

**TOWN OF MCADENVILLE SPECIAL MEEETING AGENDA  
BUDGET WORK SESSION  
MAY 2, 2026 @ 9AM  
163 MAIN STREET, MCADENVILLE, NC**

1. Call to Order
  
2. General Fund Budget Discussion
  - a) Review estimates for revenue and expenditure line items
  - b) Prioritize projects
  - c) Discuss property tax rate adjustment
  
3. Water/Sewer Fund Budget Discussion:
  - a) Review estimates for revenue and expenditure line items
  - b) Discuss utility rate adjustment
  
3. Board opportunity to present additional topics for discussion.

**ADJOURN**

**GENERAL FUND**

**REVENUE BUDGET - FY2026-27**

| Fund | Account Description              | Account      | FY23-24 Actual         | FY24-25 Actual         | FY25-26 YTD Actual     | FY25-26 Budget         | Proposed FY2027        | Comments   |
|------|----------------------------------|--------------|------------------------|------------------------|------------------------|------------------------|------------------------|--|
| 10   | Ad valorem tax - CY              | 4111         | \$ 744,889.00          | \$ 750,734.00          | \$ 700,035.00          | \$ 720,000.00          | \$ 620,000.00          | Tax office estimate less \$18M Mannington PPV                                |
| 10   | Vehicle property tax             | 4120         | \$ 48,773.00           | \$ 54,078.00           | \$ 43,436.00           | \$ 48,000.00           | \$ 50,000.00           | Tax office estimate @ 98.5% collection                                       |
| 10   | NCDOR - Beer and Wine Tax        | 4231         | \$ 4,537.00            | \$ 3,805.00            |                        | \$ 4,000.00            | \$ 3,700.00            | Based on NCLM projection   |
| 10   | NCDOR - Local option sales tax   | 4232         | \$ 252,716.00          | \$ 302,108.00          | \$ 265,597.00          | \$ 270,000.00          | \$ 295,000.00          | NCLM Estimates 3% increase (2026 Actual)                                     |
| 10   | NCDOR - Solid waste disposal tax | 4233         | \$ 735.00              | \$ 734.00              | \$ 568.00              | \$ 700.00              | \$ 750.00              | NCLM Estimate 3.25% increase (2026 Actual)                                   |
| 10   | NCDOR - Utility franchise taxes  | 4234         | \$ 278,956.00          | \$ 293,456.00          | \$ 221,745.00          | \$ 270,000.00          | \$ 280,000.00          | FY26 total expected at 280,000 (NCLM Est Neutral)                            |
| 10   | GF - Interest earnings           | 4311         | \$ 60,069.00           | \$ 81,007.00           | \$ 66,251.00           | \$ 55,000.00           | \$ 70,000.00           | Estimate \$5,800/mth   |
| 10   | Trash Collection                 | 4451         | \$ 240.00              | \$ 1,265.00            | \$ 3,362.00            | \$ 5,000.00            | \$ 4,000.00            | Est \$330/month  |
| 10   | Planning & Zoning Fees           | 4540         | \$ 2,400.00            | \$ 1,325.00            | \$ 10,430.00           | \$ 11,000.00           | \$ 1,000.00            | No Planned Development / Estimate low and adjust during year                 |
| 10   | Annexation Fees                  | 4542         |                        |                        | \$ 53,473.00           | \$ -                   | \$ 20,000.00           | South Fork Village Annexation Agreement / Would increase if tax rate changes |
| 10   | Agency Contributions             | 4652         |                        |                        | \$ 10,903.00           |                        | \$ 10,900.00           | Annual donation for Bridge Betterments from McAdenville Foundation           |
| 10   | Insurance Recovery               | 4740         | \$ 31,051.00           |                        |                        | \$ -                   | \$ -                   |  |
| 10   | Capital Asset Sales              | 4751         |                        | \$ 90.00               |                        | \$ -                   | \$ -                   |  |
| 10   | Other Surplus Sales              | 4752         |                        | \$ 58.00               |                        | \$ -                   | \$ -                   |  |
| 10   | Miscellaneous Revenues           | 4790         | \$ 4,309.00            | \$ 1,242.00            |                        | \$ 550.00              | \$ -                   |  |
| 10   | Transfer from ARP fund           | 4931         | \$ 107,242.00          |                        |                        | \$ -                   | \$ -                   |  |
| 10   | Appropriated Fund Balance        | 4999         |                        |                        |                        |                        | \$ 350,000.00          | Transfer to Riverlink Trail Project  |
|      |                                  | <b>TOTAL</b> | <b>\$ 1,535,917.00</b> | <b>\$ 1,489,902.00</b> | <b>\$ 1,375,800.00</b> | <b>\$ 1,384,250.00</b> | <b>\$ 1,705,350.00</b> |  |

