$ 8,338,047	$ 48,078,545	$ 47,600,136
Land improvements	13,930,268	14,681,852	4,305,170	4,305,170	18,235,438	18,987,022
Buildings and improvements	37,054,495	40,671,942	14,866,974	16,088,107	51,921,469	56,760,049
Machinery and equipment	12,473,490	7,824,245	1,527,711	1,112,658	14,001,201	8,936,903
Infrastructure	61,706,252	55,242,766	-	-	61,706,252	55,242,766
Leases	1,625,054	1,537,475	-	-	1,625,054	1,537,475
Total capital assets, net	$ 166,037,257	$ 159,220,369	$ 29,530,702	$ 29,843,982	$ 195,567,959	$ 189,064,351

LONG-TERM DEBT

The following tables summarizes the Town's long-term debt obligations as of December 31, 2025 and 2024:

	Governmental Activities		Business-Type Activity		Total Primary Government	
	2025	2024	2025	2024	2025	2024
Long-term debt						
Bonds payable	$ 71,745,000	$ 81,355,000	$ 17,830,000	$ 20,545,000	$ 89,575,000	$ 101,900,000
Plus unamortized premium	2,080,297	2,529,190	1,219,473	1,719,830	3,299,770	4,249,020
Installment purchase agreements	107,119	248,940	-	-	107,119	248,940
Leases	1,713,378	1,595,477	-	-	1,713,378	1,595,477
Total long-term debt, net	$ 75,645,794	$ 85,728,607	$ 19,049,473	$ 22,264,830	$ 94,695,267	$ 107,993,437

In past years, the Town obtained long-term financing in the form of general obligation bonds to help finance the acquisition of capital assets. Additionally, the Town has guaranteed the bonds issued by its blended component unit, the Corporation.

In July of 2024, the Town issued public improvement bonds totaling $18.9 million at an attractive 3.1% interest rate due to the Town's Standard and Poor's rating of AA-. The funds were allocated as follows: $7 million for sidewalk and road improvements, $5.8 million for heavy equipment for the highway department, $2.1 million for vehicles and equipment for the ambulance district, $1.3 million for sewer improvements and $2.7 million for various general government capital needs.

CURRENTLY KNOWN FACTS AFFECTING THE TOWN:

The Town is the eighth largest in New York State with a land area of approximately 61 square miles. For the year ended December 31, 2025, the macroeconomic fundamentals of the Town have been stable.

Economic highlights are as follows:

- 2025 Census Bureau Population of 161,564, up from 156,774 in 2024
- Median household income of $82,463 in 2024
- Median value of owner-occupied housing units (2020 – 2024) of $653,100
- Annual average unemployment rates among the lowest in New York State: 2025 – 3.0%
- Stable taxable assessed property valuation of $1.7 billion (2015 – 2025)

(Source: U.S. Census Bureau, New York State Department of Labor, Town of Ramapo Tax Roll)

REQUESTS FOR INFORMATION

Questions or comments concerning any of the information in the report should be addressed to:

Town Supervisor
Town of Ramapo
237 Route 59
Suffern, NY 10901

TOWN OF RAMAPO, NEW YORK

STATEMENT OF NET POSITION
DECEMBER 31, 2025

	Governmental Activities	Business-Type Activities	Total Primary Government
ASSETS			
Cash - Unrestricted	$ 9,976,691	$ 185,231	$ 10,161,922
Cash - Restricted	13,906,077	-	13,906,077
Receivables:			
Accounts receivable	4,949,642	75,146	5,024,788
Due from other governments	1,908,459	-	1,908,459
Lease receivable	75,749	118,781	194,530
Public private participation receivable	340,392	-	340,392
Accrued interest receivable	4,881	-	4,881
Prepaid items	86,600	-	86,600
Property under sales contract	-	2,040,585	2,040,585
Total current assets	31,248,491	2,419,743	33,668,234
Non-current assets:			
Non-depreciable capital assets	39,247,698	8,830,847	48,078,545
Depreciable assets, net of accumulated depreciation	126,789,559	20,699,855	147,489,414
Lease receivable, net of current portion	1,417,006	2,507,384	3,924,390
Total non-current assets	167,454,263	32,038,086	199,492,349
Deferred outflows of resources:			
Deferred outflows of resources - Deferred loss on refunding	-	443,195	443,195
Deferred outflows of resources - Other postemployment benefits	20,569,309	-	20,569,309
Deferred outflows of resources - ERS Pension	7,207,658	-	7,207,658
Deferred outflows of resources - PFRS Pension	21,238,769	-	21,238,769
Total deferred outflows of resources	49,015,736	443,195	49,458,931
Total assets and deferred outflows of resources	247,718,490	34,901,024	282,619,514
LIABILITIES			
Accounts payable and accrued liabilities	16,648,426	-	16,648,426
Accrued interest	426,261	260,092	686,353
Unearned revenues	29,510	-	29,510
Other liabilities	380,430	-	380,430
Deposits under sales contract	-	1,162,681	1,162,681
Lease liability, current portion	669,572	-	669,572
Current portion of non-current liabilities	12,479,263	970,554	13,449,817
Current portion of other postemployment benefits	8,087,120	-	8,087,120
Total current liabilities	38,720,582	2,393,327	41,113,909
Non-current liabilities:			
Bonds payable, net of current	63,315,699	18,988,224	82,303,923
Lease liability, net of current portion	1,043,806	-	1,043,806
Compensated absences, net of current	3,660,543	-	3,660,543
Net pension liability - ERS	8,939,877	-	8,939,877
Net pension liability - PFRS	28,028,309	-	28,028,309
Claims and judgments, net of current	9,757,957	-	9,757,957
Retirement incentive and other pension obligations, net of current	6,965,233	-	6,965,233
Estimated liability for landfill closure and post closure costs, net of current	272,977	-	272,977
Total other postemployment benefits liability	181,326,346	-	181,326,346
Total long-term liabilities	303,310,747	18,988,224	322,298,971
Total liabilities	342,031,329	21,381,551	363,412,880
Deferred inflows of resources:			
Deferred inflows of resources - Leases	1,867,177	2,567,208	4,434,385
Deferred inflows of resources - ERS Pension	540,259	-	540,259
Deferred inflows of resources - Other postemployment benefits	78,609,932	-	78,609,932
Total deferred inflows of resources	81,017,368	2,567,208	83,584,576
Total liabilities and deferred inflows of resources	423,048,697	23,948,759	446,997,456
NET POSITION			
Net investment in capital assets	90,391,463	10,015,119	100,406,582
Restricted	15,123,395	-	15,123,395
Unrestricted	(280,845,065)	937,146	(279,907,919)
Total net position	$ (175,330,207)	$ 10,952,265	$ (164,377,942)

The accompanying notes are an integral part of these statements.

TOWN OF RAMAPO, NEW YORK

STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED DECEMBER 31, 2025

		Program Revenue			Net (Expense) Revenue and Changes in Net Position		
Functions/Programs	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities	Business-Type Activities	Total
PRIMARY GOVERNMENT:							
Governmental activities -							
General governmental support	$ 18,431,018	$ 2,825,124	$ 313,266	$ 1,521,946	$ (13,770,682)	$ -	$ (13,770,682)
Public safety	47,826,587	1,624,305	340,297	-	(45,861,985)	-	(45,861,985)
Health	12,312,255	9,197,394	-	-	(3,114,861)	-	(3,114,861)
Transportation	14,333,421	2,589,463	-	367,277	(11,376,681)	-	(11,376,681)
Economic opportunity and development	594,300	-	-	-	(594,300)	-	(594,300)
Culture and recreation	11,624,750	4,088,298	-	-	(7,536,452)	-	(7,536,452)
Home and community services	17,901,475	3,604,138	-	-	(14,297,337)	-	(14,297,337)
Interest	2,622,825	-	-	-	(2,622,825)	-	(2,622,825)
Total governmental activities	125,646,631	23,928,722	653,563	1,889,223	(99,175,123)	-	(99,175,123)
Business-Type Activity	3,027,506	373,255	-	-	-	(2,654,251)	(2,654,251)
Total Primary Government	$ 128,674,137	$ 24,301,977	$ 653,563	$ 1,889,223	(99,175,123)	(2,654,251)	(101,829,374)
GENERAL REVENUES:							
Real property taxes					95,833,132	-	95,833,132
Other property tax items:							
Payment in lieu of taxes					505,811	-	505,811
Interest and penalties on real property taxes					327,038	-	327,038
Non-property taxes:							
Franchise fees					233,906	-	233,906
Non-property distribution from Rockland County					3,287,201	-	3,287,201
Use of money and property					2,349,391	323	2,349,714
Gain on sale of property					53,149	-	53,149
Other New York State and Rockland County taxes					5,312,817	-	5,312,817
Other revenues					2,891,944	-	2,891,944
Total general revenues					110,794,389	323	110,794,712
TOWN CONTRIBUTIONS					(2,365,012)	2,365,012	-
Change in net position					9,254,254	(288,916)	8,965,338
Net position - beginning of year					(184,584,461)	11,241,181	(173,343,280)
Net position - end of year					$ (175,330,207)	$ 10,952,265	$ (164,377,942)

The accompanying notes are an integral part of these statements.

TOWN OF RAMAPO, NEW YORK

BALANCE SHEET - GOVERNMENTAL FUNDS
DECEMBER 31, 2025

	Major Funds					
	General	Police	Capital Projects	(Formerly Non Major) Ambulance	Non-major Funds	Total
ASSETS:						
Cash and cash equivalents	$ 1,963,139	$ 3,621,976	$ -	$ 37,502	$ 4,354,074	$ 9,976,691
Cash - restricted	-	-	12,606,371	-	-	12,606,371
Accounts receivable	567,389	30,493	-	4,286,811	64,949	4,949,642
Lease receivable	1,492,755	-	-	-	-	1,492,755
Public private participation receivable	340,392	-	-	-	-	340,392
Due from other funds	434,952	-	4,001	-	30,707	469,660
Due from other governments	434,363	113,723	-	-	1,360,373	1,908,459
Total assets	$ 5,232,990	$ 3,766,192	$ 12,610,372	$ 4,324,313	$ 5,810,103	$ 31,743,970
LIABILITIES:						
Accounts payable and accrued liabilities	$ 3,029,499	$ 6,709,167	$ 2,366,518	$ 812,586	$ 3,653,801	$ 16,571,571
Due to other funds	10,557	-	75,229	-	383,874	469,660
Due to other governments	-	-	-	18,321	160,000	178,321
Unearned revenue	29,510	-	-	-	-	29,510
Other liabilities	202,109	-	-	-	-	202,109
Total liabilities	3,271,675	6,709,167	2,441,747	830,907	4,197,675	17,451,171
DEFERRED INFLOWS OF RESOURCES:						
Deferred inflow - Leases/public-private partnerships	1,867,177	-	-	-	-	1,867,177
Total deferred inflows of resources	1,867,177	-	-	-	-	1,867,177
FUND BALANCE:						
Restricted	-	-	10,168,625	3,493,406	1,461,364	15,123,395
Assigned	-	-	-	-	625,000	625,000
Unassigned	94,138	(2,942,975)	-	-	(473,936)	(3,322,773)
Total fund balance	94,138	(2,942,975)	10,168,625	3,493,406	1,612,428	12,425,622
Total liabilities, deferred inflows and fund balance	$ 5,232,990	$ 3,766,192	$ 12,610,372	$ 4,324,313	$ 5,810,103	$ 31,743,970

The accompanying notes are an integral part of these statements.

TOWN OF RAMAPO, NEW YORK

RECONCILIATION OF THE BALANCE SHEET - GOVERNMENTAL FUNDS TO THE STATEMENT OF NET POSITION
DECEMBER 31, 2025

Total fund balance - governmental funds		$ 12,425,622
Total net position reported for governmental activities in the Statement of Net Position is different because:		
Deferred outflows of resources not reported in governmental funds, related to the following:		
	Pension - ERS	7,207,658
	Pension - PFRS	21,238,769
	Postemployment benefits healthcare costs	20,569,309
Deferred inflow of resources not reported in governmental funds, related to the following:		
	Pension - ERS	(540,259)
	Postemployment benefits healthcare costs	(78,609,932)
Capital assets including lease and SBITA assets used in governmental activities are not current financial resources and; therefore, are not reported in the funds.		166,037,257
Internal service funds are used by management to charge the costs of workers' compensation and general liabilities to individual governmental funds. The assets and liabilities of internal service funds are included in governmental activities in the statement of net position.		(8,950,996)
Long-term liabilities that are not due and payable in the current period are not reported in the funds:		
	General obligation bonds	(71,745,000)
	Compensated absences	(3,660,543)
	Installment purchase agreements	(107,119)
	Lease liability	(1,713,378)
	Net pension liability, proportionate share - ERS	(8,939,877)
	Net pension liability, proportionate share - PFRS	(28,028,309)
	Estimated liability for landfill closure and post closure care costs	(545,954)
	Postemployment benefits liabilities	(189,413,466)
	Retirement incentive	(8,052,312)
Governmental funds report the effect of premiums, discounts and similar items when debt is first issued, whereas these amounts are deferred and amortized in the Statement of Activities.		(2,080,297)
Interest payable and receivable applicable to the Town's governmental activities are not due and payable or receivable in the current period and accordingly are not reported in the funds. However these liabilities are included in the Statement of Net Position.		(421,380)
Total net position of governmental activities		$ (175,330,207)

The accompanying notes are an integral part of these statements.

TOWN OF RAMAPO, NEW YORK

STATEMENT OF REVENUES, EXPENDITURES, AND CHANGE IN FUND BALANCES - GOVERNMENTAL FUNDS
FOR THE YEAR ENDED DECEMBER 31, 2025

	Major Funds					
	General	Police	Capital Projects	(Formerly Non Major) Ambulance	Non Major Funds	Total
REVENUES:						
Real property taxes	$ 23,499,304	$ 47,175,136	$ -	$ 2,600,002	$ 22,558,690	$ 95,833,132
Other tax items	669,398	158,781	-	-	3,522,373	4,350,552
Nonproperty tax items	3,404	-	-	-	-	3,404
Departmental income	7,278,642	25,822	-	9,197,394	695,397	17,197,255
Intergovernmental charges	-	-	-	-	2,526,907	2,526,907
Use of money and property	584,579	837,488	-	12,902	916,536	2,351,505
Licenses and permits	1,926	-	-	-	2,604,151	2,606,077
Fines and forfeitures	1,598,483	-	-	-	-	1,598,483
Sale of property and compensation for loss	24,974	28,175	-	-	-	53,149
Interfund revenue	2,317,045	-	-	-	-	2,317,045
State aid	5,322,067	90,133	409,750	-	367,277	6,189,227
Federal aid	334,196	250,164	1,082,016	-	-	1,666,376
Other local sources	-	-	1,112,933	-	-	1,112,933
Miscellaneous	112,835	156,834	486,607	-	219,156	975,432
Total revenues	41,746,853	48,722,533	3,091,306	11,810,298	33,410,487	138,781,477
EXPENDITURES:						
General governmental support	21,144,794	-	1,981,878	-	750	23,127,422
Public safety	263,519	48,182,906	159,836	12,312,255	531,474	61,449,990
Health	-	-	-	-	-	-
Transportation	292,257	-	11,790,147	-	11,124,971	23,207,375
Economic opportunity and development	594,300	-	-	-	-	594,300
Culture and recreation	9,955,497	-	351,727	-	-	10,307,224
Home and community services	524,443	-	939,910	-	18,380,694	19,845,047
Debt service -				-		
Principal	79,941	446,965	-	-	9,910,593	10,437,499
Interest	18,636	52,840	-	-	3,087,246	3,158,722
Capital outlay	-	-	-	-	-	-
Total expenditures	32,873,387	48,682,711	15,223,498	12,312,255	43,035,728	152,127,579
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	8,873,466	39,822	(12,132,192)	(501,957)	(9,625,241)	(13,346,102)
OTHER FINANCING SOURCES (USES):						
Transfers in	-	-	-	-	12,550,980	12,550,980
Transfers out	(6,767,720)	(146,108)	-	-	(5,637,152)	(12,550,980)
Contribution to the Ramapo LDC	(2,365,012)	-	-	-	-	(2,365,012)
Proceeds from leases	173,039	590,011	-	-	40,529	803,579
Total other financing sources and uses	(8,959,693)	443,903	-	-	6,954,357	(1,561,433)
CHANGE IN FUND BALANCE	(86,227)	483,725	(12,132,192)	(501,957)	(2,670,884)	(14,907,535)
FUND BALANCE - beginning of year, as previously reported	180,365	(3,426,700)	22,300,817	-	8,278,675	27,333,157
Adjustment - change within reporting entity (non-major to major)	-	-	-	3,995,363	(3,995,363)	-
FUND BALANCE - beginning of year, as adjusted	180,365	(3,426,700)	22,300,817	3,995,363	4,283,312	27,333,157
FUND BALANCE - end of year	$ 94,138	$ (2,942,975)	$ 10,168,625	$ 3,493,406	$ 1,612,428	$ 12,425,622

The accompanying notes are an integral part of these statements.

