Village Council
Agenda for Work Session Meeting of April 22, 2025
Assembly Hall
395 Magnolia Road, Pinehurst, NC 28374
Pinehurst, North Carolina
4:30 PM

1. Call to Order
2. General Business
   A. FY2026 Budget Review and FY26-30 SOP Forecast
3. Closed Session
   A. Closed Session Pursuant to NCGS § 143-318.11(a)(5)
4. Motion to Adjourn

Vision: The Village of Pinehurst is a charming, vibrant community which reflects our rich history and traditions.
Mission: Promote, enhance, and sustain the quality of life for residents, businesses, and visitors.
Values: Service, Initiative,Teamwork, and Improvement.

FY2026 Budget Review and FY26-30 SOP Forecast

ADDITIONAL AGENDA DETAILS:

FROM:	Doug Willardson, Village Manager
CC:	Village Council;
DATE OF MEMO:	04/10/2025

MEMO DETAILS

Please see the attached memo.

ATTACHMENTS

1. Budget Scenario Memo
2. Budget Work Session Scenarios
3. FY 2026 Budget Work Session Presentation - April 22, 2025
4. Council Budget Work Session Materials - FY 2026 Budget

MEMORANDUM

Subject: FY26 Budget Review and 5-Year Forecast Scenarios

Following the discussion at our recent budget overview meeting, we plan to briefly review the following FY26 budget items:

- **Police Department LPR System**
- **Magnolia/Rattlesnake Trail Walkways** – If we proceed with only the Magnolia portion, the estimated project cost is $95,000 compared to the $350,000 currently budgeted.
- **Salt and Brine Building / Water Tank Removal** – Since final plans are not yet in place, it may be reasonable to remove this project from the FY26 budget for now. If plans are finalized later in the year, we can seek a fund balance appropriation to move the project forward. (The proposed budget already assumes the use of fund balance for this project.)

In addition to these specific FY26 items, we have prepared several 5-year forecast scenarios for your consideration:

Scenario A:

Current Proposed Budget (as previously presented)

	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
Tax Rate	$0.225	$0.225	$0.225	$0.235	$0.235	$0.245
Year-Over-Year Tax Rate Change	-0.5¢	-	-	1.0¢	-	1.0¢
Assume 10% increase in Property Valuations in revaluation year FY 28	$0.225	$0.225	$0.225	$0.215	$0.215	$0.225
	-0.5¢	-	-	-1.0¢	-	1.0¢
FB as % of Total Budget	NA	58.8%	38.7%	35.0%	34.3%	29.3%
Estimated Operating Margin	NA	0.88	0.91	0.92	0.94	0.96

As we discussed, the ongoing challenge is that operating expenses — particularly salaries and benefits — are growing faster than our recurring revenues. Our target operating margin is around 90%, but by FY30, it trends closer to 96%.

Additionally, if we assume a 10% increase in property values during the FY28 revaluation, the FY28 rate would drop and then the increase in FY30 would bring us back up to match today's rate.

Scenario B:

Proposed Budget with a 0.5¢ Tax Rate Decrease in FY26

	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
Tax Rate	$0.225	$0.22	$0.22	$0.235	$0.24	$0.25
Year-Over-Year Tax Rate Change	-0.5¢	-0.5¢	-	1.5¢	0.5¢	1.0¢
Assume 10% increase in Property Valuations in revaluation year FY 28	$0.225	$0.22	$0.22	$0.215	$0.22	$0.23
	-0.5¢	-	-	-.5¢	0.5¢	1.0¢
FB as % of Total Budget	NA	57.8%	36.8%	32.9%	33.1%	29.2%
Estimated Operating Margin	NA	0.89	0.92	0.92	0.93	0.95

Lowering the tax rate now would require higher rates in future years to make up for the lost revenue. We're already facing a structural deficit. The FY26 budget relies on $4 million in one-time revenue, but includes only about $2 million in one-time expenses. Reducing the tax rate at this point would be short-sighted, and I do not recommend it.

Scenario C:

Proposed Budget excluding Fire Department Ladder Truck and Station 93

	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
Tax Rate	$0.225	$0.225	$0.225	$0.235	$0.235	$0.235
Year-Over-Year Tax Rate Change	-0.5¢	-	-	1.0¢	-	-
	$0.225	$0.225	$0.225	$0.215	$0.215	$0.215

Assume 10% increase in Property Valuations in revaluation year FY 28	-0.5¢	-	-	-1.0¢	-	-
FB as % of Total Budget	NA	58.8%	49.4%	44.7%	44.5%	42.5%
Estimated Operating Margin	NA	0.88	0.91	0.91	0.92	0.95

While this scenario does improve the Fund Balance, it doesn't address the underlying issue—our ongoing operational expenses. Most of the reductions affect future debt service in FY29–30 and only marginally impact operational costs in FY30. The firefighter salaries were expected to be covered by grant funding, so removing them has no effect on the five-year financial outlook. That said, this scenario comes very close to meeting all of our established benchmarks. FY30 falls slightly short on the projected operating margin, but that year is still a long way off—and the gap is relatively minor.

Scenario D:

Proposed Budget removing the following FY26 projects:

- Water tank removal
- Walkways on Rattlesnake Trail (only keeping Magnolia walkways near the new library) at a cost of $95K instead of $350K
- Salt and Brine building

	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
Tax Rate	$0.225	$0.225	$0.225	$0.235	$0.235	$0.245
Year-Over-Year Tax Rate Change	-0.5¢	-	-	1.0¢	-	1.0¢
Assume 10% increase in Property Valuations in revaluation year FY 28	$0.225	$0.225	$0.225	$0.215	$0.215	$0.225
	-0.5¢	-	-	-1.0¢	-	1.0¢
FB as % of Total Budget	NA	61.7%	40.3%	36.8%	36.1%	31.0%
Estimated Operating Margin	NA	0.88	0.91	0.92	0.93	0.96

This helps improve the Fund Balance (which isn't the issue) but doesn't move the needle on our operating margin, since these are all one-time projects.

Scenario E:

Combination of Scenarios C and D

	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
Tax Rate	$0.225	$0.225	$0.225	$0.235	$0.235	$0.235
Year-Over-Year Tax Rate Change	-0.5¢	-	-	1.0¢	-	-
Assume 10% increase in Property Valuations in revaluation year FY 28	$0.225	$0.225	$0.225	$0.215	$0.215	$0.215
	-0.5¢	-	-	-1.0¢	-	-
FB as % of Total Budget	NA	61.7%	51.2%	46.5%	46.4%	44.5%
Estimated Operating Margin	NA	0.88	0.91	0.91	0.92	0.95

This scenario slightly strengthens the Fund Balance beyond Scenario C, but again, the real issue is ongoing expenses — and this combination addresses that the same as Scenario C.

Scenario F:

Proposed Budget with the following changes:

- Reduce tax rate to $0.22 in all years
- Remove ladder truck, West Pinehurst Park, and fire facility
- Walkways on Rattlesnake Trail (only keeping Magnolia walkways near the new library) at a cost of $150K instead of $350K
- Add $250K for rescue facility design in FY 2028
- Move fire pumper truck replacement from FY 2028 to FY 2027 and reduce cost from $1M to $800K
- Move Salt and Brine building from FY 2026 to FY 2027

	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
Tax Rate	$0.225	$0.22	$0.22	$0.22	$0.22	$0.22
Year-Over-Year Tax Rate Change	-0.5¢	-0.5¢	-	-	-	-

Assume 10% increase in Property Valuations in revaluation year FY 28	$0.225	$0.22	$0.22	$0.21	$0.21	$0.21
	-0.5¢	-	-	-1.0¢	-	-
FB as % of Total Budget	NA	59.3%	44.3%	44.5%	39.1%	33.9%
Estimated Operating Margin	NA	0.89	0.92	0.95	0.95	0.98

This scenario strengthens the Fund Balance because $3.6 million of capital is removed, but the real issue is ongoing expenses. The operating margin goes significantly higher in this scenario since there are no tax rate increases to support added staff or the increasing salaries and benefits costs over time. This also creates a structural deficit (operating loss) as soon as FY 2027 as compared to FY 2029 or FY 2030 in other scenarios.

