



Town of Biltmore Forest  
Fiscal Year 2026-2027  
Budget Message

Presented Tuesday, May 12, 2026

Prepared for the Citizens of the Town of Biltmore Forest  
and General Public

The Honorable Mayor George F. Goosmann, III  
Mayor Pro-tem Doris P. Loomis  
Commissioner Drew Stephens  
Commissioner Allan Tarleton

Prepared by:  
Jonathan B. Kanipe  
Town Manager

## **Mayor, Board of Commissioners, and Citizens of Biltmore Forest:**

I am pleased to present the proposed Fiscal Year 2026-2027 (FY26-27) Budget for the Town of Biltmore Forest. This budget is submitted in accordance with North Carolina General Statutes and reflects our community's values, priorities, and resilience as we continue to recover from Hurricane Helene and invest in the future of our Town.

### **Fiscal Year 2026-2027**

The FY26-27 budget year represents a property tax revaluation year for Buncombe County.<sup>1</sup> Revaluations are required by North Carolina to occur a minimum of once every eight (8) years. In North Carolina, the assessment of real property is delegated to the counties. Buncombe County schedules revaluations every *four (4)* years to more accurately reflect the fast-paced and growing housing market. The County's last reappraisal was effective January 1, 2021, and the next scheduled revaluation was 2025. However, Buncombe County placed this revaluation on hold for one year in order to respond to the market changes brought forward by Hurricane Helene. As such, the County began their process on January 1, 2026 after five (5) years of substantial growth within the Buncombe County housing market.

The Town of Biltmore Forest has seen exceptional growth in property values over the past five (5) years. The 2026 revaluation appropriately reflects these increase in values with a property tax base growth of 62.6 percent. **The Town's total assessed property value increased substantially, rising to \$1,437,438,295 from \$882,505,754.**

Growth of this nature, consequently, leads to growth in the property tax revenue utilized by the Town. Under North Carolina state law, local governments must present a *revenue neutral tax rate* for fiscal years in which revaluations are effective. The Town's tax rate in FY25-26 was 34.5 cents per \$100 valuation. **The revenue neutral tax rate for FY26-27 is 21.2 cents per \$100 valuation.**

Due to the Town's forthcoming capital projects, including the construction of a new police department and public works campus, **my recommendation for the FY26-27 tax rate is 31.5 cents per \$100 valuation.**

A property tax rate of 31.5 cents allows the Town to move forward with capital projects, enhance and improve our service levels, and continue recovery from Hurricane Helene. The

---

<sup>1</sup> This budget message was revised following the passage of SB 889 by the North Carolina Senate on May 11, 2026. [SB889](#), if approved by the full General Assembly, would enact a moratorium on revaluations for counties that have already finished this work for tax year 2026. This includes Buncombe County, among others. If adopted into law, this bill would revert the property values in Buncombe County (and all its municipalities) to 2021 prior year levels. Needless to say, if this bill is enacted into law, this budget message and the spending plan developed over the past four months becomes moot. I am in the process of developing an emergency budget document that recognizes the potential adverse impacts of this bill.

additional revenue generated by this property tax rate is \$1,481,141. These additional funds allow the Town to begin repaying debt service for the Helene Cashflow loans, cover the costs for the remaining design and pre-construction activities for our capital building projects, provide needed service upgrades within our streets and public works departments, and ensure that employees receive necessary salary adjustments reflective of their work and the high cost of living in our area. Chart 1, below, shows the difference in property tax bills relative to the proposed tax rate and the revenue neutral tax rate.

Proposed Tax Rate			Revenue Neutral Tax Rate		
AvgValue	TaxRate	TaxCost	AvgValue	TaxRate	TaxCost
800,000	0.315	2,520.00	800,000	0.212	1,696.00
1,000,000	0.315	3,150.00	1,000,000	0.212	2,120.00
1,500,000	0.315	4,725.00	1,500,000	0.212	3,180.00
2,000,000	0.315	6,300.00	2,000,000	0.212	4,240.00
2,500,000	0.315	7,875.00	2,500,000	0.212	5,300.00
3,000,000	0.315	9,450.00	3,000,000	0.212	6,360.00
3,500,000	0.315	11,025.00	3,500,000	0.212	7,420.00
4,000,000	0.315	12,600.00	4,000,000	0.212	8,480.00

Chart 1

This recommendation is not made lightly, but it recognizes growth that has occurred in the property tax base with resultant significant increases in service provision and increased demands upon our staff. In order to provide the levels of service the Town and its residents expect and deserve, a 31.5 cent tax rate is required.

## General Fund Revenues

### **Property Tax**

As stated above, the Town’s property tax base is exceptionally stable and high performing. Growth trends, aside from tax value alone, are fortuitous with significant home constructions and building projects continuing. As the property tax base increased this year, the Town’s reliance on property tax for the bulk of our General Fund spending rose as well. Last year, property tax revenue accounted for just over 51 percent of the Town’s spending. This year, the property tax accounts for over 64 percent of our General Fund.

