Cumulative Impact of Potential Fee and Tax Increases (FY26)

Representative Sample of Properties

Impact on household of $191,760 appraised value, residential refuse collection, and 800 gallons/mo. utility consumption ($98,960 appraised value in 2025)							
	Annual property taxes		Annual refuse fees	Annual Utility fees	Annual Stormwater fees	TOTAL ANNUAL BURDEN	DIFFERENCE
FY24	$475.01		$288	$502.70		$1,265.71	
FY25	$475.01		$300	$509.62	$48	$1,332.63	$66.92
FY26	$.33	$632.80	$300 (No Change)	$516.91 (Total w/typical annual 4% consumption rate increase)	$48 (No Change)	$1,497.72	$165.09
	$.34	$651.98				$1,516.89	$184.26
	$.35	$671.16				$1,536.07	$203.44
	$.36	$690.33				$1,555.24	$222.61
	$.37	$709.51				$1,574.42	$241.79
	$.38	$728.68				$1,593.60	$260.97
	$.39	$747.86				$1,612.77	$280.15
	$.40	$767.04				$1,631.95	$299.32

Impact on household of $595,000 appraised value, residential refuse collection, and 2,700 gallons/mo. utility consumption ($311,440 appraised value in 2025)							
	Annual property taxes		Annual refuse fees	Annual Utility fees	Annual Stormwater fees	TOTAL ANNUAL BURDEN	DIFFERENCE
FY24	$1,494.91		$288	$918.58		$2,701.49	
FY25	$1,494.91		$300	$941.90	$48	$2,784.81	$83.32
FY26	$.33	$1963.50	$300 (No Change)	$966.53 (Total w/typical annual 4% consumption rate increase)	$48 (No Change)	$3,278.02	$493.22
	$.34	$2023.00				$3,337.53	$552.72
	$.35	$2082.50				$3,397.02	$612.21
	$.36	$2142.00				$3,456.53	$671.72
	$.37	$2201.50				$3,516.02	$731.22
	$.38	$2261.00				$3,575.53	$790.72
	$.39	$2320.50				$3,635.02	$850.22
	$.40	$2380.00				$3,694.53	$909.72

Impact on household of $1,181,620 appraised value, residential refuse collection, and 4,200 gallons/mo. utility consumption (906,820 appraised value in 2025)							
	Annual property taxes		Annual refuse fees	Annual Utility fees	Annual Stormwater fees	TOTAL ANNUAL BURDEN	DIFFERENCE
FY24	$4,352.73		$288	$1,246.89		$5,887.62	
FY25	$4,352.73		$300	$1,283.18	$180	$6,115.97	$228.29
FY26	$.33	$3899.35	$300 (No Change)	$1,321.49 (Total w/typical annual 4% consumption rate increase)	$180 (No Change)	$5,700.83	($415.17)
	$.34	$4017.51				$5,818.99	($296.98)
	$.35	$4135.67				$5,937.15	($178.81)
	$.36	$4253.83				$6,055.32	($60.65)
	$.37	$4371.99				$6,173.48	$57.51
	$.38	$4490.15				$6,291.64	$175.67
	$.39	$4608.32				$6,409.81	$293.83
	$.40	$4726.48				$6,527.97	$411.99

	Annual Impact of New Tax Rate and Fees on Various Commercial Entities							
		Prop Tax		Refuse Fees	Existing Utility Fees	HSWS	Stormwater Fee	TOTAL BURDEN	DIFFERENCE
Ingles	FY25	$49,343		$0	$44,006	$2,424	$1,800	$97,573	
	FY26	Based on valuation of $11,065,990		Not applicable	Based on Avg. of 191,975 gal./mo. (Total w/typical 4% annual consumpt increase)	Tier 3 rates Based on Avg. of 191,975 gal./mo. (No Change)	>250,000 sq. ft. of impervious @ $150/mo. (No Change)		
	FY26	$.33	$36,518	$0	$45,756.56	$2,424	$1,800	$86,498	($11,074)
		$.34	$37,624					$87,605	($9,968)
		$.35	$38,731					$88,711	($8,861)
		$.36	$39,837					$89,818	($7,754)
		$.37	$40,944					$90,924	($6,648)
		$.38	$42,050					$92,031	($5,541)
		$.39	$43,157					$93,137	($4,435)
		$.40	$44,264					$94,244	($3,328)