Conclusion:

I look forward to working through these scenarios with Council. It's important to plan ahead, forecast responsibly, and make reasonable assumptions about the future. At the same time, we must recognize that economic conditions and community priorities will continue to evolve over the next five years. Above all, our focus should remain on ensuring that ongoing expenditures are supported by sustainable, ongoing revenues.

Scenario A - Baseline

$ in Thousands	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
Total Revenues & OFS	$ 27,086	$ 27,191	$ 28,085	$ 29,483	$ 30,760
Operating Expenditures	25,822	26,914	27,960	29,535	32,192
Operating Income (Loss)	*1,264*	*277*	*125*	*(52)*	*(1,432)*
Capital Expenditures	3,365	5,280	3,938	2,579	2,040
Other Financing Uses	1,910	2,150	400	-	-
Total Expenditures & OFU	$ 31,097	$ 34,344	$ 32,298	$ 32,114	$ 34,232

$ in Thousands	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
Beginning Fund Balance	$ 20,220	$ 18,275	$ 13,268	$ 11,292	$ 10,985
Revenues Over (Under) Exp	(4,011)	(7,153)	(4,213)	(2,631)	(3,472)
Budget to Actual Variance	2,066	2,146	2,237	2,324	2,493
Projected Actual Gain/(Loss)	(1,945)	(5,007)	(1,976)	(307)	(979)
Projected Ending GF Bal	**18,275**	**13,268**	**11,292**	**10,985**	**10,006**
% of Total Budget	**58.8%**	**38.6%**	**35.0%**	**34.2%**	**29.2%**
Baseline	58.8%	38.6%	35.0%	34.2%	29.2%
Change vs. Baseline	0.0%	0.0%	0.0%	0.0%	0.0%
Estimated Operating Margin	**0.88**	**0.91**	**0.92**	**0.94**	**0.96**
Baseline	0.88	0.91	0.92	0.94	0.96
Change vs. Baseline	-	-	-	-	-

Whole $	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
Ad Valorem Taxes:					
Tax Rate Change	$ -	$ -	$ 0.010	$ -	$ 0.010
Tax Rate	$ 0.225	$ 0.225	$ 0.235	$ 0.235	$ 0.245
Average residential tax bill ($500K value)	$ 1,125	$ 1,125	$ 1,175	$ 1,175	$ 1,225
Change to average residential tax bill	$ -	$ -	$ 50	$ -	$ 50
Value of $0.01 Tax Rate	$ 608,000	$ 618,000	$ 628,000	$ 639,000	$ 649,000
Property Tax Revenues	$ 13,675,000	$ 13,904,000	$ 14,758,000	$ 15,007,000	$ 15,905,000
Baseline	$ 13,675,000	$ 13,904,000	$ 14,758,000	$ 15,007,000	$ 15,905,000
Change vs. Baseline	$ -	$ -	$ -	$ -	$ -

Scenario A - Baseline

Whole $	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
Development:					
Pinewild Phase 5 homes built	-	40	37	-	-
Pinewile Phase 5 average home value	$ -	$ 1,000,000	$ 1,000,000	$ -	$ -
Pinewild Phase 4 annexation	No	No	No	Yes	Yes
Pinewild Phase 4 homes built				40	40
Pinewild Phase 4 average home value				$ 1,000,000	$ 1,000,000
Fire BIRDIE Implementation:					
# Firefighter FTEs added	-	-	-	-	12.00
Salaries & Benefits Cost per Firefighter	$ -	$ -	$ -	$ -	$ 102,500
SAFER grant received	No	No	No	No	Yes
Operating Costs	$ -	$ -	$ -	$ -	$ 132,000
Capital Costs	$ -	$ -	$ 400,000	$ 8,725,000	$ -
Debt Financed (Capital Project Fund)	$ -	$ -	$ -	$ 9,125,000	$ -
Fund Balance Financed (OFU)	$ -	$ -	$ 400,000	$ (400,000)	$ -
Downtown Parking Facility:					
# spaces	-	-	-	-	-
Construction cost per space	$ -	$ -	$ -	$ -	$ -
Operating Costs	$ -	$ -	$ -	$ -	$ -
Capital Costs	$ -	$ -	$ -	$ -	$ -
Debt Financed (Capital Project Fund)	$ -	$ -	$ -	$ -	$ -
Fund Balance Financed (OFU)	$ -	$ -	$ -	$ -	$ -
Multi-Modal/Golf Cart Paths:					
Baseline annual capital funding	$ 460,000	$ 460,000	$ 460,000	$ 460,000	$ 460,000
Additional funding	$ -	$ -	$ -	$ -	$ -
Total funding	$ 460,000	$ 460,000	$ 460,000	$ 460,000	$ 460,000

Scenario A - Baseline

Whole $	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
Stormwater Improvements:					
Baseline annual capital funding	$ 450,000	$ 450,000	$ 450,000	$ 450,000	$ 450,000
Additional funding	$ -	$ -	$ -	$ -	$ -
Total funding	$ 450,000	$ 450,000	$ 450,000	$ 450,000	$ 450,000
West Pinehurst Park Development:					
Operating	$ -	$ -	$ -	$ -	$ -
Capital	$ -	$ -	$ 743,000	$ -	$ -
Other Significant Capital:					
Fire Ladder Truck	$ -	$ 2,450,000	$ -	$ -	$ 50,000
Camelot Playground	$ -	$ -	$ -	$ 500,000	$ -
Village Place Development	$ 200,000	$ -	$ -	$ -	$ 200,000
Library Sidewalk Connections	$ 350,000	$ -	$ -	$ -	$ -
Trail Bridges	$ 200,000	$ 145,000	$ -	$ -	$ -
Salt/Brine Storage Building	$ 100,000	$ -	$ -	$ -	$ -
Hockey Rink Lights	$ -	$ 148,000	$ -	$ -	$ -

Village of Pinehurst **Scenario A - Baseline**

Five-Year Income and Expense Projections

Summary of Revenues and Expenditures

FY 2026-2030

Table 1 - Five-Year Financial Forecast FY 2026-2030

	FY 2025 Estimate	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
Population	**18,747**	**19,038**	**19,273**	**19,610**	**19,927**	**20,175**
Property Tax Rate	**$ 0.225**	**$ 0.225**	**$ 0.225**	**$ 0.235**	**$ 0.235**	**$ 0.245**
Operating Revenues						
Property Tax Revenue	$ 13,503,000	$ 13,675,000	$ 13,904,000	$ 14,758,000	$ 15,007,000	$ 15,905,000
Intergovernmental Revenues	9,831,940	10,069,400	10,242,700	10,412,700	10,590,700	11,992,700
Permits & Fees	1,165,350	1,136,800	1,099,000	1,104,000	1,687,000	1,092,000
Sales & Services	897,230	892,830	918,000	943,000	958,000	985,000
Other Operating Revenues	542,380	539,200	546,000	552,000	609,000	567,000
Interest Income	1,006,200	768,000	476,000	310,000	226,000	213,000
Other Taxes & Licenses	5,000	5,000	5,000	5,000	5,000	5,000
Operating Revenues	26,951,100	27,086,230	27,190,700	28,084,700	29,082,700	30,759,700
Other Financing Sources (OFS)	223,270	-	-	-	400,000	-
Total GF Revenues & OFS	$ 27,174,370	$ 27,086,230	$ 27,190,700	$ 28,084,700	$ 29,482,700	$ 30,759,700
Operating Expenditures						
Personnel in FTEs	165.4	166.6	167.6	170.6	170.6	182.6
Salaries and Benefits	$ 14,652,900	$ 17,207,800	$ 18,069,700	$ 18,989,200	$ 19,779,200	$ 21,717,300
Operating	8,620,848	8,437,000	8,704,000	8,965,000	9,267,000	9,519,000
Debt Service	216,405	177,250	140,000	6,000	489,000	956,000
Operating Expenditures	23,490,153	25,822,050	26,913,700	27,960,200	29,535,200	32,192,300
Operating Income	3,460,947	1,264,180	277,000	124,500	(452,500)	(1,432,600)
Other Financing Uses (OFU)	2,800,000	1,910,000	2,150,000	400,000	-	-
Capital Expenditures in GF	6,562,176	3,365,000	5,280,000	3,938,000	2,579,000	2,040,000
Total GF Expenditures & OFU	$ 32,852,329	$ 31,097,050	$ 34,343,700	$ 32,298,200	$ 32,114,200	$ 34,232,300
Revenues Over (Under) Exp	$ (5,677,959)	$ (4,010,820)	$ (7,153,000)	$ (4,213,500)	$ (2,631,500)	$ (3,472,600)