While it may appear the Town is too reliant on the property tax, the simple fact is this will always be the Town’s largest revenue source. As a primarily residential town, we are reliant upon these property tax values. Sales tax values are also tied to our property tax base, as Buncombe County distributes sales tax on an *ad valorem* basis. Thus, increased investment in our Town via increased and enhanced services, new municipal buildings to reflect the growth and needs of our citizens, and continued restoration from Hurricane Helene, are vital

to ensuring these residential property values remain high, which in turn benefits the Town and its citizens.

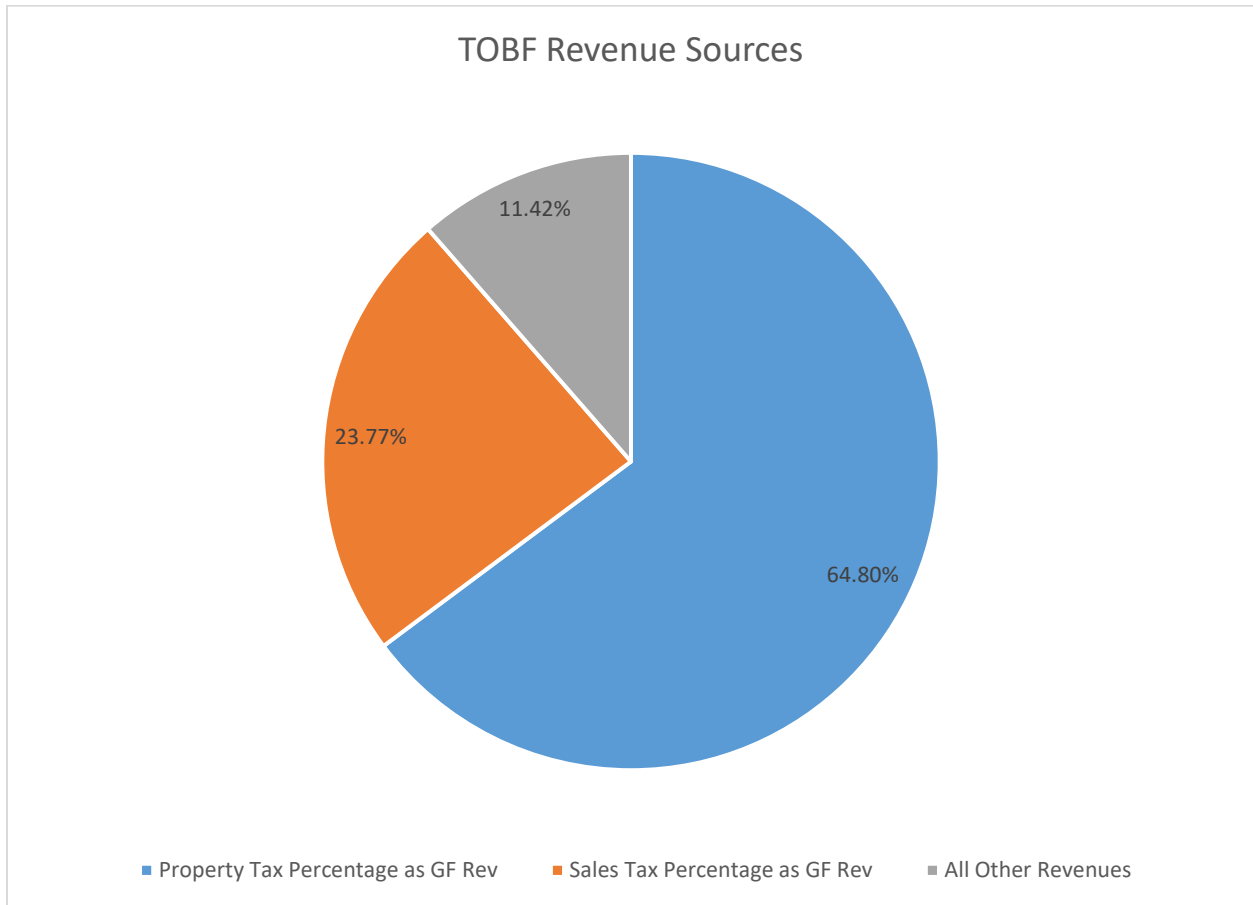


Chart 2

### **Sales Tax**

Sales tax revenues have rebounded well after Hurricane Helene. Current year sales tax proceeds are slightly ahead of projections and estimates for next year indicate an additional three (3) percent increase.<sup>2</sup> Sales tax revenue accounts for nearly a quarter of the Town’s revenue. This is down from last year, when sales tax accounted for nearly a third of the Town’s revenue. Economic headwinds in consumer spending (increased prices on consumer goods, reductions in spending in conjunction with higher fuel prices and housing prices, etc.) may lead to fluctuations in sales tax revenue. Historically – and even after Hurricane Helene – these revenues are strong for the Town.

<sup>2</sup> Nida, Chris. NC League of Municipalities 26-27 Revenue Projections Memo. March 2026.