TOWN OF RAMAPO, NEW YORK

RECONCILIATION OF THE STATEMENT OF REVENUE, EXPENDITURES, AND CHANGE IN FUND BALANCES - GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES FOR THE YEAR ENDED DECEMBER 31, 2025

Net change in fund balances - governmental funds	$	(14,907,535)
Amounts reported for governmental activities in the statement of activities are different because:		
Governmental funds report capital outlays as expenditures. However, in the statement of activities, the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense. This is the amount by which capital outlay exceeded depreciation expense in the current period:		
Capital outlay expenditures less disposals		13,683,000
Depreciation and amortization expense		(7,669,692)
Net change in deferred outflows of recourses related to:		
Pensions - ERS		(2,029,545)
Pensions - PFRS		(2,077,777)
Postemployment benefits healthcare costs		(11,838,052)
The net operating surplus (loss) of the internal service funds is reported within governmental activities.		2,048,866
The issuance of long-term debt and increase in obligations provides current financial resources to governmental funds, while the repayment of the principal of long term debt consumes the current financial resources of governmental funds:		
Repayment of debt principal		9,492,099
Compensated absences		655,654
Lease proceeds		803,579
Repayment of installment purchase agreements		141,821
Net pension liability - ERS proportionate share		(770,167)
Net pension liability - PFRS proportionate share		(6,323,401)
Estimated liability for landfill closure and post closure care costs		292,765
Retirement incentive and other pension obligations payable		(965,818)
Postemployment benefits healthcare costs		13,683,927
Accrued interest payable		88,419
Net change in deferred inflows of recourses related to:		
Pensions - ERS		3,911,868
Pensions - PFRS		5,903,865
Postemployment benefits healthcare costs		4,685,014
Accrued interest on lease receivable		(3,529)
Premiums of bond issuances recognized in governmental funds statements when issued and capitalized and amortized in the Statement of Activities		448,893
Change in net position of governmental activities	$	9,254,254

The accompanying notes are an integral part of these statements.

TOWN OF RAMAPO, NEW YORK

STATEMENT OF NET POSITION - PROPRIETARY FUNDS
DECEMBER 31, 2025

	Business-Type Activities Local Development Corporation	Governmental Activities Internal Service Fund
ASSETS		
Cash - Restricted	$ 185,231	$ 1,299,706
Accounts receivable	75,146	-
Prepaid items	-	86,600
Lease receivable	118,781	-
Property under sales contracts	2,040,585	-
Total current assets	2,419,743	1,386,306
Non-current assets:		
Lease receivable net of current portion	2,507,384	-
Capital assets		
Non-depreciable capital assets	8,830,847	-
Depreciable capital assets, net of accumulated depreciation	20,699,855	-
Total non-current assets	32,038,086	-
Deferred outflows of resources:		
Deferred outflows of resources - refunding	443,195	-
Total assets and deferred outflows of resources	34,901,024	1,386,306
LIABILITIES		
Accounts payable and accrued liabilities	-	76,855
Accrued interest	260,092	-
Deposits under sales contract	1,162,681	-
Bonds payable, current	970,554	-
Claims payable, current	-	408,775
Judgments payable, current	-	93,715
Total current liabilities	2,393,327	579,345
Non-current liabilities:		
Bonds payable, net of current portion	18,988,224	-
Claims payable, net of current portion	-	4,093,172
Judgments payable, net of current portion	-	5,664,785
Total long-term liabilities	18,988,224	9,757,957
Total liabilities	21,381,551	10,337,302
Deferred inflow of resources:		
Deferred inflow of resources - leases	2,567,208	-
Total liabilities and deferred inflow of resources	23,948,759	10,337,302
NET POSITION		
Net investment in capital assets	10,015,119	-
Unrestricted	937,146	(8,950,996)
Total net position	$ 10,952,265	$ (8,950,996)

The accompanying notes are an integral part of these statements.

TOWN OF RAMAPO, NEW YORK

STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN NET POSITION - PROPRIETARY FUNDS
FOR THE YEAR ENDED DECEMBER 31, 2025

	Business-Type Activities Local Development Corporation	Governmental Activities Internal Service Fund
OPERATING REVENUES		
New York Boulders:		
Fixed lease revenue	$ 165,626	$ -
Lease interest	58,708	-
Variable lease revenue	72,646	-
Charges for services	-	1,391,000
Rental income	76,275	-
Insurance recoveries	-	493,753
Total operating revenues	373,255	1,884,753
OPERATING EXPENSES		
General and administrative	222,913	397,907
Salaries and employee benefits	69,623	-
Professional fees	17,497	-
Utilities	416,990	-
Repairs and maintenance	243,352	-
Real estate taxes	47,178	-
Depreciation	1,221,133	-
Claims	-	(495,429)
Total operating expenses	2,238,686	(97,522)
Operating income (loss)	(1,865,431)	1,982,275
NONOPERATING REVENUES (EXPENSES)		
Interest income	323	66,591
Interest expense	(788,820)	-
Total nonoperating revenues (expenses)	(788,497)	66,591
OTHER FINANCING SOURCES		
Contribution from the Town of Ramapo	2,365,012	-
Total other financing sources	2,365,012	-
Net changes in proprietary net position	(288,916)	2,048,866
Net position, beginning of year	11,241,181	(10,999,862)
Net position, end of year	$ 10,952,265	$ (8,950,996)

TOWN OF RAMAPO, NEW YORK

STATEMENT OF CASH FLOWS - PROPRIETARY FUNDS
FOR THE YEAR ENDED DECEMBER 31, 2025

	Business-Type Activities Local Development Corporation	Governmental Activities Internal Service Fund
CASH FLOWS FROM (USED BY) OPERATING ACTIVITIES		
Cash received from providing services and insurance recoveries	$ 348,168	$ 1,884,753
Cash paid for contractual expenses	(891,883)	(1,596,292)
Cash paid for personal services and employee benefits	(69,623)	-
Net cash provided (used) by operating activities	(613,338)	288,461
CASH FLOWS PROVIDED BY NON-CAPITAL FINANCING ACTIVITIES		
Contribution from the Town of Ramapo	2,365,012	-
Net cash provided (used) by non capital financing activities	2,365,012	-
CASH FLOWS USED BY CAPITAL AND RELATED FINANCING ACTIVITIES		
Bond repayments	(720,000)	-
Interest payments	(909,500)	-
Loan from NY BB LLC	909,305	-
Purchase of capital assets	(907,853)	-
Net cash provided (used) by financing activities	(1,628,048)	-
CASH FLOWS FROM INVESTING ACTIVITIES		
Interest income received	323	66,591
Net increase (decrease) in cash and cash equivalents	123,949	355,052
CASH AND CASH EQUIVALENTS, beginning of year	61,282	944,654
CASH AND CASH EQUIVALENTS, end of year	$ 185,231	$ 1,299,706
RECONCILIATION OF OPERATING INCOME TO NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES		
Operating income	$ (1,865,431)	$ 1,982,275
Adjustments to reconcile operating income (loss) to net cash provided (used) by operating activities		
Depreciation	1,221,133	-
Changes in operating assets and liabilities		
Accounts receivable	24,247	-
Lease receivable	(1,650,553)	-
Prepaid	56,047	-
Deferred inflow of resources - Leases	1,601,219	-
Accounts payable and accrued expenses	-	43,586
Claims and judgment payable	-	(1,737,400)
Net cash provided (used) by operating activities	$ (613,338)	$ 288,461

The accompanying notes are an integral part of these statements.

TOWN OF RAMAPO, NEW YORK

STATEMENT OF FIDUCIARY NET POSITION - CUSTODIAL FUND
DECEMBER 31, 2025

	Custodial Fund
ASSETS	
Cash and cash equivalents	$ 1,709,822
NET POSITION	
Restricted:	
Metro North Rail	850
Building and zoning escrows	1,693,740
State bail	15,178
Held for Other Governments	53
Total net position	$ 1,709,822

The accompanying notes are an integral part of these statements.

TOWN OF RAMAPO, NEW YORK

STATEMENT OF CHANGE IN FIDUCIARY NET POSITION - CUSTODIAL FUND
FOR THE YEAR ENDED DECEMBER 31, 2025

	Custodial Fund
ADDITIONS	
Building and zoning escrows	$ 753,772
Bail	127
Other	1,289,236
Property tax collections - other governments	336,458,224
PILOT collections - other governments	5,573,572
Total additions	344,074,931
DEDUCTIONS	
Building and zoning escrows	246,120
Other	1,289,236
Property tax collections - other governments	336,458,222
Metro North payment	850
PILOT collections - other governments	5,573,572
Total deductions	343,568,000
Net change in fiduciary net position	506,931
Net position, beginning of year	1,202,891
Net position, end of year	$ 1,709,822

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The Town of Ramapo (Town) was established in 1791 and operates in accordance with Town Law and other general laws of the State of New York. The Town Board is the legislative body responsible for overall operations. The Town Supervisor serves as the chief executive officer and the Town Comptroller serves as the chief financial officer. The Town provides the following services to all or certain of its residents: public safety, health, transportation, economic opportunity and development, culture and recreation, home and community services and general and administrative support.

The accounting policies of the Town conform to accounting principles generally accepted in the United States of America (GAAP) as applied to governmental units and the Uniform System of Accounts as prescribed by the State of New York. The Governmental Accounting Standards Board (GASB) is the accepted standard setting body for establishing governmental accounting and financial reporting principles.

The following is a summary of the Town’s more significant accounting policies:

A. Financial Reporting Entity

The financial reporting entity consists of a) the primary government, which is the Town, b) organizations for which the Town is financially accountable and c) other organizations for which the nature and significance of their relationship with the Town are such that exclusion would cause the reporting entity's financial statements to be misleading or incomplete as set forth by GASB.

In evaluating how to define the Town, for financial reporting purposes, management has considered all potential component units. The following organization is included in the Town’s reporting entity as a proprietary component unit:

> Ramapo Local Development Corporation (Corporation) was formed in 2008 by the New York State Legislature under the provisions of Section 1411 of the Not-for-Profit Corporation Law for purposes of fostering the creation, retention and expansion of jobs and economic opportunities in the Town. Additionally, the Corporation is authorized to construct, acquire, rehabilitate, and improve facilities for use in the Town. In 2017, the Town Board became the Board of the Corporation.

The Corporation is reported as a major enterprise fund in the Town’s financial statements. The Corporation issues stand-alone financial statements that can be obtained from its administrative office at the address indicated below.

Ramapo Local Development Corporation
237 Route 59
Suffern, New York 10901

The Town's support of the Corporation is critical to its operations and financial condition. The Corporation's revenues and cash flows from operations are not sufficient to meet its debt service requirements and day-to-day cash needs. As a result, the Corporation is dependent upon the Town for short-term liquidity in the form of inter-organization loans (when applicable) and contributions.

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

A. Financial Reporting Entity (Continued)

In addition, the Town incurs administrative and operational costs on behalf of the Corporation. See Note 1e regarding the Town's contribution of property held for sale or redevelopment to the Corporation. A summary of amounts reported as contributions from the Town to the Corporation for the year ended December 31, 2025 are as follows:

Operating costs	$	735,512
Debt service costs		1,629,500
	$	2,365,012

In September 2017, the Town began making the majority of debt service payments on the Corporation's outstanding bonds, which the Town has guaranteed, without being reimbursed. Debt service payments by the Town that the Corporation has the ability to repay are recorded as due to the Town (when applicable). Debt service payments by the Town that the Corporation does not have the ability to repay are recorded as contributions from the Town. The Corporation remains contingently liable to reimburse debt service costs incurred on behalf of the Town to the Town if it is ever able to do so. The Corporation is contingently liable to the Town for the repayment of contributions for debt service costs of $12,627,600 as of December 31, 2025. The Town has not recorded this contingent receivable in its financial statements due to the financial uncertainty of the Corporation.

B. Government-Wide Financial Statements

The government-wide financial statements (i.e. the Statement of Net Position and the Statement of Activities) report information on all non-fiduciary activities of the Town as a whole. For the most part, the effect of interfund activity has been removed from these statements, except for interfund services provided and used. Governmental activities, which typically are supported by taxes and intergovernmental revenues, are reported separately from business-type activities, which rely to a significant extent on fees and charges for support.

The Statement of Net Position presents the financial position of the Town at the end of its fiscal year. The Statement of Activities demonstrates the degree to which direct expenses of a given function or segment, are offset by program revenues. Direct expenses are those that are clearly identifiable with a specific function or segment. Certain indirect costs have been allocated and are reported as direct program expenses or individual functions and programs. Program revenues include (1) charges to customers or applicants who purchase, use or directly benefit from goods or services, or privileges provided by a given function or segment, (2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment and (3) interest earned on grants that is required to be used to support a particular program. Taxes and other items not identified as program revenues are reported as general revenues.

Separate financial statements are provided for governmental funds, proprietary funds, and custodial funds, even though the latter are excluded from the government-wide financial statements. Major individual governmental funds are reported as separate columns in the fund financial statements.

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

C. Fund Financial Statements

The accounts of the Town are organized and operated on the basis of funds. A fund is an independent fiscal and accounting entity with a self-balancing set of accounts which comprise its assets, deferred outflows of resources, liabilities, deferred inflows of resources, fund balances, revenues and expenditures. Fund accounting segregates funds according to their intended purpose and is used to aid management in demonstrating compliance with finance related legal and contractual provisions. The Town maintains the minimum number of funds consistent with legal and managerial requirements. The focus of governmental fund financial statements is on major funds as that term is defined in professional pronouncements. Each major fund is presented in a separate column, with non-major funds aggregated and presented in a single column. The Town maintains internal service and fiduciary funds, which are reported by type. Since the governmental fund statements are presented on a different measurement focus and basis of accounting than the government-wide statements' governmental activities column, reconciliation is presented on the pages following, which briefly explains the adjustments necessary to transform the fund based financial statements into the governmental activity's column of the government-wide presentation. The Town's resources are reflected in the fund financial statements in three broad fund categories, in accordance with generally accepted accounting principles as follows:

a. Governmental Funds - Governmental Funds are those through which most general government functions are financed. The acquisition use and balances of expendable financial resources and the related liabilities are accounted for through governmental funds. The following funds are considered major for 2025:

- General Fund - The General Fund constitutes the primary operating fund of the Town and is used to account for and report all financial resources not accounted for and reported in another fund.

- Police Fund- The Police Fund is used to account for police services provided to residents of the Town other than those residing in two villages that maintain their own police department.

- Capital Projects Fund – The Capital Projects Fund is used to account for and report financial resources that are restricted, committed, or assigned to expenditures for capital outlays, including the acquisition or construction of major capital facilities and other capital assets, other than those financed by proprietary funds.

- Ambulance Fund - The Ambulance Fund is used to account for the operation and maintenance of the Town's Ambulance districts.

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

C. Fund Financial Statements (Continued)

a. Governmental Funds – (Continued)

The Town has the following non-major governmental funds.

- Town Outside Villages District – The Town Outside Villages District is used to account for transactions which by statute effect only those areas outside the boundaries of the Villages located within the Town. The major revenues of this fund are real property taxes, non-property taxes, departmental income and licenses and permits.

- Highway Fund – The Highway Fund is used to account for road and bridge maintenance and improvements as defined in the Highway Law of the State of New York. The major revenues of the highway fund are real property taxes, non-property taxes, intergovernmental charges and state aid. The Highway Fund is broken down between Town-Wide Highway and Town Outside Villages Highway. Expenditures for repairs and improvements to highways outside the boundaries of the Villages located within the Town are accounted for in the Town Outside Villages Highway Fund.

- Special Districts Fund – The Special Districts Fund is used to account for the operation and maintenance of the Town's water, sewer, street lighting, refuse and garbage and fire protections districts. The major revenues of this fund are real property taxes and departmental income.

- Debt Service Fund – The Debt Service Fund is used to account for and report financial resources that are restricted, committed, or assigned to expenditures for principal and interest, and for financial resources that are being accumulated for principal and interest maturing in future years.

b. Proprietary Funds – Proprietary funds include the Town's enterprise fund and internal service fund. The enterprise fund is used to account for the Corporation and its activities. Internal service funds are used to account for operations that provide services to other departments or agencies of the government, or other governments, on a cost reimbursement basis. The Town has established a Workers' Compensation Fund and a General Liability Fund as internal service funds.

c. Custodial Fund – (not included in government-wide financial statements) – The custodial fund is used to account for assets held by the Town in a trustee or custodial capacity. The Town's custodial fund is used to account for assets held on behalf of outside parties, including other governments.

D. Measurement Focus, Basis of Accounting and Financial Statement Presentation

The accounting and financial reporting treatment is determined by the applicable measurement focus and basis of accounting. Measurement focus indicates the type of resources being measured such as current financial resources (current assets less current liabilities) or economic resources (all assets and liabilities). The basis of accounting indicates the timing of transactions or events for recognition in the financial reports.

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

D. Measurement Focus, Basis of Accounting and Financial Statement Presentation (Continued)

The government-wide financial statements and the proprietary funds are reported using the *economic resources measurement focus* and the *accrual basis of accounting.* Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Revenues are recognized as soon as they are both measurable and available. Revenues are considered available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the Town generally considers revenues to be available if they are collected within ninety days after the year end. Property taxes associated with the current fiscal period as well as charges for services and intergovernmental revenues are considered to be susceptible to accrual and have been recognized as revenues of the current fiscal period. Fees and other similar revenues are not susceptible to accrual because generally they are not measurable until received in cash. If expenditures are the prime factor for determining eligibility, revenues from Federal and State grants are accrued when the expenditure is made.

Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to claims, compensated absences, landfill obligations and post-employment benefit obligations are recorded only when the payment is due. General capital asset acquisitions are reported as expenditures in governmental funds. Issuance of long-term debt and acquisitions under leases are reported as other financing sources.

The Custodial Fund has no measurement focus and utilizes the accrual basis of accounting.

E. Assets, Liabilities Deferred Inflows/Outflows of Resources and Net Position or Fund Balances

1. Cash and Cash Equivalents – Cash and cash equivalents consist of funds deposited in demand accounts, time deposit accounts, and certificates of deposit with original maturities of three months or less.