Capital As a Percent of Total Expenditures:

	FY 2025 Estimate	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
Total Expenditures	$ 32,852,329	$ 31,097,050	$ 34,343,700	$ 32,298,200	$ 32,114,200	$ 34,232,300
Total Capital Expenditures	6,562,176	3,365,000	5,280,000	3,938,000	2,579,000	2,040,000
% of Total Expenditures	20.0%	10.8%	15.4%	12.2%	8.0%	6.0%

Projected Impact on Fund Balance in the General Fund:

	FY 2025 Estimate	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
Beginning Fund Balance	$ 23,533,600	$ 20,219,789	$ 18,274,967	$ 13,268,033	$ 11,292,174	$ 10,984,735
Revenues Over (Under) Exp	(5,677,959)	(4,010,820)	(7,153,000)	(4,213,500)	(2,631,500)	(3,472,600)
Budget to Actual Variance [1]	2,364,148	2,065,998	2,146,066	2,237,641	2,324,061	2,494,138
Projected Actual Gain/(Loss)	(3,313,811)	(1,944,822)	(5,006,934)	(1,975,859)	(307,439)	(978,462)
Projected Ending GF Bal	$ 20,219,789	$ 18,274,967	$ 13,268,033	$ 11,292,174	$ 10,984,735	$ 10,006,273
% of Total Budget	**61.5%**	**58.8%**	**38.6%**	**35.0%**	**34.2%**	**29.2%**

[1] Assumes actual revenues of 101% of budget and actual operating expenditures of 93% of budget

Estimated Operating Margin[1]	0.80	0.88	0.91	0.92	0.94	0.96

Village of Pinehurst **Scenario A - Baseline**
Five-Year Income and Expense Projections
Summary of Revenues and Expenditures
FY 2026-2030

Table 1 - Five-Year Financial Forecast FY 2026-2030

Debt Ratios:

	FY 2025 Estimate	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	Peer Group Average*
Outstanding Debt Balance	317,983	149,383	$ 9,138,383	$ 9,132,983	$ 9,227,116	$ 8,618,783	$ 6,696,746
% of Property Valuation	0.01%	0.00%	0.15%	0.15%	0.14%	0.13%	0.30%
Outstanding Debt per Capita	$ 17	$ 8	$ 474	$ 466	$ 463	$ 427	$ 419
Debt Service as % of Op Exp	0.92%	0.69%	0.52%	0.02%	1.66%	2.97%	
Debt Service per Capita	$ 12	$ 9	$ 7	$ 0	$ 25	$ 47	$ 117

* Outstanding Debt ratios peer group is municipalities with a population of 10,000 to 24,999. Out of 48 municipalities in this group, 32 had outstanding debt as of June 30, 2024 (excluding enterprise funds) as reported by the LGC.
Debt Service ratios peer group is municipalities with a population of 10,000 to 49,999 based on data reported by Division of State and Local Government Finance as of June 30, 2023.

Scenario B - FY 2026 Tax Rate Reduced to $0.22

$ in Thousands	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
Total Revenues & OFS	$ 26,781	$ 26,868	$ 28,069	$ 29,791	$ 31,081
Operating Expenditures	25,822	26,914	27,961	29,536	32,193
Operating Income (Loss)	*959*	*(46)*	*108*	*255*	*(1,112)*
Capital Expenditures	3,365	5,280	3,938	2,579	2,040
Other Financing Uses	1,910	2,150	400	-	-
Total Expenditures & OFU	$ 31,097	$ 34,344	$ 32,299	$ 32,115	$ 34,233

$ in Thousands	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
Beginning Fund Balance	$ 20,220	$ 17,967	$ 12,634	$ 10,641	$ 10,644
Revenues Over (Under) Exp	(4,316)	(7,476)	(4,230)	(2,324)	(3,152)
Budget to Actual Variance	2,063	2,143	2,237	2,327	2,496
Projected Actual Gain/(Loss)	(2,253)	(5,333)	(1,993)	3	(656)
Projected Ending GF Bal	**17,967**	**12,634**	**10,641**	**10,644**	**9,988**
% of Total Budget	**57.8%**	**36.8%**	**32.9%**	**33.1%**	**29.2%**
Baseline	58.8%	38.6%	35.0%	34.2%	29.2%
Change vs. Baseline	-1.0%	-1.8%	-2.0%	-1.1%	-0.1%
Estimated Operating Margin	**0.89**	**0.92**	**0.92**	**0.93**	**0.95**
Baseline	0.88	0.91	0.92	0.94	0.96
Change vs. Baseline	0.01	0.01	0.00	(0.01)	(0.01)

Whole $	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
Ad Valorem Taxes:					
Tax Rate Change	$ (0.005)	$ -	$ 0.015	$ 0.005	$ 0.010
Tax Rate	$ 0.220	$ 0.220	$ 0.235	$ 0.240	$ 0.250
Average residential tax bill ($500K value)	$ 1,100	$ 1,100	$ 1,175	$ 1,200	$ 1,250
Change to average residential tax bill	$ (25)	$ -	$ 75	$ 25	$ 50
Value of $0.01 Tax Rate	$ 608,000	$ 618,000	$ 628,000	$ 639,000	$ 649,000
Property Tax Revenues	$ 13,370,000	$ 13,595,000	$ 14,758,000	$ 15,325,000	$ 16,230,000
Baseline	$ 13,675,000	$ 13,904,000	$ 14,758,000	$ 15,007,000	$ 15,905,000
Change vs. Baseline	$ (305,000)	$ (309,000)	$ -	$ 318,000	$ 325,000

Scenario B - FY 2026 Tax Rate Reduced to $0.22

Whole $	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
Development:					
Pinewild Phase 5 homes built	-	40	37	-	-
Pinewile Phase 5 average home value	$ -	$ 1,000,000	$ 1,000,000	$ -	$ -
Pinewild Phase 4 annexation	No	No	No	Yes	Yes
Pinewild Phase 4 homes built				40	40
Pinewild Phase 4 average home value				$ 1,000,000	$ 1,000,000
Fire BIRDIE Implementation:					
# Firefighter FTEs added	-	-	-	-	12.00
Salaries & Benefits Cost per Firefighter	$ -	$ -	$ -	$ -	$ 102,500
SAFER grant received	No	No	No	No	Yes
Operating Costs	$ -	$ -	$ -	$ -	$ 132,000
Capital Costs	$ -	$ -	$ 400,000	$ 8,725,000	$ -
Debt Financed (Capital Project Fund)	$ -	$ -	$ -	$ 9,125,000	$ -
Fund Balance Financed (OFU)	$ -	$ -	$ 400,000	$ (400,000)	$ -
Downtown Parking Facility:					
# spaces	-	-	-	-	-
Construction cost per space	$ -	$ -	$ -	$ -	$ -
Operating Costs	$ -	$ -	$ -	$ -	$ -
Capital Costs	$ -	$ -	$ -	$ -	$ -
Debt Financed (Capital Project Fund)	$ -	$ -	$ -	$ -	$ -
Fund Balance Financed (OFU)	$ -	$ -	$ -	$ -	$ -
Multi-Modal/Golf Cart Paths:					
Baseline annual capital funding	$ 460,000	$ 460,000	$ 460,000	$ 460,000	$ 460,000
Additional funding	$ -	$ -	$ -	$ -	$ -
Total funding	$ 460,000	$ 460,000	$ 460,000	$ 460,000	$ 460,000