### ***Utility Revenues***

Franchise and utility taxes are difficult to forecast due to their inherent volatility based on weather or storm events. The North Carolina League of Municipalities (NCLM) projects a decrease in these revenues this year. Video and telecommunications usage continues to lag significantly behind streaming services and the overall tax revenue received from these sources is forecast to decrease again in the coming year.

### ***Powell Bill Revenue***

The Town's Powell Bill allocation remained steady over the past year after seeing significant growth the past several years. This growth occurs as populations increase and the state's legislatively mandated fund increases. Revenue for FY26 remained at \$81,000 – a fifteen (15) percent increase from the prior year – and NCLM forecasts anticipate this to remain constant for FY27.

### ***Investment Earnings***

As the Town utilized fund balance for Hurricane Helene recovery, our investment earnings naturally declined. The Town's fund balance is returning to a good footing as Federal Emergency Management Agency (FEMA) reimbursements continue to arrive. This should increase the Town's investment earnings, overall, but the increase is expected to be modest. Changes in interest rates also dramatically impact these earnings.

### ***Fund Balance Appropriation***

The proposed budget does not include a fund balance appropriation. The Town utilized fund balance two years ago for a significant stormwater project and last year utilized funds for Hurricane Helene. Funds were also allocated, in the amount of \$500,000, in the current fiscal year for capital expenditures. These funds helped offset the cost for the new knuckle boom brush truck and the purchase of a new solid waste vehicle.

## **General Fund Expenditures**

### ***Town Wide Expenditures***

The FY26-27 budget includes a 3.3 percent cost of living adjustment (COLA) for all Town employees. COLA adjustments are based upon the Consumer Price Index (CPI) released in March.<sup>3</sup> Additional funds are included within the budget for merit based increases for employees and mid-year increases associated with promotions and/or probationary increases.

---

<sup>3</sup> Accessed April 14, 2026. <https://www.bls.gov/news.release/pdf/cpi.pdf>

## ***NC Local Government Retirement System (LGERS) and NC 401(k)***

Retirement contributions to the North Carolina Local Government Employees' Retirement System (LGERS) are increasing once more in FY27. The State Treasurer's Office and Board of Trustees for the pension system have focused on aggressively enhancing contributions over the past 5-6 years in an effort to ensure the solvency of the fund. As a result, the LGERS and Teachers and State Employees' Retirement System (TSERS) are in excellent shape. This year's rate for sworn law enforcement officers has increased to 17.1 percent, up from 16.5 percent in FY25-26. For non-sworn employees, the contribution rate has increased to 15.1 percent, up from 14.35 percent in the prior year. The Town will continue to contribute five (5) percent to each full-time employee's 401(k) account as well.

## ***Insurance Costs and Changes***

The Town's health insurance provider is the NC State Health Plan. The State Health Plan (SHP) continues to undergo significant challenges from a fiscal management perspective as costs continue to be volatile. The Town anticipated a five (5) percent increase in FY26, but this increase was more substantial and more complex, as the SHP enacted a new premium scheme based not only on the employee's plan selections, but also on their salaries. Additionally, because the SHP operates on a calendar year, the Town and other members do not receive final rates until August. Budgeting for this is problematic, as a result, but I have included substantial increases (relative to last year) to reflect the changed premiums for FY26 as well as those increases we anticipate for FY27.

The Town is entering into our second year with a broker to procure ancillary coverage lines that include dental, vision, short term disability, and life insurance. Last year was our first with this broker and it was successful overall. We anticipate modest increases in rates for the coming year with continued high levels of coverage offered for our employees.

## ***Strategic Priorities and Implementation***

The FY26-27 budget represents a critical shift from strategic planning to active implementation. Building upon the foundation laid during the Board of Commissioners' 2025 planning retreat, this year's budget prioritizes the execution of long-term capital projects, continued investment in our workforce, and the modernization of Town infrastructure. As a reminder, the Board's strategic priorities are as follows:

1. Provide Excellent Town Services
  - Identify the ideal staffing plan needed to sustain excellent Town services
  - Continue a fiscally responsible, interactive budget development process
  - Modernize government functions; improve technology systems
  - Develop a community communication strategy
2. Complete Clean-up and Recovery from TS Helene
  - Cleanup and restore public property

- Conduct streambank, park and right of way clean-up and restoration
  - Create and implement a strategy for wildfire mitigation in town
  - Maintain Forest Environment in Town
  - Plant substantial amounts of new native trees
3. Foster Biltmore Forest’s sense of place through quality government facilities.
- Realize vision for new Town Facilities
  - Identify strategies to maintain and conserve Town’s historic infrastructure
  - Plan for infrastructure improvement

This budget is designed to deliver on these priorities through targeted investments in the Town’s facilities and public spaces. As we move into the new fiscal year, we are addressing these priorities through a focus on three primary pillars:

Modernize Town Facilities and Infrastructure

- Finalize architectural and pre-construction phases for the new Police Department and Public Works campus.
- Execute the legal and financial framework to secure project funding, with a projected groundbreaking in early 2027.
- Implement the annual paving program to preserve and enhance the Town’s roadway network.
- Begin the foundational work for a comprehensive Parks Master Plan to guide the future of our green spaces.