   The Town's investments are governed by State statutes. The Town has adopted its own written investment policy which provides for the deposit of funds in Federal Deposit Insurance Corporation (FDIC) insured commercial banks or trust companies located within the state. The Town authorized the use of demand deposit accounts, time deposit accounts, and certificates of deposit. Permissible investments include obligations of the U.S. Treasury, U.S. Agencies repurchase agreements, and obligations of New York State or its political subdivisions. The Town has no investments as of December 31, 2025.

   Collateral is required for demand deposit accounts, time deposit accounts, and certificates of deposit at 100% of all deposits not covered by Federal deposit insurance. The Town has entered into custodial agreements with the various banks which hold their deposits. These agreements authorize the obligations that may be pledged as collateral. Such obligations include, among other instruments, obligations of the United States and its agencies and obligations of the State and its municipal and Town subdivisions.

1. **SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

E. Assets, Liabilities Deferred Inflows/Outflows of Resources and Net Position or Fund Balances (Continued)

Custodial credit risk is the risk that in the event of a bank failure, the Town's deposits may not be returned to it. The Town discloses deposits exposed to custodial credit risk if they are not covered by depository insurance and the deposits are either uncollateralized, collateralized by securities held by the pledging financial institution or collateralized by securities held by the pledging financial institution's trust department but not in the Town's name. The Town’s aggregate bank balances at December 31, 2025 are fully secured by a combination of Federal Deposit Insurance and the pledge of externally segregated liquid assets with a combined value of 100% of the aggregate bank balance.

At December 31, 2025, the reported amount of the Town’s deposits was $25,592,590 and the bank balance was $26,849,201. Of the bank balance, $500,000 was covered by federal depository insurance (FDIC) or by collateral held by the Town's agent in the Town's name, $26,349,201 was covered by collateral held in the pledging bank's trust department in the Town's name.

2. Property tax – Real property taxes attach as an enforceable lien on real property and are levied on January 1st. The Town collects county, town, police, highway, and special districts taxes, which are due January 1st and payable without penalty until January 31st. The Town retains the total amount of the Town, Police, Highway, and Special Districts taxes from the total collection and returns the balance to Rockland County.

3. Lease-related amounts are recognized at the inception of leases in which the Town is the lessor. A deferred inflow of resources is recorded in an amount equal to the corresponding lease receivable plus certain additional amounts received from the lessee at or before the commencement of the lease term that relate to future periods, less any lease incentives paid to, or on behalf of, the lessee at or before the commencement of the lease term. The inflow of resources is recognized in a systematic and rational manner over the term of the lease.

4. Subscription-based information technology arrangements (SBITA) are contracts that convey the right to use another party’s software as specified in the contract for a period of time in an exchange or exchange-like transaction. The Town recognizes a SBITA intangible asset and corresponding subscription liability when the asset is placed in service. The asset is amortized over the subscription term and the liability is reduced as paid.

5. Public-private participation agreements are recognized at the inception of the agreement. A deferred inflow of resources is recorded in an amount equal to the corresponding agreement receivable plus certain additional amounts received from the private organization at or before the commencement of the agreement term that relate to future periods, less any agreement incentives paid to, or on behalf of, the organization at or before the commencement of the agreement term. The inflow of resources is recognized in a systematic and rational manner over the term of the lease.

6. Other Receivables – Other receivables include accounts receivable and amounts due from other governments and individuals for services provided by the Town. Receivables are recorded and revenues recognized as services are provided or as specific program expenditures/expenses are incurred. Management determines the allowance for doubtful accounts by identifying troubled accounts and by using historical experience applied to an aging of accounts.

1. **SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

E. Assets, Liabilities Deferred Inflows/Outflows of Resources and Net Position or Fund Balances (Continued)

7. Interfund Transactions – During the course of its operations, the Town processes certain transactions that affect more than one fund and other transactions between the various funds. Interfund services provided and used are accounted for as revenues in the provider funds and expenditures or expenses in the user funds. Transactions that constitute reimbursements to a fund for expenditures initially made from it that are properly applicable to another fund are recorded as expenditures in the reimbursing fund and as reductions of expenditures in the fund that is reimbursed. Advances or loans from one fund to another are recorded as receivables in the remitting fund and payables in the receiving fund. Other interfund transactions generally represent transfers of resources from one fund to be utilized in another fund and are reported as transfers. Interfund transactions that are unpaid between funds are recorded in the financial statements as due from other funds (receivables) and due to other funds (payables).

8. Prepaid Expenses/Items – Certain payments to vendors reflect expenditures applicable to future accounting periods and are recorded as prepaid items using the consumption method in both the government-wide and fund financial statements. Reported amounts in governmental funds, if any, are equally offset by non-spendable fund balance, which indicates that these amounts do not constitute available spendable resources even though they are a component of current assets.

9. Capital Assets – Capital assets which include land, land improvements, buildings and improvements, machinery and equipment, infrastructure (e.g., roads, bridges, sidewalks, and similar items), lease assets, and SBITA assets are reported in the government-wide financial statements and are capitalized at cost on the government-wide statement of net position and enterprise fund statement of net position. In the case of gifts or contributions, such capital assets are recorded at fair value at the time received.

   In the case of the initial capitalization of general infrastructure assets (i.e. those reported by governmental activities) the Town includes all such items regardless of their acquisition date or amount. The Town estimated the historical cost for the initial reporting of these assets through back trending (i.e. estimating the current replacement cost of the infrastructure to be capitalized and using the appropriate price-level index to deflate the cost to the acquisition year or estimated acquisition year).

   Major outlays for capital assets and improvements are capitalized as projects are constructed. The cost of normal maintenance and repairs that do not add to the value of an asset or materially extend asset lives is not capitalized.

   The Town's capitalization threshold is $5,000. All reported capital assets, except land and construction in progress, if any, are depreciated. Depreciation is computed using the straight-line method over the following estimated lives:

Asset Class	Life in Years
Land improvements	20
Buildings and improvements	20 - 25
Machinery and equipment	5 - 20
Infrastructure	20 - 65

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

E. Assets, Liabilities Deferred Inflows/Outflows of Resources and Net Position or Fund Balances (Continued)

9. Management periodically reviews capital assets for impairment to determine whether any events or circumstances indicate the carrying value of the assets may not be recoverable. No impairments were recognized in 2025.

   Capital assets also include lease and SBITA assets with a term greater than one year. The Town does not implement a capitalization threshold for lease assets or SBITA assets. Lease and SBITA assets are amortized on a straight-line basis over the term of the lease.

10. Property Under Sales Contracts and Deposits Held Under Sales Contracts – The Corporation values property under sales contracts at the lower of cost or net realizable value. When property is transferred from the Town, cost represents the Town's carrying value at the time of transfer. In March 2016, the Town transferred, without consideration, a parcel of land to the Corporation, land located at 301 Pomona Road, at $2,040,585, the Town's carrying value at the time of the transfer. Management has evaluated the property's net realizable value and determined that no impairment was necessary for the year ended December 31, 2025.

    During April 2017, the Corporation entered into a transaction for the sale of property located at 301 Pomona Road with a developer who intends to build 485,000 square foot mixed-use development, including a hotel, retail and residential space. At the time, the buyer made a down payment of approximately $1.2 million. The total potential sale price of approximately $5.8 million is subject to downward adjustment based on the approved amount of square feet of the development. If the approval is less, the price will decrease proportionally. In addition, the buyer intends to grant to the Corporation participation in 10% profits on the buyer's resale of the property after return of the capital, expenses of the development, and a 6% return on the equity of the buyer. If the buyer does not resell the property within 10 years, the corporation has an option that would monetize their profit share based on a formula.

    The Corporation's property sales are accounted for in accordance with GASB Codification Section R30: *Real Estate.* In accordance with these provisions, the Corporation has determined that the above sale has not been consummated for accounting purposes as all consideration to be exchanged is contingent and variable upon the developer's ability to obtain necessary approvals from certain governmental organizations. Accordingly, the Corporation has applied the deposit method of accounting for reporting this transaction. Under the deposit method, the seller (Corporation) does not recognize any gain or receivable from the buyer (developer) and continues to report in its financial statement the underlying property. Cash received from the buyer (developer) of $1,194,264 is reported as a deposit on the sales contract, net of deferred selling costs of $31,583.

    The deposits held under sales contracts, net of deferred selling costs, will be recognized upon the finalization of the consideration amount, which is expected to occur when the buyer (developer) obtains the necessary approvals from certain governmental organizations. As of the date of the financial statements, no square footage approvals have been obtained, and the profit share agreement is unsigned and in draft form.

1. **SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

E. Assets, Liabilities Deferred Inflows/Outflows of Resources and Net Position or Fund Balances (Continued)

11. In addition to assets, the Statement of Net Position typically reports a separate section for deferred outflows of resources. This separate financial statement element represents a consumption of net assets that applies to a future period and as so will not be recognized as an outflow of resources (expense/expenditure) until then. The Town has the following items reported in this category:

    - Deferred charges resulting from pension and OPEB contributions made subsequent to the measurement date of the plan. Amortization is expensed against pension expense and OPEB expense in future periods.

    - Deferred charges resulting from differences between projected and actual earnings on pension plan investments of the plan. Amortization is expensed against pension expense in future periods.

    - The Town has reported deferred outflows of resources of $443,195 for deferred loss on refunding bonds in its business-type activities. This amount results from the difference in carrying value of the refunded debt and its reacquisition price. The deferred loss on refunding is being amortized on a straight-line basis and is reported as a component of interest expense.

    In addition to liabilities, the Statement of Net Position will typically report a separate section for deferred inflows of resources. This separate financial statement element represents an acquisition of net assets that applies to a future period and so will not be recognized as an inflow of resources (revenue) until then.

    The Town has the following items reported in this category:

    - The net amount of the Town's balances of deferred inflows of resources related to pensions is reported in the government-wide Statement of Net Position as deferred inflows of resources. This represents the effect of the net change in the Town's proportion of the collective net pension asset or liability and the difference during the measurement period between the Town's contributions and its proportionate share of total contributions to the pension systems not included in pension expense.

    - Deferred charges resulting from changes of benefit terms, differences between expected and actual experience, and changes in assumptions related to OPEB. Amortization is offset against OPEB expense in future periods.

    - Lease-related and Public-private partnership-related amounts are recognized at the inception of leases and arrangements when the Town is the lessor or the Town is in such arrangements. The deferred inflow of resources is recorded in an amount equal to the corresponding lease receivable plus certain additional amounts received from the lessee or private entity at or before the commencement of the lease or arrangement term that relate to future periods, less any lease or arrangement incentives paid to, or on behalf of, the lessee or private entity at or before the commencement of the lease or arrangement term. The inflow of resources is recognized in a systematic and rational manner over the term of the lease or arrangement.

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

E. Assets, Liabilities Deferred Inflows/Outflows of Resources and Net Position or Fund Balances (Continued)

12. Accounts Payable and Accruals – In the government-wide and proprietary fund financial statements, accounts payable and accruals are recorded when the obligation is incurred, regardless of when payment occurs.

    In the fund financial statements, accounts payable and accruals are recorded when the liability has been incurred and it is expected to be paid with current financial resources.

13. Long-Term Liabilities – In the government-wide and proprietary fund financial statements, long-term liabilities consist of bonds payable, compensated absences, claims and judgements payable, lease liabilities, SBITA liabilities, landfill closure costs, retirement incentives and other pension obligations payable, other post-employment benefits liability and the net pension liability.

    Bond premiums and discounts are deferred and amortized over the life of the bonds. Bonds payable are reported net of the applicable bond premium or discount. Bond issuance costs are expensed as incurred.

    In the fund financial statements, governmental funds recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of the debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from actual debt proceeds received, are reported as Capital Projects Fund expenditures.

14. Compensated Absences In accordance with GASB Statement 101, Compensated Absences, The Town recognizes a liability for compensated absences for leave time that (1) has been earned for services previously rendered by employees, (2) accumulates and is allowed to be carried over to subsequent years, and (3) is more likely than not to be used as time off or settled (for example paid in cash to the employee) during or upon separation from employment. Based on the criteria listed, four types of leave qualify for liability recognition for compensated absences – vacation, sick leave, compensatory time and holiday. The liability for compensated absences is reported as incurred in the government-wide financial statements. A liability for compensated absences is recorded in the governmental funds only if the liability has matured because of employee resignations or retirements. The liability for compensated absences includes salary-related benefits, where applicable. For purposes of measuring the liability, leave is assumed to be used on a last in, first-out (LIFO) basis, such that the most recently earned leave is used first.

    In accordance with policies adopted by the Town Board, Town employees may accumulate 50 working days of vacation and police may accumulate unlimited days of vacation. Total days earned annually varies depending on years of service. A maximum of 215 days sick leave can also be accumulated for Town employees and police are allowed unlimited days of sick leave. In the event of termination or upon retirement, an employee is entitled to payment for accumulated sick days in excess of 165 days at their pay rate. Town employees accumulate no holiday time and police are may accumulate unlimited days of holiday time. In the event of termination or upon retirement, an employee is entitled to payment for accumulated balances. Both Town employees and police have unlimited compensation time. In the event of termination or upon retirement, an employee is entitled to payment for their accumulated balance.

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

E. Assets, Liabilities Deferred Inflows/Outflows of Resources and Net Position or Fund Balances (Continued)

15. Claims and Judgments Payable – The Internal Service Fund reflects workers' compensation and general liabilities which are based upon actuarial estimates of the ultimate cost of claims that have been incurred but not reported. The length of time for which such costs must be estimated varies depending on the coverage involved. Because actual claim costs depend on such complex factors as inflation, changes in doctrines of legal liability and damage awards, the process used in computing claims and judgements liabilities does not necessarily result in an exact amount. Claim liabilities are recomputed periodically using a variety of actuarial and statistical techniques to produce current estimates that reflect recent settlements, claim frequency and other economic and social factors. A provision for inflation in the calculation of estimated future claims costs is implicit in the calculation because reliance is placed both on actuarial historical data that reflects past inflation and other factors that are considered to be appropriate modifiers of past experience.

16. Landfill Closure Costs- During November 1997, the Town closed and capped its landfill. State and Federal laws and regulations require the Town to perform certain maintenance and monitoring functions at the site for thirty years after closure. The amount reported as landfill closure costs of $272,977 at December 31, 2025 represents the estimated post-closure liability, based on 100% use of the landfill's capacity. Actual cost may differ due to inflation, changes in technology, or changes in regulations.

17. Pensions – The Town is a participating member in the New York State and Local Retirement System (ERS) and the New York State and Local Police and Fire Retirement (PFRS) (collectively, the system). Employees in the ERS and PFRS permanent positions are required to enroll in the System, while employees in ERS part-time or seasonal positions have the option of enrolling. The System is a cost-sharing, multiple-employer, public employee defined benefit retirement system. The impact on the Town's financial position and results of operation due to its participation in the System is more fully disclosed in Note 8.

18. Retirement Incentives and Other Pension Obligations Payable – New York State, at various times, may enact laws which allow local employers to defer a portion of their retirement bill and enact laws authorizing local governments to make available various retirement incentive programs and amortize certain contributions. Note 8 provides detail of the programs in which the Town has elected to participate.

19. Total Other Postemployment Benefits Liability – The Town recognizes in its financial statements the impact of other postemployment benefits, principally employer funded healthcare costs. The impact of the Town's financial position and the results of the operations associated with other postemployment benefits is more fully disclosed in note 9.

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

E. Assets, Liabilities Deferred Inflows/Outflows of Resources and Net Position or Fund Balances (Continued)

20. Net Position - Net position represents the difference between assets and deferred outflows of resources, less liabilities, and deferred inflows of resources. Net position is classified into the following components.

    - Net investment in capital assets – This category groups all capital assets, including restricted capital assets, into one component of net position. Accumulated depreciation and the outstanding balance of debt, including bonds and bond anticipation notes, which are attributable to the acquisition, construction, or improvement of those assets, reduce the balance in this category.
    - Restricted Net Position – This category presents external restrictions imposed by creditors, grantors, contributors, or laws or regulations of the Town or other governments and restrictions imposed by law through constitutional provisions or enabling legislation.
    - Unrestricted Net Position – This category represents net position of the Town not restricted for any other purpose.
    - Order of Spending – When both restricted and unrestricted resources are available for use, the Town normally uses restricted resources first, and then unrestricted resources as needed, unless there are legal requirements to the contrary. The Town does not have a formal policy with respect to the order in which unrestricted resources are to be used, therefore in accordance with GASB Statement No. 54, the Town's unrestricted resources will be used in the following order: restricted and unrestricted.

21. Fund Balance – Generally, fund balance represents the difference between current assets and deferred outflows of resources less current liabilities and deferred inflows of resources. In the fund financial statements, governmental funds report fund classifications that comprise a hierarchy based primarily on the extent to which the Town is bound to honor constraints on the specific purposes for which amounts in those funds can be spent. Under this standard, the fund balance classifications are as follows:

    - Non-spendable – This category includes amounts that cannot be spent because they are either not in a spendable form (inventories, prepaid amounts, long term receivables) or they are legally or contractually required to remain intact (the corpus of a permanent fund).
    - Restricted – This category is reported when constraints placed on the use of the resources are imposed by creditors, grantors, contributors, or laws or regulations of other governments and restrictions imposed by law through constitutional provisions or enabling legislation. Enabling legislation includes a legally enforceable requirement that these resources be used only for the specific purposes as provided in the legislation. This fund balance classification is used to report funds that are restricted for debt service obligations and for other items described in the General Municipal Law of the State of New York.
    - Committed – This category is reported for amounts that can be used for specific purposes pursuant to formal action of the Town's highest level of decision-making authority. The Town Board is the highest level of decision-making authority for the Town that can, by adoption of a resolution prior to the end of the fiscal year, commit fund balance. Once adopted, these funds may only be used for the purpose specified unless the Town removes or changes the purpose by taking the same action that was used to establish commitment.
    - Assigned – This category represents amounts constrained only by the Town's intent to be used for a specific purpose but are not restricted or committed in any manner.