**GENERAL FUND**

**EXPENSE BUDGET - FY2026-27**

**FUND 10**

*As of 4/27*

| Category       | Account Description       | Account  | FY23-24 Actual | FY24-25 Actual | FY25-26 YTD Actual | FY25-26 Budget | Proposed FY2027 | Comments                               |
|----------------|---------------------------|----------|----------------|----------------|--------------------|----------------|-----------------|--|
| Governing Body | Elected Officials         | 5100-416 | \$ 20,000.00   | \$ 19,583.00   | \$ 12,500.00       | \$ 20,000.00   | \$ 25,200.00    | Increase - \$600 Mayor / \$300 Council |
| Governing Body | FICA                      | 5100-421 | \$ 1,530.00    | \$ 1,498.00    | \$ 956.00          | \$ 1,600.00    | \$ 2,000.00     | 7.65% Employer Match                   |
| Administration | Full-time regular wages   | 5210-411 | \$ 108,565.00  | \$ 144,468.00  | \$ 127,987.00      | \$ 180,000.00  | \$ 200,000.00   | 3 full-time positions                  |
| Administration | Part-time regular wages   | 5210-412 | \$ 1,470.00    | \$ 18,020.00   | \$ 12,950.00       | \$ 25,000.00   | \$ 25,000.00    | PT Special Projects Mgr                |
| Administration | Supplements to wages      | 5210-415 | \$ 4,000.00    | \$ 4,600.00    | \$ 7,000.00        | \$ 7,000.00    | \$ 9,000.00     | Longevity pay / Holiday Bonus          |
| Administration | FICA                      | 5210-421 | \$ 8,722.00    | \$ 12,765.00   | \$ 11,302.00       | \$ 17,000.00   | \$ 18,000.00    | 7.65% Employer Match(ft+pt+bonus)      |
| Administration | Unemployment Insurance    | 5210-422 |                |                | \$ 286.99          |                | \$ -            |  |
| Administration | LGERS Pension             | 5210-423 | \$ 13,994.00   | \$ 19,705.00   | \$ 18,417.00       | \$ 26,000.00   | \$ 30,000.00    | LOGC total rate 15.13% - Confirmed     |
| Administration | 401k                      | 5210-424 | \$ 5,428.00    | \$ 7,223.00    | \$ 6,349.00        | \$ 9,000.00    | \$ 10,000.00    | 5% Employer Match                      |
| Administration | Health & Life Insurance   | 5210-425 | \$ 33,830.00   | \$ 42,662.00   | \$ 34,233.00       | \$ 48,000.00   | \$ 50,000.00    | Renewal Rates Pending                  |
| Administration | Professional Services     | 5210-511 | \$ 50,101.00   | \$ 61,179.00   | \$ 47,624.00       | \$ 150,000.00  | \$ 150,000.00   | Lawyer/Audit/Engineering/Planning      |
| Administration | Contractual Services      | 5210-512 | \$ 8,540.00    | \$ 9,162.00    | \$ 15,356.00       | \$ 19,000.00   | \$ 32,000.00    | Add BMS Licensing \$12,500             |
| Administration | Staff Development & trave | 5210-513 | \$ 2,739.00    | \$ 3,450.00    | \$ 5,910.00        | \$ 8,000.00    | \$ 10,000.00    |  |
| Administration | Advertising               | 5210-515 | \$ 268.00      | \$ 341.00      | \$ 688.00          | \$ 500.00      | \$ 1,000.00     | Bid Ads for paving & fire station      |
| Administration | Maint & Rep - Buildings   | 5210-522 | \$ 13,056.00   | \$ 17,824.00   | \$ 4,393.00        | \$ 20,000.00   | \$ 10,000.00    |  |
| Administration | Maint & Rep - Equipment   | 5210-523 | \$ 11,121.00   | \$ 13,214.00   | \$ 2,079.00        | \$ 15,000.00   | \$ 10,000.00    |  |
| Administration | Property & Other Liabilit | 5210-525 | \$ 9,576.00    | \$ 9,500.00    | \$ 10,546.00       | \$ 12,000.00   | \$ 12,900.00    | Current Proposals                      |
| Administration | Utilities & Communication | 5210-526 | \$ 13,187.00   | \$ 7,538.00    | \$ 9,184.00        | \$ 13,000.00   | \$ 13,000.00    |  |
| Administration | Bank fees                 | 5210-532 | \$ 728.00      | \$ 695.00      | \$ 508.00          | \$ 750.00      | \$ 800.00       |  |
| Administration | Dues & subscriptions      | 5210-534 | \$ 3,177.00    | \$ 3,876.00    | \$ 3,859.00        | \$ 8,750.00    | \$ 7,000.00     |  |