Enhance Operational Efficiency and Service Delivery

- Upgrade the Town’s fleet with specialized snow removal apparatus to improve winter weather response and operational flexibility.
- Maintain a fiscally responsible budget development process that accounts for future debt service while addressing current operational needs.
- Continue the restoration of historic streetlights damaged by Hurricane Helene, while vetting sustainable, long-term infrastructure alternatives.

Support and Retain an Exceptional Workforce

- Constant analysis of the Town’s compensation and classification plan to ensure the Town remains a competitive employer in our region.
- Continue the prioritization of employee benefits and professional development to maintain high levels of service and retention.

The alignment between this budget and the Board’s stated vision ensures that our spending is not merely operational, but a deliberate investment in the future of Biltmore Forest.

The FY26-27 budget continues the momentum established by the Board of Commissioners' strategic goals, transitioning from a period of recovery and planning into a significant phase of capital execution and operational modernization. This year's proposal remains rooted in the Board's commitment to providing excellent Town services while maintaining the unique forest environment that defines Biltmore Forest.

A primary focus for the coming fiscal year is the modernization of our Town facilities. We have reached a critical milestone in the development of the new Police Department and Public Works campus. This budget includes \$500,000 to finalize architectural designs, complete pre-construction requirements, and manage the legal complexities of our financing. By prioritizing these funds now, we ensure the Town is positioned to break ground in early 2027.

While the primary debt service for these projects will not impact the budget until the following fiscal year, we have taken a proactive and fiscally responsible approach by including contingency funding. This allows the Town to cover interest payments as we draw down construction funds, ensuring the project remains on stable financial footing without impacting daily operations.

### ***Capital Investment and Infrastructure***

The Town continues to formalize its capital planning to ensure long-term infrastructure health. Beyond our facility projects, the FY27 proposal emphasizes public works efficiencies and community aesthetics. Key investments for the coming year include:

- **Public Works Equipment Modernization:** We are investing in new apparatus that will increase our flexibility and efficiency to respond in emergencies and non-emergent events. These types of "switch and go" equipment are able to quickly transition our vehicles from routine work vehicles to snow plow or road clearing trucks, as an example. These units will allow our teams to navigate our unique roads and the Town more effectively, improving response times and safety during winter weather events or other routine events.
- **Annual Paving and Stormwater Program:** Continued investment in our roads and stormwater system, remains a core priority, ensuring our infrastructure is preserved through consistent maintenance.
- **Streetlight Restoration:** We are continuing the work of repairing the historic streetlights damaged during Hurricane Helene. As we move forward, we are also investigating appropriate alternatives that maintain the Town's history while offering the potential for more long-term viability.
- **Parks Master Plan:** This budget initiates the preliminary work for a comprehensive Parks Master Plan. This strategic effort will help us identify the best ways to manage our green spaces and recreational assets for future generations.

These investments reflect a budget that is not only looking toward the immediate needs of the Town but is also building the foundation for the next several decades of service to our residents.

### Water Fund

The Town is entering year three of our water rate increases, following the significant cost increases for purchasing water from the City of Asheville. In 2024, the Town implemented a water rate study based on the increased costs for purchasing water from the City of Asheville. The City’s dramatic increase in wholesale water purchases made it incumbent upon the Town to modify our billing structure and ensure the water fund was financially viable. The result was an approved plan that included programmatic increases for five years (beginning in FY25). The Town’s water fund is in good shape as a result. My recommendation is that the Board continue with year three of these programmed increases, as shown in the chart below, and continue financial improvements within the Town’s water fund.

**TABLE 9**  
Proposed Water Rates

	CURRENT 2024	YEAR 1 2025	YEAR 2 2026	YEAR 3 2027	YEAR 4 2028	YEAR 5 2029	
<i><b>Base Unit Charge</b></i>							
All Meters	\$30.46						
5/8-IN		\$45.00	\$49.05	\$53.50	\$58.35	\$63.65	
1		\$45.00	\$49.05	\$53.50	\$58.35	\$63.65	
1.5		\$180.00	\$196.20	\$214.00	\$233.40	\$254.60	
2		\$288.00	\$313.92	\$342.40	\$373.44	\$407.36	
3		\$576.00	\$627.84	\$684.80	\$746.88	\$814.72	
4		\$900.00	\$981.00	\$1,070.00	\$1,167.00	\$1,273.00	
6		\$1,800.00	\$1,962.00	\$2,140.00	\$2,334.00	\$2,546.00	
8		\$2,880.00	\$3,139.20	\$3,424.00	\$3,744.40	\$4,073.60	
<i><b>Volume Charges</b></i>							
0 - 2,250	\$10.01						per 1000 gal
0 - 5,000		\$10.00	\$10.90	\$11.90	\$13.00	\$14.20	per 1000 gal
5,001 - 40,000		\$9.00	\$9.85	\$10.75	\$11.75	\$12.85	per 1000 gal
40,001 +		\$8.00	\$8.75	\$9.55	\$10.45	\$11.40	per 1000 gal
2,251 - 60,000	\$6.30						per 1000 gal
60,001 - 100,000	\$5.85						per 1000 gal
100,000 +	\$3.63						per 1000 gal

Chart 3

### ***Revenue Increases Based on These Changes***

These rate increases provided for an additional \$55,140 in FY26 and a projected \$114,692 in FY27 and allow the Town to compensate for the wholesale increases from the City of Asheville while funding capital outlay and/or depreciation costs within the water system. In short, these recommendations solidify the Town's water system from a fiscal perspective and ensure its continued viability.