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

- Unassigned – This category represents the residual amount after all the other classifications have been established for the General Fund. Other governmental funds cannot report a positive unassigned fund balance.

In order to calculate the amounts to report as restricted and unrestricted fund balance in the governmental fund financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. When both restricted and unrestricted amounts of fund balances are available for use for expenditures incurred, in accordance with GASB Statement No. 54, to use restricted amounts first and then unrestricted amounts as they are needed. For unrestricted amounts of fund balance, in accordance with GASB Statement No. 54, to use fund balance in the following order: committed, assigned, and unassigned.

F. Encumbrances

Within the governmental funds, encumbrance accounting, under which purchase orders, contracts, and other commitments for the expenditure of monies are recorded to assign a portion of the applicable appropriations, is generally employed as an extension of formal budgetary integration in the General, Town Outside Villages, Police, Highway, and Special District Funds. Encumbrances outstanding at year-end are reported as assigned fund balance since they do not constitute expenditures or

G. Use of Estimates

The preparation of the financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets, deferred outflows of resources, liabilities, and deferred inflows of resources and disclosures of contingent assets and liabilities at the date of the financial statements. Estimates also affect the reported amounts of revenues and expenditures/expenses during the reporting period. Actual results could differ from those estimates and such differences may be significant.

2. STEWARDSHIP COMPLIANCE AND ACCOUNTABILITY

A. Budgetary Data

The Town generally follows the procedures enumerated below in establishing the budgetary data reflected in the financial statements:

a) During August and September of each year, the various department heads and the Town Supervisor develop a detailed preliminary budget for review by the Board.
b) The Town Clerk presents the tentative budget to the Town Board at a regular or special Town Board meeting by October 5th.
c) The Town Board reviews the tentative budget and may modify it by passing a resolution in a Town Board meeting. Once the changes are approved the tentative budget becomes the preliminary budget which is filed with the Town Clerk and made available to the public.
d) The Town Board must then hold a public hearing by the Thursday following election day.
e) After the Public Hearing, the Town Board may modify the preliminary budget which then becomes the final budget to be adopted by resolution at a Town Board meeting by November 20th.
f) If required, transfers between appropriation amounts at the functional level require approval of the board. Any modification to appropriations resulting from an increase in revenue estimates or supplemental reserve appropriation also require Board approval. Appropriations lapse at the end of the year except that outstanding encumbrance are re-appropriated in the succeeding year.

Budgeted amounts are as originally adopted and/or amended by the Town Board.

B. Property Tax Limitation

On June 24, 2011, the Governor signed Chapter 97 of the Laws of 2011 (Tax Levy Limitation Law). This applies to all local governments. The Tax Levy Limitation Law became permanent as part of the 2019/2020 New York State Budget. With some exceptions, the Tax Levy Limitation Law limits the amount local governments can increase property taxes to the lower of the percent (2%), or the rate of inflation. On an annual basis, local governments are responsible for reporting to the New York State Office of the State Comptroller (OSC) the information necessary to calculate their tax levy limit and whether they plan to stay within the tax cap. Local government boards must pass local law or resolution by at least sixty percent (60%) vote to override the tax cap.

2. STEWARDSHIP COMPLIANCE AND ACCOUNTABILITY (Continued)

C. Real Property Tax Assessment and Collection Procedures

The Town Assessor is responsible for preparing and maintaining the property tax roll including determining the assessed value and taxable assessed value for all properties within the Town. The Town Tax Receiver is responsible for billing and collecting all real property taxes levied on the properties within the Town.

Real property taxes are levied using the Town's property tax roll for the Town and its special districts, the County of Rockland, Rockland County Sewer District Number One, Rockland Green (formerly known as the Rockland County Solid Waste Authority), and the fire districts located within the Town, annually no later than December 31st. The Town and its special districts recognize real property tax revenue on January 1st of the year for which they are levied.

These taxes are billed and collected by the Town Tax Receiver. Payments can be made until January 31st without penalty. There is a 1% penalty for payments made after January 31st through the last day of February, a 2% penalty for payments made after the last day of February through March 31st. After March 31st, unpaid tax bills are turned over to the Rockland County Commissioner of Finance for collection.

Real property taxes are also levied using the Town's property tax roll for the two school districts within the Town annually no later than September 1st. The Town Tax Receiver bills, collects and remits these taxes to the respective school districts. After November 1st, unpaid school tax bills are turned over to the Rockland County Commissioner of Finance for collection.

D. Fund Deficits

The following governmental funds reflect deficits at December 31, 2025:

Fund	Deficit Amount
Governmental Funds	
Police Fund	2,942,975
Refuse and Garbage District	473,936
Highway Town Wide Fund	231,704
Proprietary Funds	
Workers' Compensation Internal Service Fund	3,180,336
General Liability Internal Service Fund	5,770,660
	$ 12,599,611

The Worker's Compensation Fund and General Liability Fund deficits are attributable to the accrual of claims and judgements payable, including incurred but not reported claims, which will be satisfied in subsequent years.

The Town has developed a plan to address the Police Fund, Refuse and Garbage Fund and Highway Town Wide Fund deficits, which includes budgetary measures and realignment of property tax rates.

3. INTERFUND RECEIVABLES, PAYABLES and TRANSFERS

A. Due From/To other Funds

The balances reflected as due from/to other funds at December 31, 2025 were as follows:

	Due to Other Funds				
Due from Other Funds	General	Police	Capital Projects	Non Major	Total
Capital Projects	$ -	$ -	$ -	$ 4,001	$ 4,001
General Fund	-	-	55,079	379,873	434,952
Non-Major Funds	10,557	-	20,150	-	30,707
Total	$ 10,557	$ -	$ 75,229	$ 383,874	$ 469,660

Due to/from balances are short term and are expected to be resolved in the next year.

B. Interfund Transfers

Interfund transfers are defined as the flow of assets (such as cash or goods or services) between funds of the Town without equivalent flows of assets in return and without a requirement for repayment.

Interfund transfers for the year ended December 31, 2025 are as follows:

	Transfers to Other Funds			
Transfers from Other Funds	General	Police	Non Major Funds	Total
Debt Service	$ 6,767,720	$ 146,108	$ 5,637,152	$ 12,550,980
Corporation	2,365,012	-	-	2,365,012
Total	$ 9,132,732	$ 146,108	$ 5,637,152	$ 14,915,992

During the year, interfund transfers were recorded to: 1) move revenues from the fund with collection authority to the Debt Service Fund as debt service principal and interest payments became due, 2) move resources to the enterprise fund (Corporation) for expenditures occurred on the Corporation’s behalf.

3. INTERFUND RECEIVABLES, PAYABLES and TRANSFERS (Continued)

C. Interfund Revenues

The General Fund charges certain governmental funds for direct costs incurred, including motor vehicle repairs and maintenance and gasoline, which approximated $627 thousand. In addition, the general fund charges costs for administrative services including finance, payroll, information technology, purchasing, tax assessment and collection, building and ground maintenance, legal and town hall overhead. These interfund charges are developed using actual departmental costs incurred, as adjustments for non-allocable items under the State Law, or items specifically related to the General Fund. The pool of allocable costs is charged to respective funds based on their estimated usage. During 2025, the General Fund charged the Town Outside Village, Police Fund and Special Districts approximately $2.5 million.

4. CAPITAL ASSETS

Capital assets activity for the year ended December 31, 2025 is as follows:

	January 1, 2025 Balance	Additions	Disposals	December 31, 2025 Balance
Governmental Activities				
Capital assets that are not depreciated:				
Land	$ 39,262,089	$ -	$ 14,391	$ 39,247,698
Total non-depreciable cost	39,262,089	-	14,391	39,247,698
Capital assets that are depreciated:				
Land improvements	46,023,527	346,157	-	46,369,684
Buildings and improvements	72,426,308	-	2,177,703	70,248,605
Machinery and equipment	23,301,037	5,642,923	-	28,943,960
Infrastructure	91,187,822	8,993,356	-	100,181,178
Total depreciable historical cost	232,938,694	14,982,436	2,177,703	245,743,427
Less accumulated depreciation:				
Land improvements	(31,341,675)	(1,990,399)	(892,658)	(32,439,416)
Buildings and improvements	(31,754,366)	(1,439,744)	-	(33,194,110)
Machinery and equipment	(15,476,792)	(993,678)	-	(16,470,470)
Infrastructure	(35,945,056)	(2,529,870)	-	(38,474,926)
Total accumulated depreciation	(114,517,889)	(6,953,691)	(892,658)	(120,578,922)
Total capital assets being depreciated, net	118,420,805	8,028,745	1,285,045	125,164,505
Total Capital assets, net	157,682,894	8,028,745	1,299,436	164,412,203
Lease/SBITA assets that are amortized:				
Vehicle	2,948,039	803,579	887,553	2,864,065
Equipment	19,287	-	-	19,287
SBITA	74,101	-	74,101	-
Total amortized leased/SBITA assets	3,041,427	803,579	961,654	2,883,352
Less accumulated amortization:				
Vehicle	(1,434,189)	(699,609)	887,553	(1,246,245)
Equipment	(8,437)	(3,616)	-	(12,053)
SBITA	(61,326)	(12,776)	74,102	-
Total accumulated amortization	(1,503,952)	(716,001)	961,655	(1,258,298)
Total amortized lease/SBITA assets, net	1,537,475	87,578	(1)	1,625,054
Total depreciable assets, net of accumulated deprecation	119,958,280	8,116,323	3,208,354	126,789,559
Governmental Activities Capital Assets	$ 159,220,369	$ 8,116,323	$ 1,299,435	$ 166,037,257

4. CAPITAL ASSETS (Continued)

Depreciation and amortization expense on capital assets of the governmental activities is charged to the Town's functions and programs as follows.

	Depreciation	Amortization
General government support	$ 208,789	$ 70,338
Public safety	2,791,834	461,790
Transportation	1,769,218	60,167
Culture and recreation	2,183,850	16,510
Home and community services	-	107,196
Total depreciation expense	$ 6,953,691	$ 716,001

	January 1, 2025 Balance	Additions	Disposals	December 31, 2025 Balance
Business-Type activities:				
Capital assets that are depreciated:				
Land improvements	$ 5,674,882	$ -	$ -	$ 5,674,882
Buildings	26,859,627	-	-	26,859,627
Machinery and equipment	4,279,800	415,053	-	4,694,853
Total depreciable historical cost	36,814,309	415,053	-	37,229,362
Less accumulated depreciation:				
Land improvements	(1,369,712)	-	-	(1,369,712)
Buildings	(10,771,520)	(1,221,133)	-	(11,992,653)
Machinery and equipment	(3,167,142)	-	-	(3,167,142)
Total accumulated depreciation	(15,308,374)	(1,221,133)	-	(16,529,507)
Total capital assets being depreciated, net	21,505,935	(806,080)	-	20,699,855
Capital assets not being depreciated				
Land and land improvements	8,338,047	492,800	-	8,830,847
Total cost, net	$ 29,843,982	$ (313,280)	$ -	$ 29,530,702

Within the business type activities, land improvements and buildings include approximately $4.3 million and $14.9 million, respectively, funded by the Town in connection with the construction of the professional baseball stadium owned and operated by the Corporation.

5. INSTALLMENT PURCHASE AGREEMENTS

The Town has entered into various installment purchase agreements to finance the acquisition of equipment. The amount financed was $917,854 and is to be repaid over five years through 2026. The ending principal balance was $107,119 at December 31, 2025.

Future principal and interest payments for the Town under these installment purchase agreements are as follows:

	Principal	Interest	Total
For the year ending December 31,			
2026	$ 107,119	$ 20,766	$ 127,885

Equipment under these installment purchase agreements have been reported at December 31, 2025 as follows:

	Asset Cost	Accumulated Depreciation	Net Book Value
Machinery and equipment	$ 917,854	$ 810,705	$ 107,149

6. LEASE/SBITA/PPP AGREEMENTS

Lessee Agreements

The Town leases various vehicles and copiers. The leases have various inception dates and remaining terms of 36-64 months and do not have renewal options. Lease obligations are summarized as follows:

Description	Interest Rate / Discount Rate	December 31, 2025 Balance
Vehicle leases	2.80% - 6.75%	$1,705,788
Copier	2.03%	7,590
		$1,713,378

Activity of lease liabilities for the year ended December 31, 2025 is summarized as follows:

Beginning Balance	Additions	Subtractions	Ending Balance	Due within One Year
$ 1,595,477	$ 803,579	$ 685,678	$ 1,713,378	$ 669,572

6. LEASE/SBITA/PPP AGREEMENTS (Continued)

Annual requirements to amortize long-term lease obligations and related interest are as follows:

	Principal	Interest
2026	$ 669,572	$ 103,594
2027	598,127	55,945
2028	323,925	19,933
2029	78,987	5,937
2030	42,767	1,277
	$1,713,378	$ 186,686

Lessor Agreements

The Town leases the Pavilion Building at Clover Stadium, land and a building to Spring Hill Ambulance Corp, and land to William Faist Volunteer Ambulance Corp. at rates of 2.03% for remaining terms of 69 to 1097 months. Over the remaining term of the leases, the Town will receive $2,818,992 renumeration. During the year, the Town recognized $58,630 as lease revenue and $30,984 as interest revenue.

Activity of lease inflows for the year ended December 31, 2025 is summarized as follows:

	Year Ending 2025
Lease revenue	
Land	$ 18,509
Building	40,121
Total Lease Revenue	58,630
Interest Revenue	30,984
Total	$ 89,614

6. LEASE/SBITA/PPP AGREEMENTS (Continued)

Future minimum lease payments due to the Town are as follows:

	Principal	Interest	Total
2026	$ 75,749	$ 29,606	$ 105,355
2027	66,614	28,067	94,681
2028	33,372	27,109	60,481
2029	18,508	26,504	45,012
2030	7,667	26,294	33,961
2031-2035	40,759	129,049	169,808
2036-2040	45,109	124,699	169,808
2041-2045	49,924	119,884	169,808
2046-2050	55,253	114,555	169,808
2050-2055	61,150	108,658	169,808
2056-2060	67,677	102,131	169,808
2061-2065	74,900	94,907	169,807
2066-2070	82,895	86,913	169,808
2071-2075	91,743	78,065	169,808
2076-2080	101,535	68,273	169,808
2081-2085	112,372	57,436	169,808
2086-2090	124,366	45,442	169,808
2091-2095	137,640	32,167	169,807
2096-2100	152,331	17,477	169,808
2101-2105	52,180	5,781	57,961
2106-2110	27,141	2,859	30,000
2111-2115	13,870	361	14,231
	$1,492,755	$ 1,326,237	$ 2,818,992

SBITA Agreements
The Town has various Subscription-Based Information Technology Arrangements (SBITA).The SBITA have various inception dates and remaining terms of 16-30 months and do not have renewal options. SBITA agreements are summarized as follows:

$74,101 has been recorded as intangible right-to-use software arrangements within capital assets. In accordance with GASB Statement No. 96, these arrangements for software met the criteria of a SBITA; thus requiring it to be recorded by the Town as intangible assets and a SBITA liability. These assets are amortized over the lease terms.

6. LEASE/SBITA/PPP AGREEMENTS (Continued)

SBITA Agreements (Continued)

SBITA activity for the year ended December 31, 2025 is summarized as follows:

Beginning Balance	Additions	Subtractions	Ending Balance	Amounts Due within one year
$ 74,101	$ -	$ 74,101	$ -	$ -

Public-Private Partnership Arrangements

The Town has an agreement for the management of Spook Rock Golf Course. The agreement has an inception date of January 1, 2025 and an end date of December 31, 2026. During the year, the Town recognized $336,261 as revenue and $19,983 as interest revenue.

Activity of PPP inflows for the year ended December 31, 2025 is summarized as follows:

	Year Ending 2025
Public-private partnership revenue	
PPP	$ 336,261
Total public-private partnership revenue	336,261
Interest Revenue	19,983
Total	$ 356,244

7. LONG-TERM LIABILITIES

Changes in the Town's long-term liabilities were as follows:

Governmental Activities	January 1, 2025 Beginning Balance	Issued	Redeemed	December 31, 2025 Ending Balance	Amounts Due Within One Year
Long-term debt					
Bonds payable	$ 81,355,000	$ -	$ 9,610,000	$ 71,745,000	$ 10,145,000
Plus unamortized premium on bonds	2,529,190	-	448,893	2,080,297	364,598
	83,884,190	-	10,058,893	73,825,297	10,509,598
Installment purchase debt	248,940	-	141,821	107,119	107,119
Other noncurrent liabilities					
Compensated absences	4,316,197	-	655,654 *	3,660,543	-
Claims and judgments payable	11,997,847	-	1,737,400 *	10,260,447	502,490
Landfill closure costs	838,719	- *	292,765	545,954	272,977
Net pension liability (A) ERS	8,169,710	770,167	- *	8,939,877	-
Net pension liability (A) PFRS	21,704,908	6,323,401	- *	28,028,309	-
Lease liability	1,595,477	803,579	685,678	1,713,378	669,572
Retirement amortizations and other pension obligations payable	7,086,494	2,244,493	1,278,675	8,052,312	1,087,079
Total other postemployment benefits liability	203,097,393	14,826,271	28,510,198	189,413,466	8,087,120
Total other noncurrent liabilities	258,806,745	24,967,911	33,160,370	250,614,286	10,619,238
Total governmental activities	$342,939,875	$ 24,967,911	$ 43,361,084	$324,546,702	$ 21,235,955

7. LONG-TERM LIABILITIES (Continued)

The changes in the Corporation long-term liabilities were as follows:

Business-Type Activities	January 1, 2025 Beginning Balance	Issued	Redeemed	December 31, 2025 Ending Balance	Amounts Due Within One Year
Bonds payable	$ 18,550,000	$ -	$ 720,000	$ 17,830,000	$ 755,000
Turf Loan	-	416,505	-	416,505	83,301
Scoreboard Loan	-	492,800	-	492,800	-
Plus unamortized premium on bonds	1,357,315	-	137,842	1,219,473	132,253
Total business-type activities	$ 19,907,315	$ 909,305	$ 857,842	$ 19,958,778	$ 970,554

Each governmental fund's liability for compensated absences, claims and judgements payable, landfill closure costs, net pension liability, retirement incentives, and other pension obligations payable and other post-employment benefit obligation is liquidated by the respective fund. The Town's indebtedness for bonds is satisfied by its Debt Service Fund, which is funded by the General and Special Revenue Funds.