| Category       | Account Description                          | Account      | FY23-24 Actual       | FY24-25 Actual       | FY25-26 YTD Actual   | FY25-26 Budget         | Proposed FY2027        | Comments  |
|----------------|--|--------------|----------------------|----------------------|----------------------|------------------------|------------------------|---|
| Administration | Postage & Printing                           | 5210-535     | \$ 660.00            | \$ 4,126.00          | \$ 2,263.00          | \$ 7,000.00            | \$ 5,000.00            | Water Bills & Postage moved to W/S fund                                 |
| Administration | Collection Fee                               | 5210-537     | \$ 5,202.00          | \$ 4,821.00          |                      | \$ 6,750.00            | \$ 6,750.00            | Date Change by Tax Office (No Bill in FY26)                             |
| Administration | Supplies                                     | 5210-551     | \$ 1,773.00          | \$ 2,029.00          | \$ 2,105.00          | \$ 3,000.00            | \$ 3,000.00            |   |
| Administration | Capital Outlay                               | 5210-561     | \$ 10,641.00         | \$ 2,611.00          | \$ 33,637.00         | \$ 180,600.00          | \$ 48,600.00           | \$31,849.27 Bridge Betterments  |
| Administration | Election Expense                             | 5210-574     | \$ 1,156.00          |                      | \$ 1,374.00          | \$ 1,500.00            | \$ -                   | Not Election Year   |
| Administration | Miscellaneous Expense                        | 5210-579     | \$ 2,419.00          | \$ 3,440.00          | \$ 1,379.00          | \$ 3,000.00            | \$ 3,000.00            |   |
| Police         | Professional Services                        | 5300-511     | \$ 27,556.00         | \$ 32,059.00         | \$ 28,729.00         | \$ 38,000.00           | \$ 35,000.00           | GCPD request (new post & outside staffing)                              |
| Police         | Contractual Services                         | 5300-512     | \$ 267,750.00        | \$ 267,750.00        | \$ 233,750.00        | \$ 255,000.00          | \$ 255,000.00          | Year 2 of five year contract / No Increase                              |
| Fire           | Contractual Services                         | 5400-512     | \$ 68,500.00         | \$ 68,500.00         | \$ 62,792.00         | \$ 68,500.00           | \$ 72,000.00           | New Contract - 5% increase year one. Year 2 & 3 will increase to \$75K  |
| Fire           | Maint & Rep - Buildings                      | 5400-522     | \$ 18,128.00         |                      |                      | \$ 10,000.00           | \$ 27,000.00           | Electrical Upgrades   |
| Fire           | Capital Outlay                               | 5400-561     | \$ 18,632.00         |                      |                      | \$ 20,000.00           | \$ 50,000.00           | Electrical Upgrades / Add Generator                                     |
| Parks & Rec    | Maint & Rep - Equipment                      | 5510-523     | \$ 33,470.00         | \$ 25,311.00         | \$ 22,030.00         | \$ 40,000.00           | \$ 40,000.00           | Greenway Maint / Natural Surface Refresh                                |
| Parks & Rec    | Utilities & Communication                    | 5510-526     | \$ 41.00             | \$ 151.00            | \$ 1,417.00          | \$ 2,100.00            | \$ 2,100.00            | Lighting & Irrigation at Legacy Park                                    |
| Parks & Rec    | Capital Outlay                               | 5510-561     | \$ 94,278.00         | \$ 22,640.00         |                      | \$ 30,000.00           | \$ 50,000.00           | Parking Lot Lighting / drainage / Upgrade Exercise Equipment or Removal |
| Parks & Rec    | Interfund Transfer - Riverlink Trail Project | 9999-732     |                      |                      |                      |                        | \$ 350,000.00          | Match \$ for CMAQ Trail Project   |
| Streets        | Maint & Rep - Infrastruct                    | 5740-521     | \$ 8,998.00          | \$ 17,525.00         | \$ 2,158.00          | \$ 10,000.00           | \$ 10,000.00           | Street & Sidewalk Repairs *Increase needed*                             |
| Streets        | Utilities & Communication                    | 5740-526     | \$ 23,647.00         | \$ 30,731.00         | \$ 20,900.00         | \$ 28,200.00           | \$ 28,000.00           | Street & Bridge Lighting  |
| Solid Waste    | Contractual Services                         | 5750-512     | \$ 94,464.00         | \$ 95,965.00         | \$ 75,025.00         | \$ 100,000.00          | \$ 104,000.00          | 4% Increase / CPI clause  |
|                |  | <b>TOTAL</b> | <b>\$ 987,347.00</b> | <b>\$ 974,962.00</b> | <b>\$ 819,686.99</b> | <b>\$ 1,384,250.00</b> | <b>\$ 1,705,350.00</b> |   |