### ***Expenditures***

The proposed budget continues to fund staff salaries (half for each) for five (5) employees – three in Public Works and two from the Administration department. This is allowable based on the time and work done by each staff person on behalf of the Town's water system. MSD charges are passed along to the customer on each water bill and then paid to MSD. Remaining expenses are allocated to capital improvements, general maintenance, and water purchases from the City of Asheville.

## **Conclusion**

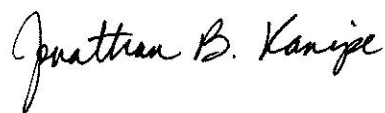
The coming fiscal year represents a defining moment for Biltmore Forest. While the previous year was defined by recovery and resilience, the FY26-27 budget is defined by vision and investment. We are no longer merely restoring what was lost; we are building the Town's future.

To meet the Board's strategic goals—specifically the groundbreaking of our new Police and Public Works campus—I am recommending a tax rate of 31.5 cents per \$100 of valuation. I recognize this rate stands above the revenue-neutral calculation of 21.2 cents. However, this recommendation is made with a clear-eyed focus on the Town's long-term health. A revenue-neutral approach would not allow us to modernize our facilities, address our infrastructure needs, or maintain the superior level of service that our residents expect and deserve.

This rate is a direct investment in the core pillars of our community: secure and modern public safety facilities, a robust road and drainage network, and a professional staff capable of maintaining our unique forest environment. By securing the necessary funding now, we are ensuring these capital projects are completed with excellence and that the Town remains financially prepared for the debt service obligations beginning in late 2027.

Biltmore Forest is at a crossroads where the cost of deferred maintenance and outdated facilities far outweighs the cost of this proposed investment. This budget positions us to break ground with confidence, knowing we have the resources to see these projects to completion. I appreciate the Board's leadership and the community's shared commitment to preserving the character and quality of life in Biltmore Forest for the next generation.

Respectfully Submitted,

A handwritten signature in black ink that reads "Jonathan B. Kanipe". The signature is written in a cursive, flowing style.

Jonathan B. Kanipe  
Town Manager

**GENERAL FUND REVENUES**

	<b>2023-24</b>	<b>2024-2025</b>	<b>2025-2026</b>	<b>2026-2027</b>
	<b>BUDGET</b>	<b>BUDGET</b>	<b>BUDGET</b>	<b>RECOMMENDED</b>
Ad Valorem Taxes (Property)	2,980,215	3,042,253	3,046,790	4,527,931
Ad Valorem Taxes (DMV)	122,399	123,040	135,794	145,267
Tax Interest & Penalties	5,000	5,000	5,000	5,000
Tax Collection Prior Years	-	-	-	-
<b>Total Ad Valorem</b>	<b>3,107,615</b>	<b>3,170,293</b>	<b>3,187,584</b>	<b>4,678,198</b>
Franchise & Utilities Tax	235,200	233,800	268,000	220,000
Alcohol Beverage Tax	6,500	6,750	6,500	6,500
Sales Tax-Article 39	835,550	789,576	833,595	858,603
Sales Tax-Article 40	358,260	340,912	349,435	359,918
Sales Tax-Article 42	443,961	419,097	429,574	442,462
Sales Tax Refund	15,000	15,000	30,000	15,000
Gasoline Tax Refund	5,000		5,000	5,000
<b>Total Unrestricted Intergovernmental</b>	<b>1,899,471</b>	<b>1,805,135</b>	<b>1,922,104</b>	<b>1,907,483</b>
Solid Waste Disposal Tax	1,133	1,000	1,000	1,150
Powell Bill	67,210	75,000	81,000	81,000
Illicit Substance Tax	-	-	-	-
<b>Total Restricted Intergovernmental</b>	<b>68,343</b>	<b>76,000</b>	<b>82,000</b>	<b>82,150</b>
Zoning Permits	30,000	30,000	42,000	130,000
Dog License Fee	1,300	1,300	1,500	1,300
<b>Total Permits &amp; Fees</b>	<b>31,300</b>	<b>31,300</b>	<b>43,500</b>	<b>131,300</b>
Interest Earned	148,800	233,333	175,000	120,000
<b>Total Investment Earnings</b>	<b>148,800</b>	<b>233,333</b>	<b>175,000</b>	<b>120,000</b>
American Tower Agreement	46,365	33,800	38,000	38,000
Miscellaneous	20,000	25,000	25,000	20,000
<b>Total Miscellaneous</b>	<b>66,365</b>	<b>58,800</b>	<b>63,000</b>	<b>58,000</b>
Sale of Personal Property	10,000	14,970	15,000	10,000
Installment Agreement	-	-	-	-
Transfer from Fund Balance	1,213,866	1,213,866	500,000	-
Governmental Grant (NCLWF)	-	30,000	30,000	-
<b>Total Other Financing Source</b>	<b>1,223,866</b>	<b>1,258,836</b>	<b>545,000</b>	<b>10,000</b>
<b>TOTAL General Fund Revenues</b>	<b>6,545,759</b>	<b>6,633,697</b>	<b>6,018,188</b>	<b>6,987,131</b>