Belk	FY25	$12,628		$2,880	$17,482.61	$0	$180	$33,170	
	FY26	Based on valuation of $2,553,900		Based on 19 collections per month (No change)	Based on Avg. of 75,400 gal./mo. (Total w/typical 4% annual consumpt increase)	Tier 2 rates Based on Avg. of 75,400 gal./mo. (No change)	>7,000 sq. ft. of impervious @ $15/mo. (No change)		
	FY26	$.33 $.34 $.35 $.36 $.37 $.38 $.39 $.40	$8,428 $8,683 $8,938 $9,194 $9,449 $9,704 $9,960 $10,215	$4,560	$18,170	$0	$180	$31,338 $31,593 $31,848 $32,104 $32,359 $32,615 $32,870 $33,125	($1,831) ($1,576) ($1,321) ($1,065) ($810) ($554) ($299) ($44)

Charlies Tire	FY25	$5,000		$5,760	$7,608	N/A	N/A	$18,368	
	FY26	Based on valuation of $1,191,970		Based on 15 collections per month	Based on Avg. of 32,000 gal./mo. (Total w/typical 4% annual consumpt increase)	Tier 3 rates Based on Avg. of 32,000 gal./mo. (No change)	>7,000 sq. ft. of impervious @ $15/mo. (No change)		
	FY26	$.33 $.34 $.35 $.36 $.37 $.38 $.39 $.40	$3,932 $4,051 $4,170 $4,289 $4,408 $4,527 $4,647 $4,766	$5,760	$7,900	$408	$180	$17,772 $17,891 $18,010 $18,129 $18,248 $18,368 $18,487 $18,606	($596) ($477) ($357) ($238) ($119) $0.04 $119 $238

TR Hospital	FY25	$114,965		$0	$129,773	$7,164	$1,800	$253,702	
	FY26	Based on valuation of $21,915,080		Not applicable	Based on Avg. of 568,941 gal./mo. (Total w/typical 4% annual consumpt increase)	Tier 3 rates Based on Avg. of 568,941 gal./mo. (No change)	>250,000 sq. ft. of impervious @ $150/mo. (No change)		
	FY26	$.33 $.34 $.35 $.36 $.37 $.38 $.39 $.40	$72,319 $74,511 $76,702 $78,894 $81,085 $83,277 $85,468 $87,660	$0	$129,763	$7,164	$1,800	$216,245 $218,437 $220,628 $222,820 $225,011 $227,203 $229,394 $231,586	($37,456) ($35,264) ($33,073) ($30,881) ($28,690) ($26,498) ($24,307) ($22,115)

Hunters & Gatherers	FY25	$1,884		$0	$3,103	N/A	N/A	$4,987	
		Based on valuation of $662,540		Not applicable	Based on Avg. of 12,200 gal./mo. (Total w/typical 4% annual consumpt increase)	Tier 2 rates Based on Avg. of 12,200 gal./mo. (No change)	<7,000 sq. ft. of impervious @ $4.00/mo. (No change)		
	FY26	$.33 $.34 $.35 $.36 $.37 $.38 $.39 $.40	$2,186 $2,252 $2,318 $2,385 $2,451 $2.517 $2,583 $2,650	$0	$3,214	$0	$48	$5,448 $5,515 $5,581 $5,647 $5,714 $5,780 $5,846 $5,912	$461.99 $528.24 $594.49 $660.75 $727.01 $793.26 $859.51 $925.76

Triangle Stop 208	FY24	$7,206		$0	$23,398	$108	$180	$30,892	
		Based on valuation of $4,535,350		Not applicable	Based on Avg. of 101,400 gal./mo. (Total w/typical 4% annual consumpt increase)	Tier 3 rates Based on Avg. of 101,400 gal./mo. (No Change)	>7,000 sq. ft of impervious @ $15.00/mo. (No Change)		
	FY25	$.33 $.34 $.35 $.36 $.37 $.38 $.39 $.40	$14,999 $15,454 $15,908 $16,363 $16,817 $17,272 $17,726 $18,181	$0	$24,322	$108	$180	$39,610 $40,065 $40,519 $40,974 $41,428 $41,883 $42,337 $42.792	$8,718 $9,173 $9,627 $10,082 $10,536 $10,991 $11,445 $11,900