## 2026 Updated

| MUNICIPALITY       | Property Tax Revenue | Property Tax Rate | Fire Tax Rate | Total Tax Rate | Revenue Produced From One Cent Rate |
|--------------------|----------------------|-------------------|---------------|----------------|-------------------------------------|
| Belmont            | \$ 14,806,298.00     | \$ 0.455          | \$ -          | \$ 0.455       | \$ 325,413.14                       |
| Bessemer City      | \$ 4,360,000.00      | \$ 0.550          | \$ -          | \$ 0.550       | \$ 79,272.73                        |
| Cherryville        | \$ 3,120,000.00      | \$ 0.480          | \$ -          | \$ 0.480       | \$ 65,000.00                        |
| Cramerton          | \$ 4,558,337.00      | \$ 0.430          | \$ -          | \$ 0.430       | \$ 106,007.84                       |
| Dallas             | \$ 2,541,474.00      | \$ 0.44           | \$ -          | \$ 0.44        | \$ 57,760.77                        |
| High Shoals        | \$ 210,305.00        | \$ 0.350          | \$ 0.115      | \$ 0.465       | \$ 6,008.71                         |
| Knngs Mountain     | \$                   | \$ 0.48           | \$ -          | \$ 0.48        |                                     |
| Lowell             | \$ 2,460,000.00      | \$ 0.355          | \$ 0.115      | \$ 0.470       | \$ 69,295.77                        |
| <b>McAdenville</b> | <b>\$ 700,000.00</b> | <b>\$ 0.39</b>    | <b>\$ -</b>   | <b>\$ 0.39</b> | <b>\$ 17,948.72</b>                 |
| Mount Holly        | \$ 12,642,629.00     | \$ 0.405          | \$ -          | \$ 0.405       | \$ 312,163.68                       |
| Ranlo              | \$ 1,975,000.00      | \$ 0.450          | \$ 0.115      | \$ 0.565       | \$ 43,888.89                        |
| Stanley            | \$ 3,400,000.00      | \$ 0.49           | \$ -          | \$ 0.49        | \$ 69,387.76                        |
| Gastonia           | \$ 56,429,853.00     | \$ 0.47           | \$ -          | \$ 0.47        | \$ 1,200,635.17                     |
| Gaston County      | \$ 211,466,597.00    | \$ 0.599          | \$ -          | \$ 0.599       | \$ 3,530,327.16                     |