**GENERAL FUND (ADMINISTRATION)**

	<b>2023-24</b>	<b>2024-2025</b>	<b>2025-2026</b>	<b>2026-2027</b>
	<b>BUDGET</b>	<b>BUDGET</b>	<b>BUDGET</b>	<b>RECOMMENDED</b>
Salaries	321,633	357,385.00	383,791	423,223
Overtime	3,000	-	-	3,000
FICA	24,605	27,340.00	29,360	32,377
Unemployment Insurance	-	-	-	-
Health Insurance	42,598	41,748	41,748	64,760
Dental, Vision, Life Insurance	10,500	10,500	13,125	8,798
Health Reimbursement Acct	7,500	7,500	7,500	7,500
LGERS Retirement	62,815	72,478	80,712	97,299
401k Supplemental Retirement	16,232	17,869	19,190	21,161
Accounting & Taxes	51,400	60,000	60,000	50,000
Postage, Printing & Stationary	10,140	12,500	12,500	11,500
Mileage & Board Salary	21,600	21,600	21,600	21,600
Bldg & Grounds Maintenance	20,000	15,000	15,000	6,200
Supplies & Equipment	10,000	15,000	15,000	10,000
Dues & Fees	5,070	12,000	12,000	7,185
Miscellaneous	1,000	5,000	5,000	1,000
Staff & Board Education	21,395	20,000	25,000	30,000
Capital Improvements	-	40,000	20,000	-
Debt Service - Lease	-	5,400	6,600	6,600
Debt Service - Interest	-	2,000	2,400	2,400
<b>TOTAL</b>	<b>629,487</b>	<b>743,320</b>	<b>770,526</b>	<b>804,603</b>

**GENERAL FUND (GENERAL GOVERNMENT)**

	<b>2023-24</b>	<b>2024-2025</b>	<b>2025-2026</b>	<b>2026-2027</b>
	<b>BUDGET</b>	<b>BUDGET</b>	<b>RECOMMENDED</b>	<b>RECOMMENDED</b>
Outside Professional Services	45,959	50,000	-	500,000
Legal Services	35,000	24,000	30,000	85,000
Technology	105,937	125,000	150,000	152,361
Municipal Utilities	40,000	24,000	26,000	18,233
General Repairs & Maintenance	40,000	40,000	35,000	32,743
Elections	6,000	1,000	-	-
Insurance	110,000	120,000	131,250	93,925
Contingency	50,000	260,708	62,707	237,786
Miscellaneous	10,000	5,000	5,000	10,000
Corporate Wellness		12,000	12,000	1,000
Community Events	55,000	50,000	50,000	50,000
Wildlife Management	5,000	5,000	5,000	50,000
Forest Management	60,000	60,000	75,000	100,000
<b>TOTAL</b>	<b>562,896</b>	<b>776,708</b>	<b>581,957</b>	<b>1,331,048</b>

**GENERAL FUND (POLICE DEPARTMENT)**

	<b>2023-24</b>	<b>2024-2025</b>	<b>2025-2026</b>	<b>2026-2027</b>
	<b>BUDGET</b>	<b>BUDGET</b>	<b>BUDGET</b>	<b>RECOMMENDED</b>
Salaries	1,013,718	1,100,444	1,257,901	1,298,838
Overtime	30,412	-	-	25,000
Separation Allowance	16,445	16,445	32,000	-
FICA	77,549	84,184	96,229	99,361
Medical Insurance	144,832	141,944	141,944	222,217
Dental, Vision, Life Insurance	35,700	35,700	35,700	23,117
Health Reimbursement Account	25,500	25,500	25,500	28,500
LGERS Retirement	210,651	239,016	286,298	322,947
401K Supplemental Retirement	50,686	55,022	62,895	64,942
Short Term Disability			-	-
Maint/Repair -Building & Grounds	20,000	10,000	10,000	5,000
Maint/Repair - Equipment	1,000	5,000	5,000	5,000
Maint/Repair - Vehicles	10,000	25,000	25,000	30,000
Motor Fuels	24,600	18,000	21,000	22,800
Supplies	10,080	10,000	10,000	12,000
Uniforms	15,000	15,000	25,000	20,000
Software	18,725	18,725	15,000	10,000
Technology	58,740	102,250	100,000	99,600
Miscellaneous	8,265	10,000	1,000	10,000
Physical Exams	2,000	2,500	5,000	5,000
Staff Development	15,000	10,000	15,000	15,000
Capital Equipment Purchases	169,000	125,000	75,000	50,000
Debt Service - Lease	-	-	72,000	80,000
Debt Service - Interest	-	-	4,800	10,000
<b>TOTAL</b>	<b>1,957,903</b>	<b>2,049,730</b>	<b>2,317,468</b>	<b>2,459,322</b>