A. Bonds Payable

Bonds payable at December 31, 2025 are comprised of the following individual issues:

Purpose	Original	Issued	Maturity	Interest Rate	Balance
Serial Bonds:					
Public Improvements (Series A)	19,330,000	2012	2035	2.000% - 3.000%	$ 10,105,000
Public Improvements (Series A)	1,000,000	2013	2028	2.000% - 3.500%	235,000
Refunding (Series A)	11,245,000	2013	2034	2.000% - 5.000%	2,895,000
Public Improvements (Series B)	33,345,000	2015	2028	3.000% - 4.125%	9,235,000
Public Improvements (Series B)	5,000,000	2015	2026	3.000% - 5.000%	545,000
Refunding	8,440,000	2015	2026	2.000% - 3.750%	890,000
Public Improvements (Series B)	17,275,000	2021	2036	2.000%	11,325,000
Public Improvements (Series A)	7,440,000	2021	2041	2.000% - 4.000%	6,315,000
Public Improvements (Series A)	10,830,000	2023	2038	4.000% - 5.000%	9,770,000
Public Improvements (Series B)	18,885,000	2024	2036	4.000% - 5.000%	17,845,000
Public Improvement Bond (refinanced 2024)	3,000,000	2023	2028	4.750%	2,290,000
New York Environmental Facilities					
Corporation Bonds:					
Public Improvements Refunding Bonds	230,000	2015	2034	3.529% - 4.129%	55,000
Torne Valley Refunding Bonds	440,000	2015	2034	3.808% - 4.569%	240,000
					$ 71,745,000

Interest at December 31, 2025 was as follows:

Interest paid - long-term debt	$ 3,158,721
Less: Interest accrued in the prior year	(513,264)
Amortization of bond premiums	(448,893)
Plus: Interest accrued in the current year	426,261
Total expense	$ 2,622,825

7. LONG-TERM LIABILITIES (Continued)

Future principal and interest due on the Town's bonds payable are as follows:

	Principal	Interest	Total
For the year ending December 31,			
2026	$ 10,145,000	$ 2,522,061	$ 12,667,061
2027	9,040,000	2,153,415	11,193,415
2028	9,365,000	1,801,613	11,166,613
2029	5,480,000	1,504,344	6,984,344
2030	5,655,000	1,381,054	7,036,054
2031 through 2035	24,085,000	3,725,119	27,810,119
2036 through 2040	7,505,000	471,639	7,976,639
2041 through 2041	470,000	11,163	481,163
	$ 71,745,000	$ 13,570,408	$ 85,315,408

The Corporation's bonds and loans payable at December 31, 2025 were comprised of the following issuance:

Purpose	Original	Issued	Maturity	Interest Rate	Balance
Baseball Stadium - Refunding Bonds	$ 25,000,000	2013	2041	2.000%-5.000%	$ 17,830,000
Baseball Scoreboard loan	416,505	2025		0%	416,505
Baseball Turf loan	492,800	2025		0%	492,800
Unamortized premium on bonds	2,493,749	2012	2041	0%	1,219,473
	$ 28,403,054				$ 19,958,778

Future principal and interest due on the Corporation's bonds payable are as follows:

	Principal	Interest	Total
For the year ending December 31,			
2026	$ 755,000	$ 872,625	$ 1,627,625
2027	790,000	834,000	1,624,000
2028	830,000	793,500	1,623,500
2029	875,000	750,875	1,625,875
2030	915,000	706,125	1,621,125
2031 through 2035	5,315,000	2,778,125	8,093,125
2036 through 2040	6,785,000	1,271,875	8,056,875
2041	1,565,000	39,125	1,604,125
	$ 17,830,000	$ 8,046,250	$ 25,876,250

Repayment of the Corporation's bonds has been guaranteed by the full faith and credit of the Town.

7. LONG-TERM LIABILITIES (Continued)

Future principal and interest due on the Corporation's notes and loans payable are as follows:

	Principal
Years ending December 31,	
2026	$ 203,301
2027	203,301
2028	203,301
2029	203,301
2030	96,101
	$ 909,305

B. Claims and Judgements Payable

The Town is self-insured for workers' compensation claims up to $900,000 per accident for police personnel and claims up to $600,000 per accident for non-police personnel. A commercial insurance policy is maintained for claims more than these amounts and also provides third party liability coverage up to $2,000,000 per accident. The workers' compensation claims and judgements liability at December 31, 2025 is estimated by management with the assistance of a third-party administrator and is based on an analysis of historical trends.

The Town maintains a general liability insurance policy with a deductible of $50,000 per occurrence subject to an annual maximum deductible of $200,000. The general liability insurance claims and judgements liability incurred is based on an analysis based on historical trends. The remaining claims and judgements liability incurred but not reported of workers' compensation claims and general liability is based on an evaluation performed by an independent actuary.

The following summary of changes in claims and judgements liability of the Town's internal service funds:

	2025			2024		
	Workers' Compensation Benefits	General Liability Claims	Total	Workers' Compensation Benefits	General Liability Claims	Total
Balance, January 1,	$ 4,973,099	$ 7,024,748	$11,997,847	$ 5,113,541	$ 7,627,131	$12,740,672
Provision for claims and claims adjustment expenses paid	(17,991)	(1,178,041)	(1,196,032)	398,991	(503,160)	(104,169)
Less claims and claims adjustment expenses paid	(453,161)	(88,207)	(541,368)	(539,433)	(99,223)	(638,656)
Balance, December 31,	$ 4,501,947	$ 5,758,500	$10,260,447	$ 4,973,099	$ 7,024,748	$11,997,847

8. PENSION PLANS

A. Plan Description and Benefits Provided

The Towns participates in the New York State and Local Employees Retirement System (ERS) and the New York State and Local Police and Fire Retirement System (PFRS) which are collectively referred to as the New York State and Local Retirement System (System). The System is a cost-sharing, multiple- employer retirement system. The System provides retirement benefits as well as death and disability benefits. The net position of the System is held in the New York State Common Retirement Fund (Funds), which was established to hold all net assets and record changes in plan net position allocated in the System. The Comptroller of the State of New York serves as the Trustee of the Fund and is the administrative head of the System. The Comptroller is an elected official determined in a direct statewide election and serves a four-year term. System benefits are established under the provisions of the New York State Retirement and Social Security Law (NYSRSSL). Once a public employer elects to participate in the System, the election is irrevocable.

The New York State Constitution provides that pension membership is a contractual relationship, and plan benefits cannot be diminished or impaired. Benefits can be changes for future members only by enactment of a State statute.

The System is included in the State's financial report as a pension trust fund. The report, including information with regard to benefits provided, may be obtained by writing to the New York State and Local Retirement System, 110 State Street, Albany, NY 12244.

B. Contributions

Most members of the System who joined on or before July 26,1976 are enrolled in a noncontributory plan. Members of the System who joined after July 26, 1976 are enrolled in a contributory plan which requires a 3% contribution of their salary. As a result of Article 19 of the NYSRSSL, eligible Tier 3 and Tier 4 employees with a membership date after July 26, 1976 who have ten or more years of membership or credited service with the System are not required to contribute. Generally, members of the System may retire at 55; however members of Tiers 2,3,4,and 5 will receive a reduced benefit if they retire before 62 with less than 30 years of service.

Tier 5 members must be 62 years of age with at least 10 years of service credit to retire with full benefits, and employees with less than five years of service may withdraw and obtain a refund, including interest, of the accumulated employee contributions. The full benefit age for Tier 6 is 63 for System members. Tier 6 members with 10 years of service or more can retire as early as age 55 with reduced benefits. The contribution rate varies from 3% to 6% depending on salary. Members are required to contribute for all years of service. The average contribution rate for ERS and PFRS for the System's fiscal year ended March 31, 2025 was approximately 16.4% and 28.7% of payroll, respectively. Under the authority of NYSRSSL, the Comptroller annually certifies the actuarially determined rates expressly used in computing the employers' contributions based on salaries paid during the Systems' fiscal year ending March 31st.

Contributions made to the system for the current and two preceding years equal to 100% of the contributions required were as follows.

	ERS	PFRS
2025	$ 3,579,741	$ 6,428,725
2024	$ 3,259,777	$ 8,022,612
2023	$ 3,347,497	$ 8,400,176

8. PENSION PLANS (Continued)

C. Pension Liabilities, Pension Expense, and Deferred outflows of Resources and Deferred Inflows of Resources Related to Pensions

At December 31, 2025, the Town reported a Net Pension liability of $8,939,877 for the Employee Retirement System and a Net Pension liability of $28,028,309 for the Police and Fire Retirement System within the governmental activities statement of net position for its proportionate share of the net pension liability (asset). The net pension liability (asset) was measured as of March 31, 2025, and the total pension liability (asset) used to calculate the net pension liability (asset) was determined by an actuarial valuation as of that date. The Town's proportion of the net pension liability (asset) was based on the projection of the Town's long-term share of contributions to the pension plan relative to the projected contributions of all the participating members, actuarially determined.

At December 21, 2025 the Town's portion was 0.0521406% in the Employee Retirement System and 0.4612301% in the Police and Fire Retirement System.

For the year ended December 31, 2025 the Town recognized total pension expense of $9,827,866.

C. Pension Liabilities, Pension Expense, and Deferred outflows of Resources and Deferred Inflows of Resources Related to Pensions (Continued)

At December 31, 2025, the Town reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources.

	ERS		PFRS	
	Deferred Outflows of Resources	Deferred Inflows of Resources	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	$ 2,218,938	$ 104,669	$ 9,335,858	$ -
Changes of Assumptions	374,921	-	4,208,770	-
Net difference between projected and actual earnings on pension plan investments	701,398	-	1,077,318	-
Changes in proportion and differences between the Town's contributions and proportionate share of contributions	1,109,966	435,590	1,543,444	-
Contributions subsequent to the measurement date	2,802,435	-	5,073,379	-
Total	$ 7,207,658	$ 540,259	$ 21,238,769	$ -

Town contributions subsequent to the measurement date will be recognized as a reduction of the net pension liability in the year ending December 31, 2026. Other amounts reported as deferred outflows of resources related to pensions will be recognized in pension expense as follows:

Plan's Year Ending March 31,	ERS	PFRS	Total
2026	$ 1,852,904	$ 7,817,239	$ 9,670,143
2027	2,484,555	4,822,999	7,307,554
2028	(612,740)	567,827	(44,913)
2029	140,245	2,053,896	2,194,141
2030	-	903,429	903,429
Thereafter	-	-	-
Total	$ 3,864,964	$ 16,165,390	$ 20,030,354

8. PENSION PLANS (Continued)

D. Actuarial Assumptions

The total pension liability at March 31, 2025 was determined by using an actuarial valuation as of as of April 1, 2024, with update procedures used to roll forward the total pension liability to March 31, 2025. Significant actuarial assumptions used in the valuation were as follows.

Actuarial Cost method	Entry Age Actuarial Cost Method
Inflation rate	2.9 percent
Salary Scale	
ERS	4.3 percent, indexed by service
PFRS	6.0 percent, indexed by service
Investment rate of return, including inflation	5.9 percent, compounded annually, net of expenses, including inflation
Cost of Living Adjustments	1.5 percent
Decrement	Based on FY 2016-2020 experience
Mortality	Society of Actuaries' Scale MP-2021

Annuitant mortality rates are based on the April 1, 2015, to March 31, 2020 System's experience with adjustments for mortality improvements based on the Society of Actuaries' Scale MP-2021.

The long-term expected rate of return on pension plan investments was determined using a building block method in which best estimate ranges of expected future real rates of return (expected returns net of investment expense and inflation) are developed for each major asset class. These ranges are combines to produce the long-term expected rate of return by weighting the expected future real rates of return by the targe asset allocation percentage and by adding expected inflation. Best estimates of arithmetic real rates of return for each major asset class included in the target asset allocations as of March 31, 2025 are summarized below.

Asset Type	Target Allocation	Long-Term Expected Real Rate
Domestic equity	25.00%	3.54%
International equity	14.00%	6.57%
Private equity	15.00%	7.25%
Real estate	12.00%	4.95%
Opportunistic/ARS portfolio	3.00%	5.25%
Credit	4.00%	5.40%
Real assets	4.00%	5.55%
Fixed Income	22.00%	2.00%
Cash	1.00%	0.25%
	100.00%	

8. PENSION PLANS (Continued)

E. Discount Rate

The discount rate used to calculate the total pension liability was 5.9%. The projection of cash flows used to determine the discount rate assumes that contributions from plan members will be made at the current contribution rates and that contributions from employers will be made at statutorily required rates, actuarially. Based upon the assumptions, the System's fiduciary net position was projected to be available to make all projected future benefit payments of current plan members. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

Sensitivity of the Proportionate Share of the Net Pension Liability (Asset) to the Discount Rate Assumption.

The following presents the Town's proportionate share of the net pension liability (asset) calculated using the discount rate of 5.9%, and the impact on the net pension liability (asset) of using a discount rate that is 1.0% higher or lower than the current rate.

ERS		
1% Decrease (4.9%)	Current Discount (5.9%)	1% Increase (6.9%)
$ 25,873,128	$ 8,939,877	$ (5,199,400)

PFRS		
1% Decrease (4.9%)	Current Discount (5.9%)	1% Increase (6.9%)
$ 59,098,875	$ 28,028,309	$ 2,384,024

F. Pension Plan Fiduciary Net Position

The components of the current-year net pension liability of the employers as of March 31, 2025 were as follows:

	(Dollars in Thousands)		
	Employee's Retirement System	Police and Fire Retirement System	Total
Employers' total pension liability	$ 247,600,239	$ 48,718,477	$ 296,318,716
Plan net position	(230,454,512)	(42,641,620)	(273,096,132)
Employers' net pension liability	$ 17,145,727	$ 6,076,857	$ 23,222,584
Ratio of plan net position to the employers' total pension liability	93.08%	87.53%	92.16%

8. PENSION PLANS (Continued)

G. Retirement incentives and Other Pension Obligations

For the years ended December 31, 2011-2020, the Town elected to defer the maximum allowable ERS and PFRS retirement contribution under Chapter 57 of the laws of 2010 of the State of New York. The law requires participating employers to make payments on a current basis, while amortizing existing unpaid amounts relating to the System's fiscal years when the local employer opts to participate in the program.

Chapter 57 of the Laws of 2010 of the State of New York allows local employers to amortize a portion of their retirement bill for ten years, including the rate of interest annually set by the New York State Comptroller, subject to the following stipulations:

- For State fiscal year 2010-2011, the amount in excess of the graded rate of 9.5% of employee's covered pensionable salaries, with the first payment of those pension costs not due until the fiscal year succeeding that fiscal year in which amortization was instituted.

- For subsequent State fiscal years, the graded rate will increase or decrease by up to 1% depending on the gap between the increase or decrease in the System's average rate and the previous graded rate

- For subsequent fiscal years in which the System's average rates are lower than the graded rates, the employer will be required to pay the graded rate. Any additional contributions made will first be used to pay off existing amortizations, and then any excess will be deposited into a reserve account and will be used to offset future increases in contribution rates.

In 2015, the Town negotiated certain concessions with its Police and Benevolent Association for a new collective bargaining agreement with its police force members. As part of the negotiation, the Town entered into an agreement with the New York State and Local Retirement System (NYSLRS) to change its PFRS member benefits from section 38-1 benefits to section 38-e. Because of this agreement with NYSLRS, the increased benefits resulted in a past service credit cost liability of $14,046,494 which will be repaid over 10 years. The current year cost and balance are reflected in the table below.