**Town of McAdenville**  
**Property Tax Revenue Projections**

FY 2026-27

|   | <b>Current Rate</b><br><b>\$0.39/\$100</b> | <b>Projected</b><br><b>\$0.40/\$100</b> | <b>Projected</b><br><b>\$0.41/\$100</b> | <b>Projected</b><br><b>\$0.42/\$100</b> |
|---|--|---|---|---|
| Current Valuation Less DMV<br>Values & Mannington | \$161,736,284                              | \$161,736,284                           | \$161,736,284                           | \$161,736,284                           |
| ÷ 100   | <u>\$1,617,363</u>                         | <u>\$1,617,363</u>                      | <u>\$1,617,363</u>                      | <u>\$1,617,363</u>                      |
| Property Tax Revenue                              | <u>\$630,772</u>                           | <u>\$646,945</u>                        | <u>\$663,119</u>                        | <u>\$679,292</u>                        |
| <b>Prop Tax Revenue at 98.5% Collection</b>       | <b>\$621,310</b>                           | <b>\$637,241</b>                        | <b>\$653,172</b>                        | <b>\$669,103</b>                        |
| <b>Revenue Increase</b>                           |  | <b>\$15,931</b>                         | <b>\$31,862</b>                         | <b>\$47,793</b>                         |

\*Each 1¢ Yields \$15,931 in Revenue at the Current Collection Rate

\*\* Manninton Personal Property Valuation \$18million = \$70,200 per year loss at the current tax rate.

**Elected Officials Compensation**

| <u>Municipality</u> | <u>Mayor</u> | <u>Council</u> |                                    |
|---------------------|--------------|----------------|------------------------------------|
| Ranlo               | \$ 3,600.00  | \$ 3,600.00    | *access to medical benefits        |
| McAdenville         | \$ 7,200.00  | \$ 3,600.00    |                                    |
| Dallas              | \$ 7,200.00  | \$ 6,000.00    |                                    |
| Cherryville         | \$ 7,371.00  | \$ 5,778.00    | *access to medical benefits        |
| Bessemer City       | \$ 9,000.00  | \$ 7,000.00    |                                    |
| Cramerton           | \$ 9,000.00  | \$ 7,500.00    | *Board initiated increae FY2026-27 |
| Stanley             | \$ 9,600.00  | \$ 7,200.00    |                                    |
| Mt. Holly           | \$ 15,354.00 | \$ 9,865.00    |                                    |
| Gastonia            | \$ 19,695.00 | \$ 16,946.00   | * \$400/mth expense allowance      |

**POWELL BILL**

**COMBINED BUDGET - FY2026-2027**

**FUND 51**

**REVENUES**

| Category | Account Description             | Account | FY23-24 Actual | FY24-25 Actual | FY25-26 YTD Actual | FY25-26 Budget | Proposed FY2027 | Comments                              |
|----------|---------------------------------|---------|----------------|----------------|--------------------|----------------|-----------------|---------------------------------------|
| Streets  | Powell Bill Grant Aid           | 4280    | \$ 29,361.00   | \$ 32,541.00   | \$ 31,943.00       | \$ 32,000.00   | \$ 32,000.00    |                                       |
| Streets  | Interest earnings               | 4311    | \$ 3,809.00    | \$ 4,405.00    | \$ 3,363.00        | \$ 4,000.00    | \$ 3,000.00     |                                       |
| Streets  | Appropriation from fund balance | 4999    |                |                |                    | \$ 39,000.00   | \$ 65,000.00    | Expected year end fund balance \$146K |
|          | <b>TOTAL</b>                    |         |                |                | \$ 35,306.00       | \$ 75,000.00   | \$ 100,000.00   |                                       |