**GENERAL FUND (FIRE CONTRACT)**

	<b>2023-24</b>	<b>2024-2025</b>	<b>2025-2026</b>	<b>2026-2027</b>
	<b>BUDGET</b>	<b>BUDGET</b>	<b>BUDGET</b>	<b>RECOMMENDED</b>
Fire Contract	425,000	425,000	425,000	425,000
<b>TOTAL</b>	<b>425,000</b>	<b>425,000</b>	<b>425,000</b>	<b>425,000</b>

**GENERAL FUND (PUBLIC WORKS)**

	<b>2023-24</b>	<b>2024-2025</b>	<b>2025-2026</b>	<b>2026-2027</b>
	<b>BUDGET</b>	<b>BUDGET</b>	<b>BUDGET</b>	<b>RECOMMENDED</b>
Salaries	211,888	221,831	286,246	296,869
Overtime	5,000	-	-	-
FICA	16,209	16,970	21,898	22,710
Unemployment Insurance			-	-
Medical Insurance	68,156	41,748	41,748	63,444
Dental, Vision, Life Insurance	10,500	10,500	10,500	7,831
Health Reimbursement Account	7,500	7,500	9,000	7,500
LGERS Retirement	41,382	48,182	60,198	68,250
401K Supplemental Retirement	10,594	11,092	14,312	14,843
Outside Services	-	-	-	-
Streetlights Electric	7,000	16,800	15,000	15,280
Maint/Repair-Building & Grounds	9,600	10,000	10,000	25,000
Maint/Repair - Streetlights	35,000	15,000	50,000	50,000
Maint/Repair-Vehicles	10,000	16,800	10,000	10,000
Motor Fuels	20,000	15,000	18,750	18,000
Supplies	10,000	9,600	10,000	6,000
House Number Signs	1,000	1,000	1,000	1,000
Uniforms	8,650	10,000	10,000	6,000
Technology	9,500	1,680	2,000	5,000
Parks	60,000	75,000	50,000	20,000
Stream Restoration Planning Grant		30,000	30,000	500
Physical Exams	500	1,000	1,000	-
Miscellaneous	1,000	5,000	5,000	1,000
Capital Equipment Purchases	8,000	22,800	25,000	-
Staff Development	-	6,000	5,000	15,000
<b>TOTAL</b>	<b>551,480</b>	<b>593,503</b>	<b>686,652</b>	<b>654,227</b>

**GENERAL FUND (STREETS)**

	<b>2023-24</b>	<b>2024-2025</b>	<b>2025-2026</b>	<b>2026-2027</b>
	<b>BUDGET</b>	<b>BUDGET</b>	<b>BUDGET</b>	<b>RECOMMENDED</b>
Maint/Repair - Equipment	-	5,000	5,000	2,000
Maint/Repair - Vehicles	5,000	1,000	1,000	20,000
Contracts-Paving & Striping	255,000	75,000	200,000	200,000
Supplies	10,000	9,600	10,000	15,000
Traffic Signs	500	1,000	500	2,500
Storm Water Drainage Repairs	1,400,000	1,100,000	200,000	150,000
Technology	5,000	-	-	-
Staff Development	1,000	2,500	5,000	500
Capital Equipment Purchases	19,200	25,000	30,000	75,000
Engineering	50,000	120,000	25,000	75,000
Debt Leases - Principal	-	10,800	10,800	36,000
Debt Leases - Interest	-	4,800	4,800	4,000
<b>TOTAL</b>	<b>1,745,700</b>	<b>1,349,700</b>	<b>492,100</b>	<b>580,000</b>

**GENERAL FUND (SOLID WASTE)**

	<b>2023-24</b>	<b>2024-2025</b>	<b>2025-2026</b>	<b>2026-2027</b>
	<b>BUDGET</b>	<b>BUDGET</b>	<b>RECOMMENDED</b>	<b>RECOMMENDED</b>
Salaries	141,376	142,326	153,718	159,327
Overtime	5,000	-	-	-
FICA	11,198	10,888	11,759	12,188
Medical Insurance	68,156	25,012	25,012	38,066
Dental, Vision, Life Insurance	6,300	6,300	6,300	4,699
Health Reimbursement Account	4,500	4,500	4,500	4,500
LGERS Retirement	27,611	48,182	60,198	36,629
401K Supplemental Retirement	7,069	11,092	14,312	7,966
Maint/Repair - Vehicles	40,000	86,500	50,000	26,400
Motor Fuels	30,000	24,000	31,200	19,088
Supplies	1,000	1,000	1,500	2,000
Uniforms	1,000	-	-	1,000
Technology	3,000	1,000	1,000	3,600
Physical Exams	500	-	-	-
Miscellaneous	1,000	-	-	1,000
Capital Equipment Purchases	80,000	150,000	150,000	-
Landfill Tipping Fees	50,000	27,000	33,750	27,485
Recycling Disposal Fees	20,000	8,000	10,000	8,000
Brush & Leaf Disposal Fees	31,200	43,200	54,000	37,034
Dumpster Fees	-	24,000	26,400	28,800
<b>TOTAL</b>	<b>528,910</b>	<b>589,000</b>	<b>633,649</b>	<b>417,783</b>