8. PENSION PLANS (Continued)

G. Retirement incentives and Other Pension Obligations (Continued)

The following table shows the amounts due for each year's deferral incentive program and the amortization thereto:

	Balance January 1, 2025	Current Year Deferral	Current Year Amortization	Balance December 31, 2025	Due Within One Year
Deferred retirement bill					
2025/26 ERS Invoice	$ -	$ 465,039	$ -	$ 465,039	$ -
2023/24 ERS invoice	244,852	-	-	244,852	15,005
2021/22 ERS invoice	269,094	-	25,044	244,050	25,444
2020/21 ERS invoice	53,371	-	6,893	46,478	7,099
2019/20 ERS invoice	40,900	-	5,359	35,541	5,513
2018/19 ERS invoice	80,060	-	12,074	67,986	12,554
2017/18 ERS invoice	163,171	-	30,544	132,627	31,555
2016/17 ERS invoice	172,730	-	41,516	131,214	42,608
2015/16 ERS invoice	361,250	-	116,518	244,732	120,373
2014/15 ERS invoice	287,065	-	146,967	140,098	152,111
2013/14 ERS invoice	180,102	-	180,102	-	-
Total ERS retirement bill	1,852,595	465,039	565,017	1,752,617	412,262
2025/26 PFRS invoice	-	1,779,454	-	1,779,454	-
2024/25 PFRS invoice	1,363,016	-	-	1,363,016	83,523
2023/24 PFRS invoice	730,337	-	44,865	685,472	47,154
2022/23 PFRS invoice	558,781	-	42,082	516,699	43,639
2021/22 PFRS invoice	700,119	-	65,117	635,002	66,159
2020/21 PFRS invoice	252,161	-	29,702	222,459	30,178
2019/20 PFRS invoice	200,373	-	26,253	174,120	27,007
2018/19 PFRS invoice	229,158	-	34,557	194,601	35,935
2017/18 PFRS invoice	332,934	-	62,322	270,612	64,385
2016/17 PFRS invoice	191,815	-	46,103	145,712	47,315
2015/16 PFRS invoice	241,184	-	77,792	163,392	80,366
2014/15 PFRS invoice	293,268	-	144,112	149,156	149,156
2013/14 PFRS invoice	140,753	-	140,753	-	-
Total PFRS retirement bill	5,233,899	1,779,454	713,658	6,299,695	674,817
Total retirement bill	7,086,494	2,244,493	1,278,675	8,052,312	1,087,079
Total retirement incentives and other pension obligations	$ 7,086,494	$ 2,244,493	$ 1,278,675	$ 8,052,312	$ 1,087,079

Future principal and interest due on retirement incentives and other pension obligations is as follows:

	Principal	Interest	Total
Year ending December 31,			
2026	$ 1,087,079	$ 220,961	$ 1,308,040
2027	950,658	303,689	1,254,347
2028	771,374	268,722	1,040,096
2029	703,482	239,408	942,890
2030	622,217	211,385	833,602
2031 through 2035	2,814,773	681,180	3,495,953
2036 through 2041	1,102,729	108,062	1,210,791
	$ 8,052,312	$ 2,033,407	$ 10,085,719

9. OTHER POSTEMPLOYMENT BENEFITS (OPEB)

In addition to providing pension benefits, the Town provides certain healthcare benefits for retired employees through a single employer defined benefit plan. The benefits of the plan include medical/prescription, Medicare Part B, dental and vision. Substantially all of the Town's employees may be eligible for these benefits when they reach normal retirement age while working for the Town.

There are no assets accumulated in a trust that meets the criteria of GASB 75, paragraph 4.

The Town is not required to fund the Plan other than the pay-as-you-go amount necessary to provide current benefits to retirees. The Plan does not issue a stand-alone financial report as there are no assets legally segregates for the sole purpose of paying benefits under the Plan.

The number of participants of the Plan as of the Plan's January 1, 2025 actuarial valuation date, it as follows:

	Active	Retirees	Total
Male	219	212	431
Female	80	71	151
Total	299	283	582

At December 31, 2025, the Town reported a liability of $189,413,466 for its OPEB liability in the governmental activities. The OPEB liability was measured as of December 31, 2025 by an actuarial valuation using census data information as of that date. For the year ended December 31, 2025 the Town recognized OPEB expense of $1,183,620 in the governmental activities. At December 31, 2025, the Town reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Changes of assumptions	$ 14,063,176	$ 55,053,011
Experience adjustment	6,506,133	23,556,921
	$ 20,569,309	$ 78,609,932

9. OTHER POSTEMPLOYMENT BENEFITS (OPEB) (Continued)

Amounts reported as deferred outflows of resources and deferred inflows of resources related to OPEB will be recognized in OPEB expense as follows:

Year ending December 31,	
2026	$ (15,908,480)
2027	(15,512,751)
2028	(13,868,123)
2029	(11,285,368)
2030	(1,465,901)
Thereafter	-
Total	$ (58,040,623)

The total OPEB liability at December 31, 2025 was determined using the following actuarial assumptions:

Actuarial Cost method	Entry Age Actuarial Cost Method
Discount rate	4.83%, based on the Bond Buyer's 20 Year Bond Index
Mortality	Society of Actuaries' Scale MP-2021
Retirement, disability and termination	"Development of Recommended Actuarial Assumptions" for New York/SUNY GASB 75 Valuation prepared by the AON Hewitt dated August 2022
Measurement Date	31-Dec-25

Disability rate

Age	Rate
15-25	0.100%
30	0.112%
35	0.266%
40	0.462%
45	0.713%
50	0.854%
55	0.881%
60	0.942%
65	1.035%
70+	0.000%

Health care cost trend rates

Year	Pre-65 Rate	Post-65 Rate
2024	8.000%	5.000%
2025	7.500%	5.000%
2026	7.000%	5.000%
2027	6.500%	5.000%
2028	6.000%	5.000%
2029	5.500%	5.000%
2030+	5.000%	5.000%

Participation rate	100% assumed participation rate
Participant salary increases	3.50% annually

9. OTHER POSTEMPLOYMENT BENEFITS (OPEB) (Continued)

Actuarial valuations involve estimates and assumptions about the probability of events far into the future and are subject to continual revisions as actual results are compared to past expectations and new estimates are made about the future. These calculations are designed to reduce short-term volatility in actuarial accrued liabilities. Projected benefits are based on the types of benefits provided at the time of each valuation and on the cost-sharing provisions then in effect.

Changes in the OPEB liability are as follows:

January 1, 2025	$ 203,097,393
Changes for the year	
Service cost	6,433,224
Change of assumptions	(20,795,689)
Difference between expected and actual experience	-
Interest	8,393,047
Benefit payments	(7,714,509)
Net changes	(13,683,927)
December 31, 2025	$ 189,413,466

The following presents the OPEB liability of the Plan as of December 31, 2025 using the current health care cost trend rates as well as what the OPEB liability would be if it were calculate using health care cost trend rates 1% lower or 1% higher than current rates:

	Healthcare		
	1% Decrease (6.00%)	Current Discount (7.00%)	1% Increase (8.00%)
Total OPEB Liability	$ 162,055,843	$ 189,413,466	$ 224,012,132

The following presents the OPEB liability of the Plan as of December 31, 2025 calculated using the current discount rate that is 1-percent-point lower or 1-percentage-point higher than the current rate:

	1% Decrease (3.83%)	Current Discount (4.83%)	1% Increase (5.83%)
Total OPEB Liability	$ 217,945,513	$ 189,413,466	$ 166,397,620

10. FUND BALANCES

A summary of the Town's governmental fund balance as of December 31, 2025 is as follows:

	General Fund	Police	Capital Projects	Ambulance Funds	Non-Major Funds	Total
Restricted:						
Debt service	$ -	$ -	$ -	$ -	$ 41,591	$ 41,591
Capital projects	-	-	10,168,625	-	-	10,168,625
Ambulance	-	-	-	3,493,406	-	3,493,406
Consolidated water district	-	-	-	-	171,673	171,673
Consolidated sewer district	-	-	-	-	470,318	470,318
Street lighting district	-	-	-	-	263,450	263,450
Combined fire district	-	-	-	-	13,754	13,754
Combined highway district	-	-	-	-	433,838	433,838
Town outside village	-	-	-	-	66,740	66,740
Total Restricted	-	-	10,168,625	3,493,406	1,461,364	15,123,395
Assigned - Appropriated for subsequent year	-	-	-	-	625,000	625,000
Unassigned:						
Consolidated refuse district - deficit fund balance	-	-	-	-	(473,936)	(473,936)
Police fund - deficit fund balance	-	(2,942,975)	-	-	-	(2,942,975)
Other	94,138	-	-	-	-	94,138
Total Unassigned	94,138	(2,942,975)	-	-	(473,936)	(3,322,773)
Total fund balance	$ 94,138	$ (2,942,975)	$10,168,625	$ 3,493,406	$ 1,612,428	$12,425,622

11. COMMITMENTS AND CONTINGENCIES

A. Litigation and Contingencies

In January of 2019 the Town entered into a Settlement Agreement with Rockland County and the Board of Commissioners of the Rockland County Sewer District No. 1 (RCSD) to resolve a financial dispute arising over the advancement of funds to the Town for future services to be provided. Under the Settlement Agreement with Rockland County, the Town is required to pay the first $400,000 of all monies borrowed, used, or otherwise expensed by RSCD or the County, for the Hillburn Advanced Waste Water Treatment Plan Project (Project). The Town has no obligation for services or to provide funds in an amount over $400,000. During the year ended December 31, 2025, the Town paid $40,000 toward the project. A corresponding accrued liability in the amount of $200,000 has been recorded at December 31, 2025.

During 2023, the Town settled a lawsuit with a developer and entered into a structured settlement agreement. The Town paid the developer $3,000,000 in 2023 and if certain conditions are not met up to an additional $5,000,000 could be due. The Town, in conjunction with legal counsel is monitoring continued compliance with the agreement and does not believe that any further payments will be due.

11. COMMITMENTS AND CONTINGENCIES (Continued)

A. Litigation and Contingencies (Continued)

The Town is involved in other suits and claims arising from a variety of sources. The Town records accruals for claims liability to the extent that management concludes their occurrence is probable and related damages are estimable. If the range of the liability is probable and estimable, the Town accrues the amount most likely paid. If no single amount in the estimated range is more likely to be paid, the Town accrues the lowest amount in the range. The Town's other claims liability totals $5,758,500 at December 31, 2025 and is recorded in the General Liability Internal Service Fund.

The Town is involved in certain other claims arising from a variety of sources that do not have an estimable probability of occurrence and for which damages are not estimable.
No amounts have been accrued related to other claims.

B. Grantor Agencies

Amounts received or receivable from grantor agencies may be subject to audit and adjustment by the grantor agency. Any disallowed claims, including amounts already collected, may constitute a liability of the applicable funds. The amount, if any, of expenditures which may be disallowed by the grantor cannot be determined at this time, although the Town expects such amount, if any, to be immaterial.

C. Tax Abatements

The Town negotiates property tax abatement agreements on an individual basis. The Town has tax abatement agreements, as well as negotiated payment in lieu of tax (PILOT) agreements. Information relevant to the disclosure of these property tax abatement agreements for the year ended December 31, 2025 is as follows:

Property Owner	Taxable Assessed Value	Tax Rate per 000	Tax Value	PILOT Received	Taxes Abated
Spring Valley Apartments LLC	$ 594,000	14.8353	$ 8,812	$ 9,612	$ (800)
Braemar of Montebello	1,367,900	48.4627	66,292	15,557	50,735
Youngblood Housing	423,000	14.8353	6,275	1,706	4,569
Sneden Place	2,050,000	14.8353	30,412	14,656	15,756
Spring Valley Site III	880,000	14.8353	13,055	1,893	11,162
Spring Valley Site IV	2,000,000	14.8353	29,671	2,253	27,418
Esther Dashew - FLG Companies	1,118,700	14.8353	16,596	5,548	11,048
Empire Executive Inn	1,057,000	48.4627	51,225	41,145	10,080
Millennium Pipeline	3,166,746	59.6683	188,954	38,347	150,607
Wilson Avenue	2,377,200	48.4627	115,205	40,527	74,678
Fountainview	4,480,515	59.6683	267,345	4,799	262,546
Montebello Commons	2,300,000	48.4627	111,464	1,753	109,711
Schoolhouse Road Estates	1,022,635	48.4627	49,560	2,491	47,069
Spook Rock United Elderly I, II & III	2,500,000	59.6683	149,171	10,077	139,094
Ramapo Housing Authority	2,345,000	48.4627	113,645	3,505	110,140
Spring Valley Housing Authority	2,854,500	14.8353	42,347	-	42,347
Orange Avenue Apartments	2,860,000	14.8353	42,429	4,812	37,617
Oakwood Housing	456,000	48.4627	22,099	3,100	18,999
SV Housing Development Fund	631,000	14.8353	9,361	1,933	7,428
Regeneron	4,255,000	14.8353	63,124	48,050	15,074
TRHV LLC-150 Sister Servants	1,900,000	59.6683	113,370	20,514	92,856
59 Owner LLC	2,093,980	59.6683	124,944	32,028	92,916
Uneeda Holding LLC	1,147,800	48.4627	55,625	38,304	17,321
Montebello Gateway	403,000	48.4627	19,530	24,958	(5,428)
	$ 44,283,976		$ 1,710,513	$ 367,568	$ 1,342,945

11. COMMITMENTS AND CONTINGENCIES (CONTINUED)

D. Corporation Commitments

The Corporation entered into a 20-year lease commencing June 2011 with the New York Boulders, a professional baseball team which is a member of the Frontier League. Pursuant to the lease, the team maintains their administrative offices in the Stadium building for the entire year. In addition, the team has exclusive rights to the field and Stadium for 65 days a year to accommodate their home game season schedule and pre-season events. In 2025 a 10 year extension was agreed on extending the lease to 2042. The base rent is $175,000 annually plus additional rent, subject to deductions for certain direct expenses, however effective January 1, 2032, the annual fixed base rent will be increased to $225,000.

- $1 for every fixed seat ticket sold per professional baseball game up to and including the first 150,000 tickets sold (except suite seats sold, which are paid on a gross basis without deduction for the Corporation's expenses).
- $2 for every fixed seat ticket sold per professional baseball game above the first 150,000 tickets sold.
- $2 for each car paid and parked for a professional baseball game, as long as the corporation provides at a minimum 1,200 parking spaces for each event.
- 20% of the Corporation's share of proceeds from sales of merchandise sold at the ballpark on the days professional baseball games are played.
- 10% of the Corporation's share of proceeds from all food and beverage items sold.
- 50% net revenue from all broadcast advertising.
- 50% of any ballpark naming rights.
- 50% of revenue from licensing of or other grant of use of rights to ballpark suites.

In 2025, the Corporation had variable lease revenue of $76,275 as a result of the terms listed above. In 2024, the Corporation had variable lease revenue of $113,825.

12. SUBSEQUENT EVENTS

The Town has evaluated events and transactions for potential recognition or disclosure through June 19, 2026 which is the date the financial statements were available to be issued.

No additional events or transactions were identified that would require adjustment to or disclosure in the financial statements.

REQUIRED SUPPLEMENTARY INFORMATION

TOWN OF RAMAPO, NEW YORK

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL - GENERAL FUND (UNAUDITED) FOR THE YEAR ENDED DECEMBER 31, 2025

	General Fund			
	Original Budget	Final Budget	Actual	Variance with Final Budget Favorable (Unfavorable)
REVENUES:				
Real property taxes	$ 23,428,917	$ 23,428,917	$ 23,499,304	$ 70,387
Other tax items	723,000	720,000	669,398	(50,602)
Nonproperty tax items	2,300,000	3,000	3,404	404
Departmental income	4,808,500	7,458,500	7,278,642	(179,858)
Use of money and property	570,000	570,200	584,579	14,379
Unrestricted use of money and property	200	-	-	-
Licenses and permits	5,000	5,000	1,926	(3,074)
Fines and forfeitures	1,185,000	1,180,000	1,598,483	418,483
Sale of property and compensation for loss	-	5,000	24,974	19,974
Interfund revenue	2,589,890	2,239,890	2,317,045	77,155
State aid	5,227,000	5,266,143	5,322,067	55,924
Federal aid	-	329,195	334,196	5,001
Miscellaneous	-	74,708	112,835	38,127
Total revenues	40,837,507	41,280,553	41,746,853	466,300
EXPENDITURES:				
General governmental support	20,806,197	20,915,051	21,144,794	(229,743)
Public safety	245,200	245,200	263,519	(18,319)
Transportation	302,704	302,704	292,257	10,447
Economic opportunity and development	546,500	546,500	594,300	(47,800)
Culture and recreation	9,570,686	9,344,869	9,955,497	(610,628)
Home and community services	512,100	514,917	524,443	(9,526)
Debt service -				
Principal	79,941	79,941	79,941	-
Interest	18,636	18,636	18,636	-
Total expenditures	32,081,964	31,967,818	32,873,387	(905,569)
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	8,755,543	9,312,735	8,873,466	(439,269)
OTHER FINANCING SOURCES (USES):				
Transfers out	(6,390,531)	(6,958,098)	(6,767,720)	190,378
Contribution to the Ramapo LDC	(2,365,012)	(2,365,012)	(2,365,012)	-
Proceeds from leases	-	-	173,039	173,039
Total other financing sources and uses	(8,755,543)	(9,323,110)	(8,959,693)	363,417
CHANGE IN FUND BALANCE	-	(10,375)	(86,227)	(75,852)
FUND BALANCE - beginning of year	180,365	180,365	180,365	-
FUND BALANCE - end of year	$ 180,365	$ 169,990	$ 94,138	$ (75,852)

TOWN OF RAMAPO, NEW YORK

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL - POLICE FUND (UNAUDITED)
FOR THE YEAR ENDED DECEMBER 31, 2025

	Police Fund			
	Original Budget	Final Budget	Actual	Variance with Final Budget Favorable (Unfavorable)
REVENUES:				
Real property taxes	$ 47,016,332	$ 47,016,332	$ 47,175,136	$ 158,804
Other tax items	165,000	165,000	158,781	(6,219)
Departmental income	3,000	17,789	25,822	8,033
Use of money and property	850,000	850,000	837,488	(12,512)
Sale of property and compensation for loss	-	20,097	28,175	8,078
State aid	-	29,478	90,133	60,655
Federal aid	-	155,833	250,164	94,331
Miscellaneous	100,000	158,274	156,834	(1,440)
Total revenues	48,134,332	48,412,803	48,722,533	309,730
EXPENDITURES:				
Public safety	47,488,419	47,971,796	48,182,906	(211,110)
Debt service -				
Principal	446,965	446,965	446,965	-
Interest	52,840	52,840	52,840	-
Total expenditures	47,988,224	48,471,601	48,682,711	(211,110)
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	146,108	(58,798)	39,822	98,620
OTHER FINANCING SOURCES (USES):				
Transfers out	(146,108)	(146,108)	(146,108)	-
Proceeds from leases	-	-	590,011	590,011
Total other financing sources and uses	(146,108)	(146,108)	443,903	590,011
CHANGE IN FUND BALANCE	-	(204,906)	483,725	688,631
FUND BALANCE - beginning of year	(3,426,700)	(3,426,700)	(3,426,700)	-
FUND BALANCE - end of year	$ (3,426,700)	$ (3,631,606)	$ (2,942,975)	$ 688,631