**EXPENSES**

| Category | Account Description       | Account  | FY23-24 Actual | FY24-25 Actual | FY25-26 YTD Actual | FY25-26 Budget | Proposed FY2027 | Comments |
|----------|---------------------------|----------|----------------|----------------|--------------------|----------------|-----------------|----------|
| Streets  | Maint & Rep - Infrastruct | 5740-521 | \$ 25,439.00   | \$ 29,077.00   | \$ 4,350.00        | \$ 75,000.00   | \$ 100,000.00   |          |
|          | <b>TOTAL</b>              |          |                |                |                    |                | \$ 100,000.00   |          |

Over the past 5 years municipalities have seen an 80% increase in street resurfacing costs. (Per publication by NCLM)

New on-call engineering will do a street inventory and assessment to help the town prioritize repaving efforts.

**Water / Sewer Fund  
Revenue Budget  
WATER / SEWER**

**FUND 51**

| Category        | Account Description                   | Account | FY23-24 Actual       | FY24-25 Actual       | FY25-26 YTD Actual   | FY25-26 Budget       | Proposed FY2027      |                             |
|-----------------|---------------------------------------|---------|----------------------|----------------------|----------------------|----------------------|----------------------|-----------------------------|
| Water and Sewer | Tax Revenues - Interest and Penalties | 4113    | \$ 2,498.00          |                      |                      | \$ -                 | \$ -                 |                             |
| Water and Sewer | Interest earnings                     | 4311    | \$ 45,529.00         | \$ 77,825.00         | \$ 55,544.00         | \$ 57,000.00         | \$ 60,000.00         | Est \$5K/mth                |
| Sewer           | Utilities - Sewer                     | 4462    | \$ 216,212.00        | \$ 224,323.00        | \$ 199,030.00        | \$ 225,000.00        | \$ 228,000.00        | Est \$19K/mth Current Rates |
| Water           | Utilities - Water                     | 4463    | \$ 342,971.00        | \$ 397,033.00        | \$ 316,242.00        | \$ 387,000.00        | \$ 168,000.00        | Est \$14K/mth Current Rates |
| Water and Sewer | Returned Check Fees                   | 4511    | \$ 30.00             |                      | \$ 180.00            | \$ -                 | \$ -                 |                             |
| Water and Sewer | System development fees               | 4541    | \$ 1,250.00          |                      | \$ -                 | \$ -                 | \$ -                 |                             |
| Water and Sewer | Utility connection fees               | 4561    | \$ 807.00            | \$ 450.00            | \$ 100.00            | \$ 250.00            | \$ -                 |                             |
| Water and Sewer | Utility late payment fees             | 4562    | \$ 5,102.00          | \$ 12,616.00         | \$ 6,127.00          | \$ 5,750.00          | \$ 6,000.00          |                             |
| Water           | Tap Fees - Water                      | 4563    | \$ 750.00            | \$ 2,400.00          | \$ 300.00            | \$ -                 | \$ -                 |                             |
| Sewer           | Tap Fees - Sewer                      | 4564    |                      |                      | \$ -                 | \$ -                 | \$ -                 |                             |
| Water and Sewer | Grant Revenues                        | 4610    |                      |                      | \$ -                 | \$ -                 | \$ -                 |                             |
| Water and Sewer | Insurance Recovery                    | 4740    | \$ 454.00            |                      | \$ -                 | \$ -                 | \$ -                 |                             |
| Water and Sewer | Miscellaneous Revenues                | 4790    | \$ 281.00            |                      | \$ 76.00             | \$ -                 | \$ -                 |                             |
|                 | <b>TOTAL</b>                          |         | <b>\$ 615,884.00</b> | <b>\$ 714,647.00</b> | <b>\$ 577,599.00</b> | <b>\$ 675,000.00</b> | <b>\$ 462,000.00</b> |                             |