Scenario B - FY 2026 Tax Rate Reduced to $0.22

Whole $	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
Stormwater Improvements:					
Baseline annual capital funding	$ 450,000	$ 450,000	$ 450,000	$ 450,000	$ 450,000
Additional funding	$ -	$ -	$ -	$ -	$ -
Total funding	$ 450,000	$ 450,000	$ 450,000	$ 450,000	$ 450,000
West Pinehurst Park Development:					
Operating	$ -	$ -	$ -	$ -	$ -
Capital	$ -	$ -	$ 743,000	$ -	$ -
Other Significant Capital:					
Fire Ladder Truck	$ -	$ 2,450,000	$ -	$ -	$ 50,000
Camelot Playground	$ -	$ -	$ -	$ 500,000	$ -
Village Place Development	$ 200,000	$ -	$ -	$ -	$ 200,000
Library Sidewalk Connections	$ 350,000	$ -	$ -	$ -	$ -
Trail Bridges	$ 200,000	$ 145,000	$ -	$ -	$ -
Salt/Brine Storage Building	$ 100,000	$ -	$ -	$ -	$ -
Hockey Rink Lights	$ -	$ 148,000	$ -	$ -	$ -

Village of Pinehurst
Five-Year Income and Expense Projections
Summary of Revenues and Expenditures
FY 2026-2030

Scenario B - FY 2026 Tax Rate Reduced to $0.22

Table 1 - Five-Year Financial Forecast FY 2026-2030

	FY 2025 Estimate	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
Population	**18,747**	**19,038**	**19,273**	**19,610**	**19,927**	**20,175**
Property Tax Rate	**$ 0.225**	**$ 0.220**	**$ 0.220**	**$ 0.235**	**$ 0.240**	**$ 0.250**
Operating Revenues						
Property Tax Revenue	$ 13,503,000	$ 13,370,000	$ 13,595,000	$ 14,758,000	$ 15,325,000	$ 16,230,000
Intergovernmental Revenues	9,831,940	10,069,400	10,242,700	10,412,700	10,590,700	11,992,700
Permits & Fees	1,165,350	1,136,800	1,099,000	1,104,000	1,687,000	1,092,000
Sales & Services	897,230	892,830	918,000	943,000	958,000	985,000
Other Operating Revenues	542,380	539,200	546,000	552,000	609,000	567,000
Interest Income	1,006,200	768,000	462,000	294,000	216,000	209,000
Other Taxes & Licenses	5,000	5,000	5,000	5,000	5,000	5,000
Operating Revenues	26,951,100	26,781,230	26,867,700	28,068,700	29,390,700	31,080,700
Other Financing Sources (OFS)	223,270	-	-	-	400,000	-
Total GF Revenues & OFS	$ 27,174,370	$ 26,781,230	$ 26,867,700	$ 28,068,700	$ 29,790,700	$ 31,080,700
Operating Expenditures						
Personnel in FTEs	165.4	166.6	167.6	170.6	170.6	182.6
Salaries and Benefits	$ 14,652,900	$ 17,207,800	$ 18,069,700	$ 18,989,200	$ 19,779,200	$ 21,717,300
Operating	8,620,848	8,437,000	8,704,000	8,966,000	9,268,000	9,520,000
Debt Service	216,405	177,250	140,000	6,000	489,000	956,000
Operating Expenditures	23,490,153	25,822,050	26,913,700	27,961,200	29,536,200	32,193,300
Operating Income	3,460,947	959,180	(46,000)	107,500	(145,500)	(1,112,600)
Other Financing Uses (OFU)	2,800,000	1,910,000	2,150,000	400,000	-	-
Capital Expenditures in GF	6,562,176	3,365,000	5,280,000	3,938,000	2,579,000	2,040,000
Total GF Expenditures & OFU	$ 32,852,329	$ 31,097,050	$ 34,343,700	$ 32,299,200	$ 32,115,200	$ 34,233,300
Revenues Over (Under) Exp	$ (5,677,959)	$ (4,315,820)	$ (7,476,000)	$ (4,230,500)	$ (2,324,500)	$ (3,152,600)

Capital As a Percent of Total Expenditures:

	FY 2025 Estimat	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
Total Expenditures	$ 32,852,329	$ 31,097,050	$ 34,343,700	$ 32,299,200	$ 32,115,200	$ 34,233,300
Total Capital Expenditures	6,562,176	3,365,000	5,280,000	3,938,000	2,579,000	2,040,000
% of Total Expenditures	20.0%	10.8%	15.4%	12.2%	8.0%	6.0%

Projected Impact on Fund Balance in the General Fund:

	FY 2025 Estimat	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
Beginning Fund Balance	$ 23,533,600	$ 20,219,789	$ 17,966,917	$ 12,633,753	$ 10,640,804	$ 10,643,515
Revenues Over (Under) Exp	(5,677,959)	(4,315,820)	(7,476,000)	(4,230,500)	(2,324,500)	(3,152,600)
Budget to Actual Variance [1]	2,364,148	2,062,948	2,142,836	2,237,551	2,327,211	2,497,418
Projected Actual Gain/(Loss)	(3,313,811)	(2,252,872)	(5,333,164)	(1,992,949)	2,711	(655,182)
Projected Ending GF Bal	$ 20,219,789	$ 17,966,917	$ 12,633,753	$ 10,640,804	$ 10,643,515	$ 9,988,333
% of Total Budget	**61.5%**	**57.8%**	**36.8%**	**32.9%**	**33.1%**	**29.2%**

[1] Assumes actual revenues of 101% of budget and actual operating expenditures of 93% of budget

Estimated Operating Margin[1]	0.80	0.89	0.92	0.92	0.93	0.95

Village of Pinehurst
Five-Year Income and Expense Projections
Summary of Revenues and Expenditures
FY 2026-2030

Scenario B - FY 2026 Tax Rate Reduced to $0.22

Table 1 - Five-Year Financial Forecast FY 2026-2030

Debt Ratios:

	FY 2025 Estimat	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	Peer Group Average*
Outstanding Debt Balance	317,983	149,383	$ 9,138,383	$ 9,132,983	$ 9,227,116	$ 8,618,783	$ 6,696,746
% of Property Valuation	0.01%	0.00%	0.15%	0.15%	0.14%	0.13%	0.30%
Outstanding Debt per Capita	$ 17	$ 8	$ 474	$ 466	$ 463	$ 427	$ 419
Debt Service as % of Op Exp	0.92%	0.69%	0.52%	0.02%	1.66%	2.97%	
Debt Service per Capita	$ 12	$ 9	$ 7	$ 0	$ 25	$ 47	$ 117

* Outstanding Debt ratios peer group is municipalities with a population of 10,000 to 24,999. Out of 48 municipalities in this group, 32 had outstanding debt as of June 30, 2024 (excluding enterprise funds) as reported by the LGC.
Debt Service ratios peer group is municipalities with a population of 10,000 to 49,999 based on data reported by Division of State and Local Government Finance as of June 30, 2023.