TOWN OF RAMAPO, NEW YORK

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL - AMBULANCE FUND (UNAUDITED)
FOR THE YEAR ENDED DECEMBER 31, 2025

	Ambulance Fund			
	Original Budget	Final Budget	Actual	Variance with Final Budget Favorable (Unfavorable)
REVENUES:				
Real property taxes	$ 2,600,000	$ 2,600,000	$ 2,600,002	$ 2
Departmental income	7,700,000	7,700,000	9,197,394	1,497,394
Use of money and property	60,000	60,000	12,902	(47,098)
Total revenues	10,360,000	10,360,000	11,810,298	1,450,298
EXPENDITURES:				
Public safety	10,360,000	10,360,000	12,312,255	(1,952,255)
Total expenditures	10,360,000	10,360,000	12,312,255	(1,952,255)
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	-	-	(501,957)	(501,957)
CHANGE IN FUND BALANCE	-	-	(501,957)	(501,957)
FUND BALANCE - beginning of year	3,995,363	3,995,363	3,995,363	-
FUND BALANCE - end of year	$ 3,995,363	$ 3,995,363	$ 3,493,406	$ (501,957)

TOWN OF RAMAPO, NEW YORK

SCHEDULE OF CHANGES IN TOTAL OPEB LIABILITY AND RELATED RATIOS (UNAUDITED)
FOR THE YEAR ENDED DECEMBER 31,

	Last Ten Fiscal Years * 2025	Last Ten Fiscal Years * 2024	Last Ten Fiscal Years * 2023	Last Ten Fiscal Years * 2022	Last Ten Fiscal Years * 2021	Last Ten Fiscal Years * 2020	Last Ten Fiscal Years * 2019	Last Ten Fiscal Years * 2018
Total OPEB Liability								
Service cost	$ 6,433,224	$ 7,863,075	$ 7,611,875	$ 11,794,142	$ 10,626,860	$ 8,747,472	$ 6,435,095	$ 7,470,606
Interest	8,393,047	7,355,519	8,554,739	5,927,189	5,486,222	6,151,624	7,587,505	6,739,309
Changes of benefit terms	-	-	-	-	-	-	-	-
Differences between expected and actual experience	-	(35,664,669)	-	17,352,237	-	(8,967,939)	-	-
Contributions from employer	-	-	-	-	-	-	-	-
Changes in assumptions	(20,795,689)	(20,339,032)	16,523,179	(66,380,138)	3,848,141	61,508,075	-	(18,853,752)
Benefit payments	(7,714,509)	(7,185,218)	(7,880,577)	(7,299,036)	(6,474,888)	(5,941,166)	(5,482,832)	(4,870,359)
Total change in total OPEB liability	(13,683,927)	(47,970,325)	24,809,216	(38,605,606)	13,486,335	61,498,066	8,539,768	(9,514,196)
OPEB Plan Fiduciary Position	-	-	-	-	-	-	-	-
Total OPEB liability - beginning	203,097,393	251,067,718	226,258,502	264,864,108	251,377,773	189,879,707	181,339,939	190,854,135
Total OPEB liability - ending	$ 189,413,466	$ 203,097,393	$ 251,067,718	$ 226,258,502	$ 264,864,108	$ 251,377,773	$ 189,879,707	$ 181,339,939
Covered payroll	$ 36,099,574	$ 35,219,096	$ 33,201,279	$ 32,391,491	$ 31,636,721	$ 30,865,093	$ 34,374,994	$ 33,536,580
Total OPEB liability as a percentage of covered-payroll	524.70%	576.67%	756.20%	698.51%	837.20%	814.44%	552.38%	540.72%

Notes to schedule:

	2025	2024	2023	2022	2021	2020	2019	2018
Discount rate	4.83%	4.08%	3.26%	3.72%	2.03%	2.12%	4.10%	4.10%
Healthcare trend rate:								
Initial rate	7.50%	8.00%	6.50%	7.00%	7.00%	7.50%	7.50%	7.50%
Ultimate rate	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
Ultimate rate year	2030	2030	2026	2026	2025	2025	2025	2025

* This Schedule is intended to show information for 10 years. Additional years will be displayed as the information becomes available.

Plan Assets. No assets are accumulated in a trust that meets the criteria in GASB 75, paragraph 4, to pay related benefits:

- Contributions from the employer and any nonemployer contributing entities, and earnings thereon, must be irrevocable.

- Plan assets must be dedicated to providing OPEB to Plan members in accordance with the benefit terms.

- Plan assets must be legally protected from the creditors of the employer, nonemployer contributing entities, the Plan administrator, and Plan members.

TOWN OF RAMAPO, NEW YORK

SCHEDULE OF PROPORTIONATE SHARE OF NET PENSION LIABILITY (ASSET) (UNAUDITED)
FOR THE YEAR ENDED DECEMBER 31,

	Last 10 Fiscal Years									
NEW YORK STATE EMPLOYEES' RETIREMENT SYSTEM PLAN	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Proportion of the net pension liability (asset)	0.0521406%	0.0554855%	0.0566264%	0.0588911%	0.0573561%	0.0681860%	0.0631953%	0.0676026%	0.0676387%	0.0724094%
Proportionate share of the net pension liability (asset)	$ 8,939,877	$ 8,169,709	$ 12,142,991	$ (4,814,102)	$ 57,112	$ 16,105,120	$ 4,477,577	$ 2,181,836	$ 6,355,486	$ 11,621,912
Covered payroll	$ 20,728,098	$ 19,789,551	$ 19,745,178	$ 18,983,201	$ 18,781,670	$ 18,461,670	$ 18,414,736	$ 19,313,119	$ 19,870,167	$ 19,436,160
Proportionate share of the net pension liability (asset) as a percentage of its covered payroll	43.13%	41.28%	61.50%	-25.36%	0.30%	87.24%	24.32%	11.30%	31.99%	59.80%
Plan fiduciary net position as a percentage of the total pension liability (asset)	93.08%	93.88%	90.78%	103.65%	99.95%	96.27%	98.24%	94.70%	90.70%	97.95%

New York State and Local Police and Fire Retirement System	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Proportion of the net pension liability (asset)	0.0461230%	0.4576368%	0.4229840%	0.4224374%	0.4140031%	0.4036709%	0.4098125%	0.4471200%	0.4412901%	0.4504787%
Proportionate share of the net pension liability (asset)	$ 28,028,309	$ 21,704,908	$ 23,308,413	$ 2,399,633	$ 7,188,236	$ 21,575,958	$ 6,872,814	$ 4,515,173	$ 9,146,409	$ 13,337,715
Covered payroll	$ 21,260,325	$ 21,130,908	$ 20,610,951	$ 17,568,471	$ 16,912,950	$ 17,306,188	$ 17,728,170	$ 17,974,460	$ 20,202,418	$ 18,029,520
Proportionate share of the net pension liability (asset) as a percentage of its covered payroll	131.83%	102.72%	113.09%	13.66%	42.50%	124.67%	38.77%	25.12%	45.27%	73.98%
Plan fiduciary net position as a percentage of the total pension liability (asset)	87.53%	89.72%	87.43%	98.66%	95.79%	84.86%	95.09%	96.93%	93.46%	90.24%

TOWN OF RAMAPO, NEW YORK

SCHEDULE OF CONTRIBUTIONS - PENSION PLAN (UNAUDITED)
FOR THE YEAR ENDED DECEMBER 31,

Last 10 Fiscal Years

NEW YORK STATE EMPLOYEES' RETIREMENT	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Contractually required contribution	$ 3,579,741	$ 3,259,777	$ 3,347,497	$ 3,551,540	$ 3,978,494	$ 3,573,440	$ 3,521,907	$ 3,620,226	$ 3,545,488	$ 3,243,464
Contributions in relation to the contractually required contribution	3,579,741	3,259,777	3,347,497	3,551,540	3,978,494	3,573,440	3,521,907	3,620,226	3,545,488	3,243,464
Contribution deficiency (excess)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Covered payroll	$ 20,728,098	$ 19,789,551	$ 19,745,178	$ 18,781,670	$ 18,461,670	$ 18,414,736	$ 19,313,119	$ 19,870,167	$ 19,436,160	$ 18,729,889
Contributions as a percentage of covered payroll	17.27%	16.47%	16.95%	18.91%	21.55%	19.41%	18.24%	18.22%	18.24%	17.32%

NEW YORK STATE AND LOCAL POLICE AND FIRE RETIREMENT SYSTEM	2025	2024	2023	2022	2021	2020	2019	2018	2017	2016
Contractually required contribution	$ 6,428,725	$ 8,022,612	$ 8,400,176	$ 7,517,378	$ 7,522,833	$ 6,665,990	$ 6,655,373	$ 6,563,826	$ 6,899,880	$ 6,095,546
Contributions in relation to the contractually required contribution	6,428,725	8,022,612	8,400,176	7,517,378	7,522,833	6,665,990	6,655,373	6,563,826	6,899,880	6,095,546
Contribution deficiency (excess)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Covered payroll	$ 21,260,325	$ 21,130,908	$ 20,610,951	$ 17,568,471	$ 16,912,950	$ 17,306,188	$ 17,728,170	$ 17,974,460	$ 20,202,418	$ 18,029,520
Contributions as a percentage of covered payroll	30.24%	37.97%	40.76%	42.79%	44.48%	38.52%	37.54%	36.52%	34.15%	33.81%

SUPPLEMENTARY INFORMATION

TOWN OF RAMAPO, NEW YORK

COMBINING BALANCE SHEET - NON MAJOR GOVERNMENTAL FUNDS
DECEMBER 31, 2025

	Non-Major Funds				
	Town Outside Village District	Highway	Special Districts	Debt Service	Total Non-Major Funds
ASSETS:					
Cash and Cash equivalents	$ 1,738,224	$ 497,476	$ 2,096,933	$ 21,441	$ 4,354,074
Accounts receivable	61,274	3,675	-	-	64,949
Due from other funds	1,550	-	9,007	20,150	30,707
Due from other governments	25,333	1,335,040	-	-	1,360,373
Total assets	$ 1,826,381	$ 1,836,191	$ 2,105,940	$ 41,591	$ 5,810,103
LIABILITIES:					
Accounts payable and accrued liabilities	$ 1,468,429	$ 1,242,353	$ 943,019	$ -	$ 3,653,801
Due to other funds	291,212	-	92,662	-	383,874
Due to other governments	-	160,000	-	-	160,000
Total liabilities	1,759,641	1,402,353	1,035,681	-	4,197,675
FUND BALANCE:					
Restricted	66,740	433,838	919,195	41,591	1,461,364
Assigned	-	-	625,000	-	625,000
Unassigned	-	-	(473,936)	-	(473,936)
Total fund balance	66,740	433,838	1,070,259	41,591	1,612,428
Total liabilities and fund balance	$ 1,826,381	$ 1,836,191	$ 2,105,940	$ 41,591	$ 5,810,103

The accompanying notes are an integral part of this supplementary information.

TOWN OF RAMAPO, NEW YORK

COMBINING STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES - NON MAJOR GOVERNMENTAL FUNDS FOR THE YEAR ENDED DECEMBER 31, 2025

	Non-Major Funds				
	Town Outside Village District	Highway	Special Districts	Debt Service	Total Non-Major Funds
REVENUES:					
Real property taxes	$ 746,625	$ 7,831,174	$ 13,980,891	$ -	$ 22,558,690
Other tax items	238,576	3,283,797	-	-	3,522,373
Departmental income	571,737	-	123,660	-	695,397
Intergovernmental charges	-	2,526,907	-	-	2,526,907
Use of money and property	137,263	124,648	319,802	334,823	916,536
Licenses and permits	2,542,901	61,250	-	-	2,604,151
State aid	-	367,277	-	-	367,277
Federal aid	-	-	-	-	-
Miscellaneous	24,341	194,815	-	-	219,156
Total revenues	4,261,443	14,389,868	14,424,353	334,823	33,410,487
EXPENDITURES:					
General governmental support	-	-	-	750	750
Public safety	-	-	531,474	-	531,474
Transportation	-	11,124,971	-	-	11,124,971
Home and community services	4,786,382	-	13,594,312	-	18,380,694
Debt service -					
Principal	89,425	198,116	13,052	9,610,000	9,910,593
Interest	21,867	24,683	4,031	3,036,665	3,087,246
Total expenditures	4,897,674	11,347,770	14,142,869	12,647,415	43,035,728
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	(636,231)	3,042,098	281,484	(12,312,592)	(9,625,241)
OTHER FINANCING SOURCES (USES):					
Transfers in	-	-	-	12,550,980	12,550,980
Transfers out	(3,907)	(4,450,656)	(820,636)	(361,953)	(5,637,152)
Proceeds from leases	-	40,529	-	-	40,529
Total other financing sources and uses	(3,907)	(4,410,127)	(820,636)	12,189,027	6,954,357
CHANGE IN FUND BALANCE	(640,138)	(1,368,029)	(539,152)	(123,565)	(2,670,884)
FUND BALANCE - beginning of year, as previously reported	706,878	1,801,867	5,604,774	165,156	8,278,675
Adjustment - change within reporting entity (non-major to major fund)	-	-	(3,995,363)	-	(3,995,363)
FUND BALANCE - beginning of year, as adjusted	706,878	1,801,867	1,609,411	165,156	4,283,312
FUND BALANCE - end of year	$ 66,740	$ 433,838	$ 1,070,259	$ 41,591	$ 1,612,428

The accompanying notes are an integral part of this supplementary information.

TOWN OF RAMAPO, NEW YORK

COMBINING BALANCE SHEET - SPECIAL REVENUE FUND - HIGHWAY FUND
DECEMBER 31, 2025

	Highway Fund Town Wide	Highway Fund Town Outside Village	Total Highway Fund
ASSETS:			
Cash and cash equivalents	$ 124,077	$ 373,399	$ 497,476
Accounts receivable	-	3,675	3,675
Due from other governments	159,149	1,175,891	1,335,040
Total assets	$ 283,226	$ 1,552,965	$ 1,836,191
LIABILITIES:			
Accounts payable and accrued liabilities	$ 514,930	$ 727,423	$ 1,242,353
Due to other governments	-	160,000	160,000
Total liabilities	514,930	887,423	1,402,353
FUND BALANCE:			
Restricted	(231,704)	665,542	433,838
Total fund balance	(231,704)	665,542	433,838
Total liabilities and fund balances	$ 283,226	$ 1,552,965	$ 1,836,191

TOWN OF RAMAPO, NEW YORK

COMBINING STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES - SPECIAL REVENUE FUND - HIGHWAY FUND
FOR THE YEAR ENDED DECEMBER 31, 2025

	Highway Fund Town Wide	Highway Fund Town Outside Village	Total Highway Fund
REVENUES:			
Real property taxes	$ 1,978,887	$ 5,852,287	$ 7,831,174
Other tax items	-	3,283,797	3,283,797
Intergovernmental charges	159,149	2,367,758	2,526,907
Use of money and property	30,463	94,185	124,648
Licenses and permits	-	61,250	61,250
State aid	-	367,277	367,277
Miscellaneous	148,980	45,835	194,815
Total revenues	2,317,479	12,072,389	14,389,868
EXPENDITURES:			
Transportation	2,951,122	8,173,849	11,124,971
Debt service -			
Principal	-	198,116	198,116
Interest	-	24,683	24,683
Total expenditures	2,951,122	8,396,648	11,347,770
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	(633,643)	3,675,741	3,042,098
OTHER FINANCING SOURCES (USES):			
Transfers out	-	(4,450,656)	(4,450,656)
Proceeds from issuance of leases	-	40,529	40,529
Total other financing sources and uses	-	(4,410,127)	(4,410,127)
CHANGE IN FUND BALANCE	(633,643)	(734,386)	(1,368,029)
FUND BALANCE - beginning of year	401,939	1,399,928	1,801,867
FUND BALANCE - end of year	$ (231,704)	$ 665,542	$ 433,838

The accompanying notes are an integral part of this supplementary information.

TOWN OF RAMAPO, NEW YORK

COMBINING BALANCE SHEET - SPECIAL REVENUE FUND - SPECIAL DISTRICTS
DECEMBER 31, 2025

	Consolidated Water District	Sewer District	Street Lighting Districts	Refuse and Garbage District	Fire Protection Districts	Total Special Districts Fund
ASSETS:						
Cash and cash equivalents	$ 471,841	$ 996,599	$ 404,389	$ 210,350	$ 13,754	$ 2,096,933
Due from other funds	-	9,007	-	-	-	9,007
Total assets	$ 471,841	$ 1,005,606	$ 404,389	$ 210,350	$ 13,754	$ 2,105,940
LIABILITIES:						
Accounts payable and accrued liabilities	168	235,288	23,277	684,286	-	943,019
	-	-	92,662	-	-	92,662
Total liabilities	168	235,288	115,939	684,286	-	1,035,681
FUND BALANCE:						
Restricted	171,673	470,318	263,450	-	13,754	919,195
Assigned - appropriated for subsequent year's expenditures	300,000	300,000	25,000	-	-	625,000
Unassigned	-	-	-	(473,936)	-	(473,936)
Total fund balance	471,673	770,318	288,450	(473,936)	13,754	1,070,259
Total liabilities and fund balance	$ 471,841	$ 1,005,606	$ 404,389	$ 210,350	$ 13,754	$ 2,105,940

The accompanying notes are an integral part of this supplementary information.