**4/27/2026 - shortfall of \$33,075**

**WATER / SEWER**

**EXPENSE BUDGET - FY2026-27**

**FUND 51**

| Category          | Account Description       | Account      | FY23-24 Actual       | FY24-25 Actual       | FY25-26 YTD Actual   | FY25-26 Budget       | Proposed FY2027      | Comments   |
|-------------------|---------------------------|--------------|----------------------|----------------------|----------------------|----------------------|----------------------|--|
| Water and Sewer   | Full-time regular wages   | 5810-411     | \$ 26,824.00         | \$ 28,198.00         | \$ 24,021.00         | \$ 31,000.00         | \$ 27,000.00         | salary split between GF & WS   |
| Water and Sewer   | FICA                      | 5810-421     | \$ 2,051.00          | \$ 2,140.00          | \$ 1,822.00          | \$ 2,400.00          | \$ 2,100.00          | 7.65% Employer Match   |
| Water and Sewer   | LGERS Pension             | 5810-423     | \$ 3,458.00          | \$ 3,846.00          | \$ 3,457.00          | \$ 4,500.00          | \$ 4,100.00          | LGERS rate 15.13% - Confirmed  |
| Water and Sewer   | 401k                      | 5810-424     | \$ 1,341.00          | \$ 1,410.00          | \$ 1,191.00          | \$ 1,550.00          | \$ 1,350.00          | 5% employer contribution   |
| Water and Sewer   | Health & Life Insurance   | 5810-425     | \$ 1,687.00          | \$ 7,195.00          | \$ 5,684.00          | \$ 9,500.00          | \$ 8,000.00          | Renewal Pending  |
| Water and Sewer   | Professional Services     | 5810-511     | \$ 350.00            | \$ 9,600.00          | \$ 17,975.00         | \$ 40,000.00         | \$ 10,000.00         | Adjust for available revenues  |
| Water             | Contractual Services      | 5810-512     | \$ 16,164.00         | \$ 17,696.00         | \$ 16,393.00         | \$ 26,000.00         | \$ 22,000.00         | Meter Reading \$10-11K / Water Dist Monitoring fee \$11K                     |
| Water and Sewer   | Bank fees                 | 5810-532     | \$ 987.00            | \$ 738.00            | \$ 508.00            | \$ 750.00            | \$ 800.00            |  |
| Water and Sewer   | Postage & Printing        | 5810-535     |                      |                      |                      |                      | \$ 2,500.00          | Postcard bills & stamps  |
| Water and Sewer   | Supplies                  | 5810-551     | \$ 421.00            | \$ 2,657.00          | \$ 1,621.00          | \$ 4,500.00          | \$ 3,000.00          | Meter Supplies Inventory / New Construction will impact.                     |
| Water and Sewer   | Permits & Licenses        | 5810-552     |                      |                      | \$ 1,931.00          | \$ 5,000.00          | \$ 2,500.00          | NCRW & Water Permits   |
| Water             | Purchases for Resale      | 5810-556     | \$ 228,161.00        | \$ 240,974.00        | \$ 175,255.00        | \$ 247,000.00        | \$ 204,000.00        | 7.5% increase by TRU ( Minimum Bill \$17,283 -Flushing). (min 4M gal/mth)    |
| Sewer             | Debt service - Principle  | 5810-564     | \$ 16,025.00         | \$ 16,025.00         | \$ 16,025.00         | \$ 16,025.00         | \$ 16,025.00         | Actual   |
| Sewer             | Debt service - Interest   | 5810-565     | \$ 4,168.00          | \$ 3,923.00          | \$ 3,678.00          | \$ 3,680.00          | \$ 3,450.00          | Actual   |
| Water and Sewer   | Miscellaneous Expense     | 5810-579     | \$ 1,893.00          | \$ 2,173.00          | \$ 203.00            | \$ 500.00            | \$ 250.00            |  |
| Water             | Maint & Rep - Infrastruct | 5820-521     | \$ 22,159.00         | \$ 17,451.00         | \$ 12,226.00         | \$ 52,595.00         | \$ 20,000.00         | Adjust for available revenues  |
| Sewer             | Maint & Rep - Infrastruct | 5830-521     | \$ 4,734.00          | \$ 1,452.00          | \$ 8,266.00          | \$ 15,000.00         | \$ 15,000.00         | Adjust for available revenues  |
| Sewer (Treatment) | Contractual Services      | 5870-512     | \$ 206,796.00        | \$ 196,491.00        | \$ 123,504.00        | \$ 215,000.00        | \$ 153,000.00        | Est (\$11/mth with 7.5% increase) New Meter with Est Bill for 3 mths +8% I&I |
|                   |                           | <b>TOTAL</b> | <b>\$ 537,219.00</b> | <b>\$ 551,969.00</b> | <b>\$ 413,760.00</b> | <b>\$ 675,000.00</b> | <b>\$ 495,075.00</b> |  |