Scenario C - Removed Fire Facility & Ladder Truck

$ in Thousands	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
Total Revenues & OFS	$ 27,086	$ 27,228	$ 28,153	$ 29,143	$ 28,949
Operating Expenditures	25,822	26,914	27,960	29,048	29,873
Operating Income (Loss)	*1,264*	*314*	*193*	*95*	*(924)*
Capital Expenditures	3,365	2,830	3,938	2,579	1,990
Other Financing Uses	1,910	2,150	-	-	-
Total Expenditures & OFU	$ 31,097	$ 31,894	$ 31,898	$ 31,627	$ 31,863

$ in Thousands	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
Beginning Fund Balance	$ 20,220	$ 18,275	$ 15,755	$ 14,248	$ 14,088
Revenues Over (Under) Exp	(4,011)	(4,666)	(3,745)	(2,484)	(2,914)
Budget to Actual Variance	2,066	2,146	2,238	2,324	2,380
Projected Actual Gain/(Loss)	(1,945)	(2,520)	(1,507)	(160)	(534)
Projected Ending GF Bal	**18,275**	**15,755**	**14,248**	**14,088**	**13,554**
% of Total Budget	**58.8%**	**49.4%**	**44.7%**	**44.5%**	**42.5%**
Baseline	58.8%	38.6%	35.0%	34.2%	29.2%
Change vs. Baseline	0.0%	10.8%	9.7%	10.3%	13.3%
Estimated Operating Margin	**0.88**	**0.91**	**0.91**	**0.92**	**0.95**
Baseline	0.88	0.91	0.92	0.94	0.96
Change vs. Baseline	-	(0.00)	(0.00)	(0.02)	(0.01)

Whole $	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
Ad Valorem Taxes:					
Tax Rate Change	$ -	$ -	$ 0.010	$ -	$ -
Tax Rate	$ 0.225	$ 0.225	$ 0.235	$ 0.235	$ 0.235
Average residential tax bill ($500K value)	$ 1,125	$ 1,125	$ 1,175	$ 1,175	$ 1,175
Change to average residential tax bill	$ -	$ -	$ 50	$ -	$ -
Value of $0.01 Tax Rate	$ 608,000	$ 618,000	$ 628,000	$ 639,000	$ 649,000
Property Tax Revenues	$ 13,675,000	$ 13,904,000	$ 14,758,000	$ 15,007,000	$ 15,257,000
Baseline	$ 13,675,000	$ 13,904,000	$ 14,758,000	$ 15,007,000	$ 15,905,000
Change vs. Baseline	$ -	$ -	$ -	$ -	$ (648,000)

Scenario C - Removed Fire Facility & Ladder Truck

Whole $	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
Development:					
Pinewild Phase 5 homes built	-	40	37	-	-
Pinewile Phase 5 average home value	$ -	$ 1,000,000	$ 1,000,000	$ -	$ -
Pinewild Phase 4 annexation	No	No	No	Yes	Yes
Pinewild Phase 4 homes built				40	40
Pinewild Phase 4 average home value				$ 1,000,000	$ 1,000,000
Fire BIRDIE Implementation:					
# Firefighter FTEs added	-	-	-	-	-
Salaries & Benefits Cost per Firefighter	$ -	$ -	$ -	$ -	$ 102,500
SAFER grant received	No	No	No	No	No
Operating Costs	$ -	$ -	$ -	$ -	$ -
Capital Costs	$ -	$ -	$ -	$ -	$ -
Debt Financed (Capital Project Fund)	$ -	$ -	$ -	$ -	$ -
Fund Balance Financed (OFU)	$ -	$ -	$ -	$ -	$ -
Downtown Parking Facility:					
# spaces	-	-	-	-	-
Construction cost per space	$ -	$ -	$ -	$ -	$ -
Operating Costs	$ -	$ -	$ -	$ -	$ -
Capital Costs	$ -	$ -	$ -	$ -	$ -
Debt Financed (Capital Project Fund)	$ -	$ -	$ -	$ -	$ -
Fund Balance Financed (OFU)	$ -	$ -	$ -	$ -	$ -
Multi-Modal/Golf Cart Paths:					
Baseline annual capital funding	$ 460,000	$ 460,000	$ 460,000	$ 460,000	$ 460,000
Additional funding	$ -	$ -	$ -	$ -	$ -
Total funding	$ 460,000	$ 460,000	$ 460,000	$ 460,000	$ 460,000

Scenario C - Removed Fire Facility & Ladder Truck

Whole $	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
Stormwater Improvements:					
Baseline annual capital funding	$ 450,000	$ 450,000	$ 450,000	$ 450,000	$ 450,000
Additional funding	$ -	$ -	$ -	$ -	$ -
Total funding	$ 450,000	$ 450,000	$ 450,000	$ 450,000	$ 450,000
West Pinehurst Park Development:					
Operating	$ -	$ -	$ -	$ -	$ -
Capital	$ -	$ -	$ 743,000	$ -	$ -
Other Significant Capital:					
Fire Ladder Truck	$ -	$ -	$ -	$ -	$ -
Camelot Playground	$ -	$ -	$ -	$ 500,000	$ -
Village Place Development	$ 200,000	$ -	$ -	$ -	$ 200,000
Library Sidewalk Connections	$ 350,000	$ -	$ -	$ -	$ -
Trail Bridges	$ 200,000	$ 145,000	$ -	$ -	$ -
Salt/Brine Storage Building	$ 100,000	$ -	$ -	$ -	$ -
Hockey Rink Lights	$ -	$ 148,000	$ -	$ -	$ -

Village of Pinehurst
Five-Year Income and Expense Projections
Summary of Revenues and Expenditures
FY 2026-2030

Scenario C - Removed Fire Facility & Ladder Truck

Table 1 - Five-Year Financial Forecast FY 2026-2030

	FY 2025 Estimate	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
Population	**18,747**	**19,038**	**19,273**	**19,610**	**19,927**	**20,175**
Property Tax Rate	**$ 0.225**	**$ 0.225**	**$ 0.225**	**$ 0.235**	**$ 0.235**	**$ 0.235**
Operating Revenues						
Property Tax Revenue	$ 13,503,000	$ 13,675,000	$ 13,904,000	$ 14,758,000	$ 15,007,000	$ 15,257,000
Intergovernmental Revenues	9,831,940	10,069,400	10,242,700	10,412,700	10,590,700	10,762,700
Permits & Fees	1,165,350	1,136,800	1,099,000	1,104,000	1,687,000	1,092,000
Sales & Services	897,230	892,830	918,000	943,000	958,000	985,000
Other Operating Revenues	542,380	539,200	546,000	552,000	609,000	567,000
Interest Income	1,006,200	768,000	513,000	378,000	286,000	280,000
Other Taxes & Licenses	5,000	5,000	5,000	5,000	5,000	5,000
Operating Revenues	26,951,100	27,086,230	27,227,700	28,152,700	29,142,700	28,948,700
Other Financing Sources (OFS)	223,270	-	-	-	-	-
Total GF Revenues & OFS	$ 27,174,370	$ 27,086,230	$ 27,227,700	$ 28,152,700	$ 29,142,700	$ 28,948,700
Operating Expenditures						
Personnel in FTEs	165.4	166.6	167.6	170.6	170.6	170.6
Salaries and Benefits	$ 14,652,900	$ 17,207,800	$ 18,069,700	$ 18,989,200	$ 19,779,200	$ 20,487,300
Operating	8,620,848	8,437,000	8,704,000	8,965,000	9,267,000	9,386,000
Debt Service	216,405	177,250	140,000	6,000	2,000	-
Operating Expenditures	23,490,153	25,822,050	26,913,700	27,960,200	29,048,200	29,873,300
Operating Income	3,460,947	1,264,180	314,000	192,500	94,500	(924,600)
Other Financing Uses (OFU)	2,800,000	1,910,000	2,150,000	-	-	-
Capital Expenditures in GF	6,562,176	3,365,000	2,830,000	3,938,000	2,579,000	1,990,000
Total GF Expenditures & OFU	$ 32,852,329	$ 31,097,050	$ 31,893,700	$ 31,898,200	$ 31,627,200	$ 31,863,300
Revenues Over (Under) Exp	$ (5,677,959)	$ (4,010,820)	$ (4,666,000)	$ (3,745,500)	$ (2,484,500)	$ (2,914,600)

Capital As a Percent of Total Expenditures:

	FY 2025 Estimat	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
Total Expenditures	$ 32,852,329	$ 31,097,050	$ 31,893,700	$ 31,898,200	$ 31,627,200	$ 31,863,300
Total Capital Expenditures	6,562,176	3,365,000	2,830,000	3,938,000	2,579,000	1,990,000
% of Total Expenditures	20.0%	10.8%	8.9%	12.3%	8.2%	6.2%

Projected Impact on Fund Balance in the General Fund:

	FY 2025 Estimat	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
Beginning Fund Balance	$ 23,533,600	$ 20,219,789	$ 18,274,967	$ 15,755,403	$ 14,248,224	$ 14,088,385
Revenues Over (Under) Exp	(5,677,959)	(4,010,820)	(4,666,000)	(3,745,500)	(2,484,500)	(2,914,600)
Budget to Actual Variance [1]	2,364,148	2,065,998	2,146,436	2,238,321	2,324,661	2,380,618
Projected Actual Gain/(Loss)	(3,313,811)	(1,944,822)	(2,519,564)	(1,507,179)	(159,839)	(533,982)
Projected Ending GF Bal	$ 20,219,789	$ 18,274,967	$ 15,755,403	$ 14,248,224	$ 14,088,385	$ 13,554,403
% of Total Budget	**61.5%**	**58.8%**	**49.4%**	**44.7%**	**44.5%**	**42.5%**

[1] Assumes actual revenues of 101% of budget and actual operating expenditures of 93% of budget

Estimated Operating Margin[1]	0.80	0.88	0.91	0.91	0.92	0.95

Village of Pinehurst
Five-Year Income and Expense Projections
Summary of Revenues and Expenditures
FY 2026-2030

Scenario C - Removed Fire Facility & Ladder Truck

Table 1 - Five-Year Financial Forecast FY 2026-2030

Debt Ratios:

	FY 2025 Estimat	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	Peer Group Average*
Outstanding Debt Balance	317,983	149,383	$ 13,383	$ 7,983	$ 6,283	$ 6,283	$ 6,696,746
% of Property Valuation	0.01%	0.00%	0.00%	0.00%	0.00%	0.00%	0.30%
Outstanding Debt per Capita	$ 17	$ 8	$ 1	$ 0	$ 0	$ 0	$ 419
Debt Service as % of Op Exp	0.92%	0.69%	0.52%	0.02%	0.01%	0.00%	
Debt Service per Capita	$ 12	$ 9	$ 7	$ 0	$ 0	$ -	$ 117

* Outstanding Debt ratios peer group is municipalities with a population of 10,000 to 24,999. Out of 48 municipalities in this group, 32 had outstanding debt as of June 30, 2024 (excluding enterprise funds) as reported by the LGC.
Debt Service ratios peer group is municipalities with a population of 10,000 to 49,999 based on data reported by Division of State and Local Government Finance as of June 30, 2023.

Scenario D - Removed Water Tanks and Salt/Brine Storage; Reduced Library Sidewalks to $95K

$ in Thousands	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
Total Revenues & OFS	$ 27,086	$ 27,208	$ 28,099	$ 29,495	$ 30,772
Operating Expenditures	25,822	26,914	27,960	29,535	32,192
Operating Income (Loss)	*1,264*	*294*	*139*	*(40)*	*(1,420)*
Capital Expenditures	2,810	5,280	3,938	2,579	2,040
Other Financing Uses	1,910	2,150	400	-	-
Total Expenditures & OFU	$ 30,542	$ 34,344	$ 32,298	$ 32,114	$ 34,232

$ in Thousands	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
Beginning Fund Balance	$ 20,220	$ 18,830	$ 13,840	$ 11,878	$ 11,583
Revenues Over (Under) Exp	(3,456)	(7,136)	(4,199)	(2,619)	(3,460)
Budget to Actual Variance	2,066	2,146	2,237	2,324	2,494
Projected Actual Gain/(Loss)	(1,390)	(4,990)	(1,962)	(295)	(966)
Projected Ending GF Bal	**18,830**	**13,840**	**11,878**	**11,583**	**10,617**
% of Total Budget	**61.7%**	**40.3%**	**36.8%**	**36.1%**	**31.0%**
Baseline	58.8%	38.6%	35.0%	34.2%	29.2%
Change vs. Baseline	2.9%	1.7%	1.8%	1.9%	1.8%
Estimated Operating Margin	**0.88**	**0.91**	**0.92**	**0.93**	**0.96**
Baseline	0.88	0.91	0.92	0.94	0.96
Change vs. Baseline	-	(0.00)	(0.00)	(0.00)	(0.00)

Whole $	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
Ad Valorem Taxes:					
Tax Rate Change	$ -	$ -	$ 0.010	$ -	$ 0.010
Tax Rate	$ 0.225	$ 0.225	$ 0.235	$ 0.235	$ 0.245
Average residential tax bill ($500K value)	$ 1,125	$ 1,125	$ 1,175	$ 1,175	$ 1,225
Change to average residential tax bill	$ -	$ -	$ 50	$ -	$ 50
Value of $0.01 Tax Rate	$ 608,000	$ 618,000	$ 628,000	$ 639,000	$ 649,000
Property Tax Revenues	$ 13,675,000	$ 13,904,000	$ 14,758,000	$ 15,007,000	$ 15,905,000
Baseline	$ 13,675,000	$ 13,904,000	$ 14,758,000	$ 15,007,000	$ 15,905,000
Change vs. Baseline	$ -	$ -	$ -	$ -	$ -

Scenario D - Removed Water Tanks and Salt/Brine Storage; Reduced Library Sidewalks to $95K

Whole $	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
Development:					
Pinewild Phase 5 homes built	-	40	37	-	-
Pinewile Phase 5 average home value	$ -	$ 1,000,000	$ 1,000,000	$ -	$ -
Pinewild Phase 4 annexation	No	No	No	Yes	Yes
Pinewild Phase 4 homes built				40	40
Pinewild Phase 4 average home value				$ 1,000,000	$ 1,000,000
Fire BIRDIE Implementation:					
# Firefighter FTEs added	-	-	-	-	12.00
Salaries & Benefits Cost per Firefighter	$ -	$ -	$ -	$ -	$ 102,500
SAFER grant received	No	No	No	No	Yes
Operating Costs	$ -	$ -	$ -	$ -	$ 132,000
Capital Costs	$ -	$ -	$ 400,000	$ 8,725,000	$ -
Debt Financed (Capital Project Fund)	$ -	$ -	$ -	$ 9,125,000	$ -
Fund Balance Financed (OFU)	$ -	$ -	$ 400,000	$ (400,000)	$ -
Downtown Parking Facility:					
# spaces	-	-	-	-	-
Construction cost per space	$ -	$ -	$ -	$ -	$ -
Operating Costs	$ -	$ -	$ -	$ -	$ -
Capital Costs	$ -	$ -	$ -	$ -	$ -
Debt Financed (Capital Project Fund)	$ -	$ -	$ -	$ -	$ -
Fund Balance Financed (OFU)	$ -	$ -	$ -	$ -	$ -
Multi-Modal/Golf Cart Paths:					
Baseline annual capital funding	$ 460,000	$ 460,000	$ 460,000	$ 460,000	$ 460,000
Additional funding	$ -	$ -	$ -	$ -	$ -
Total funding	$ 460,000	$ 460,000	$ 460,000	$ 460,000	$ 460,000

Scenario D - Removed Water Tanks and Salt/Brine Storage; Reduced Library Sidewalks to $95K

Whole $	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
Stormwater Improvements:					
Baseline annual capital funding	$ 450,000	$ 450,000	$ 450,000	$ 450,000	$ 450,000
Additional funding	$ -	$ -	$ -	$ -	$ -
Total funding	$ 450,000	$ 450,000	$ 450,000	$ 450,000	$ 450,000
West Pinehurst Park Development:					
Operating	$ -	$ -	$ -	$ -	$ -
Capital	$ -	$ -	$ 743,000	$ -	$ -
Other Significant Capital:					
Fire Ladder Truck	$ -	$ 2,450,000	$ -	$ -	$ 50,000
Camelot Playground	$ -	$ -	$ -	$ 500,000	$ -
Village Place Development	$ -	$ -	$ -	$ -	$ 200,000
Library Sidewalk Connections	$ 95,000	$ -	$ -	$ -	$ -
Trail Bridges	$ 200,000	$ 145,000	$ -	$ -	$ -
Salt/Brine Storage Building	$ -	$ -	$ -	$ -	$ -
Hockey Rink Lights	$ -	$ 148,000	$ -	$ -	$ -

Village of Pinehurst
Five-Year Income and Expense Projections
Summary of Revenues and Expenditures
FY 2026-2030

Scenario D - Removed/Adjusted:
- **Removed water tank removal ($200K) in FY 2026**
- **Removed salt/brine storage building ($100K) in FY 2026**
- **Reduced library sidewalks to $95K in FY 2026**