**GENERAL FUND (DEBT SERVICE)**

	<b>2023-24</b>	<b>2024-2025</b>	<b>2025-2026</b>	<b>2026-2027</b>
	<b>BUDGET</b>	<b>BUDGET</b>	<b>BUDGET</b>	<b>RECOMMENDED</b>
Principal Public Works Bldg	84,211	84,211	84,211	84,211
NCDEQ Loan Strm Rest	14,600	14,600	14,600	14,600
Interest Public Works Bldg	14,855	12,025	9,500	6,337
NC Cash Flow Loan	-	-	-	210,000
<b>TOTAL</b>	<b>113,666</b>	<b>110,836</b>	<b>108,311</b>	<b>315,148</b>

**WATER FUND (REVENUE)**

	<b>2023-24</b>	<b>2024-2025</b>	<b>2025-2026</b>	<b>2026-2027</b>
	<b>BUDGET</b>	<b>BUDGET</b>	<b>RECOMMENDED</b>	<b>RECOMMENDED</b>
Interest Earned	4,000	4,400	4,000	5,100
Commissions (Sewer Collection Fee)	8,000	8,000	10,000	8,000
Water Charges	572,382	641,000	641,000	641,000
Sewer Charges	493,425	422,240	439,130	474,963
AMI Transmitter Charges	7,700	8,867	9,000	8,200
Water Tap & Connection Fees	6,000	10,000	10,000	15,000
<b>TOTAL</b>	<b>1,091,507</b>	<b>1,094,507</b>	<b>1,113,130</b>	<b>1,152,263</b>
Transfers from General Fund	-	-	-	-
<b>TOTAL</b>	<b>1,091,507</b>	<b>1,094,507</b>	<b>1,113,130</b>	<b>1,152,263</b>

**WATER FUND (EXPENDITURES)**

	<b>2023-24</b>	<b>2024-2025</b>	<b>2025-2026</b>	<b>2026-2027</b>
	<b>BUDGET</b>	<b>BUDGET</b>	<b>RECOMMENDED</b>	<b>RECOMMENDED</b>
Salaries	169,693	199,205	215,843	227,823
Professional Services	5,000	20,000	5,000	5,000
FICA	12,981	15,239	16,512	17,428
LGERS Retirement	27,611	40,399	43,773	52,377
401K Supplemental Retirement	8,485	9,960	10,792	11,391
Postage, Printing & Stationary	5,000	2,000	2,000	5,000
General Repairs	25,000	15,000	10,000	5,000
Supplies & Equipment	15,000	15,000	15,000	15,000
Technology	5,000	-	-	5,000
Water Purchases	204,750	215,545	256,748	312,505
Sewer Purchases	396,000	422,240	439,130	456,695
AMI Transmitter Fees	7,700	8,867	9,000	8,200
Miscellaneous	6,196	2,500	2,500	-
Contingency	178,891	-	-	25,844
Staff Development	5,000	2,500.00	2,500	5,000
Capital Improvement	19,200	128,552.00	84,331	-
<b>TOTAL</b>	<b>1,091,507</b>	<b>1,097,007</b>	<b>1,113,130</b>	<b>1,152,263</b>

## 2026-2027 BUDGET SUMMARY

GENERAL FUND REVENUE	2026-2027 RECOMMENDED
Ad Valorem	4,678,198
Unrestricted Intergovernmental	1,907,483
Restricted Intergovernmental	82,150
Permits & Fees	131,300
Investment Earnings	120,000
Miscellaneous	58,000
Other Financing Source	10,000
<b>TOTAL General Fund Revenues</b>	<b>6,987,131</b>

GENERAL FUND EXPENDITURES	2026-2027 RECOMMENDED
Administration	804,603
Police Department	2,459,322
Fire Contract	425,000
Public Works	654,227
Streets & Transportation	580,000
Sanitation & Recycling	417,783
General Government	1,331,048
Debt Service	315,148
<b>TOTAL General Fund Expenditures</b>	<b>6,987,131</b>

<b>GENERAL FUND REVENUES</b>	<b>6,987,131</b>
<b>GENERAL FUND EXPENDITURES</b>	<b>6,987,131</b>

WATER FUND REVENUE	2026-2027 RECOMMENDED
Operating Revenues	1,152,263

WATER FUND EXPENDITURES	2026-2027 RECOMMENDED
Operating Expenditures	1,152,263

<b>WATER FUND REVENUE</b>	<b>1,152,263</b>
<b>WATER FUND EXPENDITURES</b>	<b>1,152,263</b>