**Town of McAdenville**  
**Water/Sewer Revenue Projections for FY 2026-27**

|                 | Annual<br>Totals          | Current Annual |              | 5% Increase |                    | 7.5% Increase |                    | 10% Increase |                    |
|-----------------|---------------------------|----------------|--------------|-------------|--------------------|---------------|--------------------|--------------|--------------------|
|                 |                           | Rate           | Revenue      | Rate        | Revenue            | Rate          | Revenue            | Rate         | Revenue            |
| Water Usage     | 19,573,241                | \$7.59         | \$148,560.90 | \$7.97      | \$155,988.94       | \$8.16        | \$159,702.97       | \$8.35       | \$163,416.99       |
| Water Customers | 361                       | \$5.48         | \$23,739.36  | \$5.75      | \$24,926.33        | \$5.89        | \$25,519.81        | \$6.03       | \$26,113.30        |
|                 |                           |                | \$172,300.26 |             | \$180,915.27       |               | \$185,222.78       |              | \$189,530.29       |
| Sewer Usage     | 15,337,579                | \$13.58        | \$208,284.32 | \$14.26     | \$218,698.54       | \$14.60       | \$223,905.65       | \$14.94      | \$229,112.76       |
| Sewer Customers | 291                       | \$6.04         | \$21,091.68  | \$6.34      | \$22,146.26        | \$6.49        | \$22,673.56        | \$6.64       | \$23,200.85        |
|                 |                           |                | \$229,376.00 |             | \$240,844.80       |               | \$246,579.20       |              | \$252,313.60       |
|                 | <b>TOTALS</b>             |                | \$401,676.26 |             | \$421,760.08       |               | \$431,801.98       |              | \$441,843.89       |
|                 | <b>REVENUE DIFFERENCE</b> |                |              |             | <b>\$20,083.81</b> |               | <b>\$30,125.72</b> |              | <b>\$40,167.63</b> |

**Water Bill Estimates**

|                         |          |          |          |          |
|-------------------------|----------|----------|----------|----------|
| Water @ 5000 gal.       | \$43.43  | \$45.60  | \$46.69  | \$47.77  |
| Sewer @ 5000 gal.       | \$73.94  | \$77.64  | \$79.49  | \$81.33  |
| Projected 5000 gal bill | \$117.37 | \$123.24 | \$126.17 | \$129.11 |
| Water @ 2500 gal.       | \$24.46  | \$25.68  | \$26.29  | \$26.90  |
| Sewer @ 2500 gal.       | \$39.99  | \$41.99  | \$42.99  | \$43.99  |
| Projected 2500 gal bill | \$64.45  | \$67.67  | \$69.28  | \$70.89  |

**Town of McAdenville**  
**Industrial Water Availability Fee Projections**

| <u>Meter Size</u> | <u># of Customers</u> | <u>Monthly Fee</u> | <u>Annual Revenue</u>             |
|-------------------|-----------------------|--------------------|-----------------------------------|
| 3"                |                       | \$209.46           |                                   |
| 4"                | 1                     | \$327.23           | \$3,926.76                        |
| 6"                | 2                     | \$654.41           | \$15,705.75                       |
| 8"                | 1                     | \$1,046.78         | \$12,561.38                       |
| 10"               | 1                     | \$1,635.99         | \$19,631.87 *Mannington Fire Line |
| 12"               |                       | \$2,818.76         |                                   |
| <b>TOTALS</b>     |                       |                    | <b>\$51,825.75</b>                |
|                   |                       | *Less Fire Line    | \$32,193.89                       |