Table 1 - Five-Year Financial Forecast FY 2026-2030

	FY 2025 Estimate	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
Population	**18,747**	**19,038**	**19,273**	**19,610**	**19,927**	**20,175**
Property Tax Rate	**$ 0.225**	**$ 0.225**	**$ 0.225**	**$ 0.235**	**$ 0.235**	**$ 0.245**
Operating Revenues						
Property Tax Revenue	$ 13,503,000	$ 13,675,000	$ 13,904,000	$ 14,758,000	$ 15,007,000	$ 15,905,000
Intergovernmental Revenues	9,831,940	10,069,400	10,242,700	10,412,700	10,590,700	11,992,700
Permits & Fees	1,165,350	1,136,800	1,099,000	1,104,000	1,687,000	1,092,000
Sales & Services	897,230	892,830	918,000	943,000	958,000	985,000
Other Operating Revenues	542,380	539,200	546,000	552,000	609,000	567,000
Interest Income	1,006,200	768,000	493,000	324,000	238,000	225,000
Other Taxes & Licenses	5,000	5,000	5,000	5,000	5,000	5,000
Operating Revenues	26,951,100	27,086,230	27,207,700	28,098,700	29,094,700	30,771,700
Other Financing Sources (OFS)	223,270	-	-	-	400,000	-
Total GF Revenues & OFS	$ 27,174,370	$ 27,086,230	$ 27,207,700	$ 28,098,700	$ 29,494,700	$ 30,771,700
Operating Expenditures						
Personnel in FTEs	165.4	166.6	167.6	170.6	170.6	182.6
Salaries and Benefits	$ 14,652,900	$ 17,207,800	$ 18,069,700	$ 18,989,200	$ 19,779,200	$ 21,717,300
Operating	8,620,848	8,437,000	8,704,000	8,965,000	9,267,000	9,519,000
Debt Service	216,405	177,250	140,000	6,000	489,000	956,000
Operating Expenditures	23,490,153	25,822,050	26,913,700	27,960,200	29,535,200	32,192,300
Operating Income	3,460,947	1,264,180	294,000	138,500	(440,500)	(1,420,600)
Other Financing Uses (OFU)	2,800,000	1,910,000	2,150,000	400,000	-	-
Capital Expenditures in GF	6,562,176	2,810,000	5,280,000	3,938,000	2,579,000	2,040,000
Total GF Expenditures & OFU	$ 32,852,329	$ 30,542,050	$ 34,343,700	$ 32,298,200	$ 32,114,200	$ 34,232,300
Revenues Over (Under) Exp	$ (5,677,959)	$ (3,455,820)	$ (7,136,000)	$ (4,199,500)	$ (2,619,500)	$ (3,460,600)

Capital As a Percent of Total Expenditures:

	FY 2025 Estimat	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
Total Expenditures	$ 32,852,329	$ 30,542,050	$ 34,343,700	$ 32,298,200	$ 32,114,200	$ 34,232,300
Total Capital Expenditures	6,562,176	2,810,000	5,280,000	3,938,000	2,579,000	2,040,000
% of Total Expenditures	20.0%	9.2%	15.4%	12.2%	8.0%	6.0%

Projected Impact on Fund Balance in the General Fund:

	FY 2025 Estimat	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
Beginning Fund Balance	$ 23,533,600	$ 20,219,789	$ 18,829,967	$ 13,840,203	$ 11,878,484	$ 11,583,165
Revenues Over (Under) Exp	(5,677,959)	(3,455,820)	(7,136,000)	(4,199,500)	(2,619,500)	(3,460,600)
Budget to Actual Variance [1]	2,364,148	2,065,998	2,146,236	2,237,781	2,324,181	2,494,258
Projected Actual Gain/(Loss)	(3,313,811)	(1,389,822)	(4,989,764)	(1,961,719)	(295,319)	(966,342)
Projected Ending GF Bal	$ 20,219,789	$ 18,829,967	$ 13,840,203	$ 11,878,484	$ 11,583,165	$ 10,616,823
% of Total Budget	**61.5%**	**61.7%**	**40.3%**	**36.8%**	**36.1%**	**31.0%**

[1] Assumes actual revenues of 101% of budget and actual operating expenditures of 93% of budget

Estimated Operating Margin[1]	0.80	0.88	0.91	0.92	0.93	0.96

Village of Pinehurst
Five-Year Income and Expense Projections
Summary of Revenues and Expenditures
FY 2026-2030

Scenario D - Removed/Adjusted:
- **Removed water tank removal ($200K) in FY 2026**
- **Removed salt/brine storage building ($100K) in FY 2026**
- **Reduced library sidewalks to $95K in FY 2026**

Table 1 - Five-Year Financial Forecast FY 2026-2030

Debt Ratios:

	FY 2025 Estimat	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	Peer Group Average*
Outstanding Debt Balance	317,983	149,383	$ 9,138,383	$ 9,132,983	$ 9,227,116	$ 8,618,783	$ 6,696,746
% of Property Valuation	0.01%	0.00%	0.15%	0.15%	0.14%	0.13%	0.30%
Outstanding Debt per Capita	$ 17	$ 8	$ 474	$ 466	$ 463	$ 427	$ 419
Debt Service as % of Op Exp	0.92%	0.69%	0.52%	0.02%	1.66%	2.97%	
Debt Service per Capita	$ 12	$ 9	$ 7	$ 0	$ 25	$ 47	$ 117

* Outstanding Debt ratios peer group is municipalities with a population of 10,000 to 24,999. Out of 48 municipalities in this group, 32 had outstanding debt as of June 30, 2024 (excluding enterprise funds) as reported by the LGC.
Debt Service ratios peer group is municipalities with a population of 10,000 to 49,999 based on data reported by Division of State and Local Government Finance as of June 30, 2023.

Scenario E - C & D Combined

$ in Thousands	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
Total Revenues & OFS	$ 27,086	$ 27,245	$ 28,167	$ 29,155	$ 28,961
Operating Expenditures	25,822	26,914	27,960	29,048	29,873
Operating Income (Loss)	*1,264*	*331*	*207*	*107*	*(912)*
Capital Expenditures	2,810	2,830	3,938	2,579	1,990
Other Financing Uses	1,910	2,150	-	-	-
Total Expenditures & OFU	$ 30,542	$ 31,894	$ 31,898	$ 31,627	$ 31,863

$ in Thousands	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
Beginning Fund Balance	$ 20,220	$ 18,830	$ 16,328	$ 14,835	$ 14,687
Revenues Over (Under) Exp	(3,456)	(4,649)	(3,731)	(2,472)	(2,902)
Budget to Actual Variance	2,066	2,147	2,238	2,324	2,380
Projected Actual Gain/(Loss)	(1,390)	(2,502)	(1,493)	(148)	(522)
Projected Ending GF Bal	**18,830**	**16,328**	**14,835**	**14,687**	**14,165**
% of Total Budget	**61.7%**	**51.2%**	**46.5%**	**46.4%**	**44.5%**
Baseline	58.8%	38.6%	35.0%	34.2%	29.2%
Change vs. Baseline	2.9%	12.6%	11.5%	12.2%	15.2%
Estimated Operating Margin	**0.88**	**0.91**	**0.91**	**0.92**	**0.95**
Baseline	0.88	0.91	0.92	0.94	0.96
Change vs. Baseline	-	(0.00)	(0.00)	(0.02)	(0.01)

Whole $	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
Ad Valorem Taxes:					
Tax Rate Change	$ -	$ -	$ 0.010	$ -	$ -
Tax Rate	$ 0.225	$ 0.225	$ 0.235	$ 0.235	$ 0.235
Average residential tax bill ($500K value)	$ 1,125	$ 1,125	$ 1,175	$ 1,175	$ 1,175
Change to average residential tax bill	$ -	$ -	$ 50	$ -	$ -
Value of $0.01 Tax Rate	$ 608,000	$ 618,000	$ 628,000	$ 639,000	$ 649,000
Property Tax Revenues	$ 13,675,000	$ 13,904,000	$ 14,758,000	$ 15,007,000	$ 15,257,000
Baseline	$ 13,675,000	$ 13,904,000	$ 14,758,000	$ 15,007,000	$ 15,905,000
Change vs. Baseline	$ -	$ -	$ -	$ -	$ (648,000)