TOWN OF RAMAPO, NEW YORK

COMBINING STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES - SPECIAL REVENUE FUND - SPECIAL DISTRICT FOR THE YEAR ENDING DECEMBER 31, 2025

	Consolidated Water District	(Formally Non Major) Consolidated Ambulance District	Sewer District	Street Lighting Districts	Refuse and Garbage District	Fire Protection Districts	Total Special Districts Fund
REVENUES:							
Real property taxes	$ 3,235,002	$ -	$ 3,225,623	$ -	$ 6,988,790	$ 531,476	$ 13,980,891
Departmental income	-	-	123,660	-	-	-	123,660
Use of money and property	78,069	-	77,951	27,353	136,429	-	319,802
Total revenues	3,313,071	-	3,427,234	27,353	7,125,219	531,476	14,424,353
EXPENDITURES:							
Public safety	-	-	-	-	-	531,474	531,474
Home and community services	3,271,687	-	2,403,157	712,695	7,206,773	-	13,594,312
Debt service -							
Principal	-	-	13,052	-	-	-	13,052
Interest	-	-	4,031	-	-	-	4,031
Total expenditures	3,271,687	-	2,420,240	712,695	7,206,773	531,474	14,142,869
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	41,384	-	1,006,994	(685,342)	(81,554)	2	281,484
OTHER FINANCING SOURCES (USES):							
Transfers out	-	-	(820,636)	-	-	-	(820,636)
Total other financing sources and uses	-	-	(820,636)	-	-	-	(820,636)
CHANGE IN FUND BALANCE	41,384	-	186,358	(685,342)	(81,554)	2	(539,152)
FUND BALANCE - beginning of year, as previously reported	430,289	3,995,363	583,960	973,792	(392,382)	13,752	5,604,774
Adjustment - change within reporting entity (non-major to major fund)	-	(3,995,363)	-	-	-	-	(3,995,363)
FUND BALANCE - beginning of year, as adjusted	430,289	-	583,960	973,792	(392,382)	13,752	1,609,411
FUND BALANCE - end of year	$ 471,673	$ -	$ 770,318	$ 288,450	$ (473,936)	$ 13,754	$ 1,070,259

The accompanying notes are an integral part of this supplementary information.

TOWN OF RAMAPO, NEW YORK

COMBINING BALANCE SHEET - SPECIAL REVENUE FUND - FIRE PROTECTION DISTRICTS
DECEMBER 31, 2025

	Ramapo #1	Ramapo #2	Ramapo #3	Ramapo #4	Ramapo #5	Johnsontown Road	Park Crest	Total Fire Protection Districts Fund
ASSETS:								
Cash and Cash equivalents	$ 799	$ 179	$ 535	$ 52	$ 245	$ 41	$ 11,903	$ 13,754
Total assets	$ 799	$ 179	$ 535	$ 52	$ 245	$ 41	$ 11,903	$ 13,754
FUND BALANCES:								
Restricted	$ 799	$ 179	$ 535	$ 52	$ 245	$ 41	$ 11,903	$ 13,754
Total fund balance	799	179	535	52	245	41	11,903	13,754
Total fund balances	$ 799	$ 179	$ 535	$ 52	$ 245	$ 41	$ 11,903	$ 13,754

The accompanying notes are an integral part of this supplementary information.

TOWN OF RAMAPO, NEW YORK

COMBINING STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCES - SPECIAL REVENUE FUND - FIRE PROTECTION DISTRICTS FOR THE YEAR ENDED DECEMBER 31, 2025

	Ramapo #1	Ramapo #2	Ramapo #3	Ramapo #4	Ramapo #5	Johnsontown Road	Park Crest	Total Fire Protection Districts Fund
REVENUES:								
Real property taxes	$ 120,525	$ 198,500	$ 103,500	$ 25,000	$ 70,000	$ 8,000	$ 5,951	$ 531,476
EXPENDITURES:								
Public safety	120,525	198,500	103,500	25,000	70,000	8,000	5,949	531,474
CHANGE IN FUND BALANCE	-	-	-	-	-	-	2	2
FUND BALANCE - beginning of year	799	179	535	52	245	41	11,901	13,752
FUND BALANCE - end of year	$ 799	$ 179	$ 535	$ 52	$ 245	$ 41	$ 11,903	$ 13,754

The accompanying notes are an integral part of this supplementary information.

TOWN OF RAMAPO, NEW YORK

COMBINING STATEMENT OF NET POSITION - INTERNAL SERVICE FUNDS
DECEMBER 31, 2025

	Workers' Compensation	General Liability	Total
CURRENT ASSETS			
Cash and cash equivalents	$ 1,299,706	$ -	$ 1,299,706
Prepaid expense	86,600	-	86,600
Total assets	1,386,306	-	1,386,306
CURRENT LIABILITIES			
Accounts payable and accrued expenses	64,695	12,160	76,855
Claims payable, current	408,775	-	408,775
Judgments payable, current	-	93,715	93,715
Total current liabilities	473,470	105,875	579,345
NONCURRENT LIABILITIES			
Claims payable, net of current	4,093,172	-	4,093,172
Judgments payable, net of current	-	5,664,785	5,664,785
Total non current liabilities	4,093,172	5,664,785	9,757,957
NET POSITION			
Unrestricted	$ (3,180,336)	$ (5,770,660)	$ (8,950,996)

TOWN OF RAMAPO, NEW YORK

COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN NET POSITION
INTERNAL SERVICE FUNDS
FOR THE YEAR ENDED DECEMBER 31, 2025

	Workers' Compensation	General Liability	Total
OPERATING REVENUES			
Charges for services	$ 1,391,000	$ -	$ 1,391,000
Insurance recoveries	493,753	-	493,753
Total operating revenues	1,884,753	-	1,884,753
OPERATING EXPENSES			
General and administrative	397,907	-	397,907
Claims	770,819	(1,266,248)	(495,429)
Total operating expenses	1,168,726	(1,266,248)	(97,522)
Operating income	716,027	1,266,248	1,982,275
NONOPERATING REVENUES			
Interest income	66,591	-	66,591
CHANGE IN NET POSITION	782,618	1,266,248	2,048,866
NET POSITION - beginning of year	(3,962,954)	(7,036,908)	(10,999,862)
NET POSITION - end of year	$ (3,180,336)	$ (5,770,660)	$ (8,950,996)

The accompanying notes are an integral part of these statements.

TOWN OF RAMAPO, NEW YORK

COMBINING STATEMENT OF CASH FLOWS - INTERNAL SERVICE FUNDS
FOR THE YEAR ENDED DECEMBER 31, 2025

	Workers' Compensation	General Liability	Total
CASH FLOWS FROM (USED BY) OPERATING ACTIVITIES			
Cash received from providing services and insurance recoveries	$ 1,884,753	$ -	$ 1,884,753
Cash paid for contractual expenses	(1,596,292)	-	(1,596,292)
Net cash provided (used) by operating activities	288,461	-	288,461
CASH FLOWS FROM INVESTING ACTIVITIES			
Interest income received	66,591	-	66,591
Net increase in cash and cash equivalents	355,052	-	355,052
CASH AND CASH EQUIVALENTS, beginning of year	944,654	-	944,654
CASH AND CASH EQUIVALENTS, end of year	$ 1,299,706	$ -	$ 1,299,706
RECONCILIATION OF OPERATING INCOME TO NET CASH PROVIDED (USED) BY OPERATING ACTIVITIES			
Operating income	$ 716,027	$ 1,266,248	$ 1,982,275
Changes in assets and liabilities			
Accounts payable and accrued expenses	43,586	-	43,586
Claims and judgment payable	(471,152)	(1,266,248)	(1,737,400)
Net cash provided (used) by operating activities	$ 288,461	$ -	$ 288,461

The accompanying notes are an integral part of these statements.

OTHER INFORMATION

TOWN OF RAMAPO, NEW YORK

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL - TOWN OUTSIDE VILLAGE FUND (UNAUDITED) FOR THE YEAR ENDED DECEMBER 31, 2025

	Town Outside Village Fund			
	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
REVENUES:				
Real property taxes	$ 744,571	$ 744,571	$ 746,625	$ 2,054
Other tax items	253,600	253,600	238,576	(15,024)
Departmental income	708,000	708,000	571,737	(136,263)
Use of money and property	160,000	249,000	137,263	(111,737)
Licenses and permits	2,000,000	2,000,000	2,542,901	542,901
Sale of property and compensation for loss	89,000	-	-	-
Miscellaneous	15,000	15,000	24,341	9,341
Total revenues	3,970,171	3,970,171	4,261,443	291,272
EXPENDITURES:				
Home and community services	4,354,972	4,354,972	4,786,382	(431,410)
Debt service -				
Principal	89,425	89,425	89,425	-
Interest	21,867	21,867	21,867	-
Total expenditures	4,466,264	4,466,264	4,897,674	(431,410)
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	(496,093)	(496,093)	(636,231)	(140,138)
OTHER FINANCING SOURCES (USES):				
Transfers out	(3,907)	(3,907)	(3,907)	-
Total other financing sources and uses	(3,907)	(3,907)	(3,907)	-
CHANGE IN FUND BALANCE	(500,000)	(500,000)	(640,138)	(140,138)
FUND BALANCE - beginning of year	706,878	706,878	706,878	-
FUND BALANCE - end of year	$ 206,878	$ 206,878	$ 66,740	$ (140,138)

TOWN OF RAMAPO, NEW YORK

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL - HIGHWAY FUND (UNAUDITED) FOR THE YEAR ENDED DECEMBER 31, 2025

	Highway Fund			
	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
REVENUES:				
Real property taxes	$ 7,806,386	$ 7,806,386	$ 7,831,174	$ 24,788
Other tax items	2,900,000	2,900,000	3,283,797	383,797
Departmental income	-	-	-	-
Intergovernmental charges	2,451,758	2,451,758	2,526,907	75,149
Use of money and property	195,000	195,000	124,648	(70,352)
Licenses and permits	45,000	45,000	61,250	16,250
State aid	400,000	400,000	367,277	(32,723)
Miscellaneous	120,000	120,000	194,815	74,815
Total revenues	13,918,144	13,918,144	14,389,868	471,724
EXPENDITURES:				
Transportation	9,836,878	9,882,420	11,124,971	(1,242,551)
Debt service -				
Principal	198,116	198,116	198,116	-
Interest	24,683	24,683	24,683	-
Total expenditures	10,059,677	10,105,219	11,347,770	(1,242,551)
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	3,858,467	3,812,925	3,042,098	(770,827)
OTHER FINANCING SOURCES (USES):				
Proceeds from issuance of leases	-	-	40,529	40,529
Transfers out	(4,558,467)	(4,558,467)	(4,450,656)	107,811
Total other financing sources and uses	(4,558,467)	(4,558,467)	(4,410,127)	148,340
CHANGE IN FUND BALANCE	(700,000)	(745,542)	(1,368,029)	(622,487)
FUND BALANCE - beginning of year	1,801,867	1,801,867	1,801,867	-
FUND BALANCE - end of year	$ 1,101,867	$ 1,056,325	$ 433,838	$ (622,487)

TOWN OF RAMAPO, NEW YORK

SCHEDULE OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES - BUDGET AND ACTUAL - SPECIAL DISTRICTS FUND (UNAUDITED)
FOR THE YEAR ENDED DECEMBER 31, 2025

	Special Districts Fund			
	Original Budget	Final Budget	Actual	Variance with Final Budget Positive (Negative)
REVENUES:				
Real property taxes	$ 13,955,067	$ 13,955,067	$ 13,980,891	$ 25,824
Departmental income	80,000	80,000	123,660	43,660
Use of money and property	340,000	340,000	319,802	(20,198)
Total revenues	14,375,067	14,375,067	14,424,353	49,286
EXPENDITURES:				
Public safety	531,475	531,475	531,474	1
Health	-	-	-	-
Home and community services	13,485,546	13,488,046	13,594,312	(106,266)
Debt service -				
Principal	13,052	13,052	13,052	-
Interest	4,031	4,031	4,031	-
Total expenditures	14,034,104	14,036,604	14,142,869	(106,265)
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENDITURES	340,963	338,463	281,484	(56,979)
OTHER FINANCING SOURCES (USES):				
Transfers out	(820,963)	(820,963)	(820,636)	327
Total other financing sources and uses	(820,963)	(820,963)	(820,636)	327
CHANGE IN FUND BALANCE	(480,000)	(482,500)	(539,152)	(56,652)
FUND BALANCE - beginning of year	1,609,411	1,609,411	1,609,411	-
FUND BALANCE - end of year	$ 1,129,411	$ 1,126,911	$ 1,070,259	$ (56,652)

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INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

June 19, 2026

To the Honorable Supervisor and Town Board of the
Town of Ramapo, New York

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, business-type activities, each major fund, and the aggregate remaining fund information of the Town of Ramapo, New York (Town), as of and for the year ended December 31, 2025, and the related notes to the financial statements, which collectively comprise the Town's basic financial statements and have issued our report thereon dated June 19, 2026.

Report on Internal Control over Financial Reporting
In planning and performing our audit of the financial statements, we considered the Town's internal control over financial reporting (internal control) as a basis for designing the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Town's internal control. Accordingly, we do not express an opinion on the effectiveness of the Town's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a *material weakness*, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that were not identified. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. We identified certain deficiencies in internal controls, described in the accompanying schedule of findings and responses as item 2025-001 that we consider to be a significant deficiency.

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(Continued)

INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS* (Continued)

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Town's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the of financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed an instance of noncompliance or other matter that is required to be reported under *Government Auditing Standards* and which is described in the accompanying schedule of findings and responses as item 2025-001.

Town's Response to Findings

Government Auditing Standards requires the auditor to perform limited procedures on the Town's response to the findings identified in our audit and described in the accompanying schedule of findings and questioned costs. The Town's response was not subjected to the other auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on the response.

Purpose of This Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Bonadio & Co. LLP

Section I—Summary of Auditor's Results

Financial Statements

Type of report the auditor issued on whether the financial statements audited were prepared in accordance with GAAP:	Unmodified	
Internal control over financial reporting:		
Material weakness(es) identified?	__ Yes	X No
Significant deficiencies identified?	X Yes	__ None reported
Noncompliance material to financial statements noted?	X Yes	__ No

Significant Deficiency in Internal Control over Budgets/Non-compliance with laws and regulations over budgets (Repeat Finding)

2025-01 Budgeting

Criteria: Management is responsible for establishing and maintaining effective internal controls to ensure expenditures do not exceed legally adopted budgetary authorizations. New York State Town Law and related budgetary statutes require that expenditures be limited to amounts authorized by the governing board and that budget amendments be adopted prior to incurring expenditures in excess of those appropriations. Additionally, management should design control activities to ensure compliance with laws and regulations.

Condition: The Town expended amounts in excess of legally adopted budgetary appropriations during the fiscal year ended December 31, 2025. Specifically, expenditures in the General Fund exceeded legally authorized appropriations by approximately $906,000; expenditures in the Police Fund exceeded legally authorized appropriations by approximately $211,000; expenditures in the Ambulance Fund exceeded legally authorized appropriations by approximately $1,952,000; expenditures in the Town Outside Village exceeded legally authorized appropriations by approximately $431,000; expenditures in the Highway Fund exceeded legally authorized appropriations by approximately $1,243,000 and expenditures in the Special Districts exceeded legally authorized appropriations by approximately $106,000.

Effect: As a result of these conditions, the Town exceeded legally adopted budgetary limits and was not in compliance with applicable budgetary laws.

Cause: The Town made expenditures that were necessary for public safety and effective delivery of other services. Certain expenditures were in excess of appropriations.

Recommendation: We recommend that the Town strengthen internal controls over budgetary monitoring by implementing regular budget-to-actual reviews throughout the year, documenting management's review and analysis, and ensuring that the governing board takes timely action to amend the budget or authorize transfers when necessary.

Management's response: It is incorrect to ignore positive variances in revenues when assessing results compared to budget. It is customary to support additional critically needed expenditures in excess of the budget when revenues received are in excess of the revenues estimated in the budget. A closer evaluation of 2025 results is as follows:

- General Fund – net variance of $75,852 is immaterial - .2% of budgeted expenditures.
- Police Fund – total expenditure variance is $211,110 – only .4% of budgeted expenditures and the net variance is a positive $98,620.
- Ambulance Fund – net variance is $501,957 – 4.8% of budgeted expenditures.
- Town Outside Village – net variance is $140,138 – 3.13% of budgeted expenditures.
- Highway – Net variance is $770,827 – 7.6% of budgeted expenditures; this variance mainly resulted from costs incurred in managing two severe snowstorms – safety could not be compromised; the storm conditions were extremely in excess of historic patterns which the budget is based on.
- Special Districts – net variance is of $56,979 is immaterial - .7% of budgeted expenditures.

The two areas with notable variances – Ambulance and Highway – both resulted from situations where public safety could not be compromised.
In summary, budget variances have resulted primarily from unforeseen circumstances during the year. Management continues to be committed to budget monitoring to control budget overruns whenever possible.

Evaluation under Government Auditing Standards: We consider the deficiency described above to be a significant deficiency in internal control over compliance, as it adversely affects the Town's ability to ensure expenditures are made in accordance with legally adopted budgetary authorizations. Additionally, the budget over expenditures represent noncompliance with New York State Town Law that is required to be reported under Government Auditing Standards.