Scenario E - C & D Combined

Whole $	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
Development:					
Pinewild Phase 5 homes built	-	40	37	-	-
Pinewile Phase 5 average home value	$ -	$ 1,000,000	$ 1,000,000	$ -	$ -
Pinewild Phase 4 annexation	No	No	No	Yes	Yes
Pinewild Phase 4 homes built				40	40
Pinewild Phase 4 average home value				$ 1,000,000	$ 1,000,000
Fire BIRDIE Implementation:					
# Firefighter FTEs added	-	-	-	-	-
Salaries & Benefits Cost per Firefighter	$ -	$ -	$ -	$ -	$ 102,500
SAFER grant received	No	No	No	No	No
Operating Costs	$ -	$ -	$ -	$ -	$ -
Capital Costs	$ -	$ -	$ -	$ -	$ -
Debt Financed (Capital Project Fund)	$ -	$ -	$ -	$ -	$ -
Fund Balance Financed (OFU)	$ -	$ -	$ -	$ -	$ -
Downtown Parking Facility:					
# spaces	-	-	-	-	-
Construction cost per space	$ -	$ -	$ -	$ -	$ -
Operating Costs	$ -	$ -	$ -	$ -	$ -
Capital Costs	$ -	$ -	$ -	$ -	$ -
Debt Financed (Capital Project Fund)	$ -	$ -	$ -	$ -	$ -
Fund Balance Financed (OFU)	$ -	$ -	$ -	$ -	$ -
Multi-Modal/Golf Cart Paths:					
Baseline annual capital funding	$ 460,000	$ 460,000	$ 460,000	$ 460,000	$ 460,000
Additional funding	$ -	$ -	$ -	$ -	$ -
Total funding	$ 460,000	$ 460,000	$ 460,000	$ 460,000	$ 460,000

Scenario E - C & D Combined

Whole $	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
Stormwater Improvements:					
Baseline annual capital funding	$ 450,000	$ 450,000	$ 450,000	$ 450,000	$ 450,000
Additional funding	$ -	$ -	$ -	$ -	$ -
Total funding	$ 450,000	$ 450,000	$ 450,000	$ 450,000	$ 450,000
West Pinehurst Park Development:					
Operating	$ -	$ -	$ -	$ -	$ -
Capital	$ -	$ -	$ 743,000	$ -	$ -
Other Significant Capital:					
Fire Ladder Truck	$ -	$ -	$ -	$ -	$ -
Camelot Playground	$ -	$ -	$ -	$ 500,000	$ -
Village Place Development	$ -	$ -	$ -	$ -	$ 200,000
Library Sidewalk Connections	$ 95,000	$ -	$ -	$ -	$ -
Trail Bridges	$ 200,000	$ 145,000	$ -	$ -	$ -
Salt/Brine Storage Building	$ -	$ -	$ -	$ -	$ -
Hockey Rink Lights	$ -	$ 148,000	$ -	$ -	$ -

Village of Pinehurst
Five-Year Income and Expense Projections
Summary of Revenues and Expenditures
FY 2026-2030

Scenario E - C & D Combined

Table 1 - Five-Year Financial Forecast FY 2026-2030

	FY 2025 Estimate	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
Population	**18,747**	**19,038**	**19,273**	**19,610**	**19,927**	**20,175**
Property Tax Rate	**$ 0.225**	**$ 0.225**	**$ 0.225**	**$ 0.235**	**$ 0.235**	**$ 0.235**
Operating Revenues						
Property Tax Revenue	$ 13,503,000	$ 13,675,000	$ 13,904,000	$ 14,758,000	$ 15,007,000	$ 15,257,000
Intergovernmental Revenues	9,831,940	10,069,400	10,242,700	10,412,700	10,590,700	10,762,700
Permits & Fees	1,165,350	1,136,800	1,099,000	1,104,000	1,687,000	1,092,000
Sales & Services	897,230	892,830	918,000	943,000	958,000	985,000
Other Operating Revenues	542,380	539,200	546,000	552,000	609,000	567,000
Interest Income	1,006,200	768,000	530,000	392,000	298,000	292,000
Other Taxes & Licenses	5,000	5,000	5,000	5,000	5,000	5,000
Operating Revenues	26,951,100	27,086,230	27,244,700	28,166,700	29,154,700	28,960,700
Other Financing Sources (OFS)	223,270	-	-	-	-	-
Total GF Revenues & OFS	$ 27,174,370	$ 27,086,230	$ 27,244,700	$ 28,166,700	$ 29,154,700	$ 28,960,700
Operating Expenditures						
Personnel in FTEs	165.4	166.6	167.6	170.6	170.6	170.6
Salaries and Benefits	$ 14,652,900	$ 17,207,800	$ 18,069,700	$ 18,989,200	$ 19,779,200	$ 20,487,300
Operating	8,620,848	8,437,000	8,704,000	8,965,000	9,267,000	9,386,000
Debt Service	216,405	177,250	140,000	6,000	2,000	-
Operating Expenditures	23,490,153	25,822,050	26,913,700	27,960,200	29,048,200	29,873,300
Operating Income	3,460,947	1,264,180	331,000	206,500	106,500	(912,600)
Other Financing Uses (OFU)	2,800,000	1,910,000	2,150,000	-	-	-
Capital Expenditures in GF	6,562,176	2,810,000	2,830,000	3,938,000	2,579,000	1,990,000
Total GF Expenditures & OFU	$ 32,852,329	$ 30,542,050	$ 31,893,700	$ 31,898,200	$ 31,627,200	$ 31,863,300
Revenues Over (Under) Exp	$ (5,677,959)	$ (3,455,820)	$ (4,649,000)	$ (3,731,500)	$ (2,472,500)	$ (2,902,600)

Capital As a Percent of Total Expenditures:

	FY 2025 Estimat	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
Total Expenditures	$ 32,852,329	$ 30,542,050	$ 31,893,700	$ 31,898,200	$ 31,627,200	$ 31,863,300
Total Capital Expenditures	6,562,176	2,810,000	2,830,000	3,938,000	2,579,000	1,990,000
% of Total Expenditures	20.0%	9.2%	8.9%	12.3%	8.2%	6.2%

Projected Impact on Fund Balance in the General Fund:

	FY 2025 Estimat	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
Beginning Fund Balance	$ 23,533,600	$ 20,219,789	$ 18,829,967	$ 16,327,573	$ 14,834,534	$ 14,686,815
Revenues Over (Under) Exp	(5,677,959)	(3,455,820)	(4,649,000)	(3,731,500)	(2,472,500)	(2,902,600)
Budget to Actual Variance [1]	2,364,148	2,065,998	2,146,606	2,238,461	2,324,781	2,380,738
Projected Actual Gain/(Loss)	(3,313,811)	(1,389,822)	(2,502,394)	(1,493,039)	(147,719)	(521,862)
Projected Ending GF Bal	$ 20,219,789	$ 18,829,967	$ 16,327,573	$ 14,834,534	$ 14,686,815	$ 14,164,953
% of Total Budget	**61.5%**	**61.7%**	**51.2%**	**46.5%**	**46.4%**	**44.5%**

[1] Assumes actual revenues of 101% of budget and actual operating expenditures of 93% of budget

Estimated Operating Margin[1]	0.80	0.88	0.91	0.91	0.92	0.95

Village of Pinehurst **Scenario E - C & D Combined**

Five-Year Income and Expense Projections

Summary of Revenues and Expenditures

FY 2026-2030

Table 1 - Five-Year Financial Forecast FY 2026-2030

Debt Ratios:

	FY 2025 Estimate	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	Peer Group Average*
Outstanding Debt Balance	317,983	149,383	$ 13,383	$ 7,983	$ 6,283	$ 6,283	$ 6,696,746
% of Property Valuation	0.01%	0.00%	0.00%	0.00%	0.00%	0.00%	0.30%
Outstanding Debt per Capita	$ 17	$ 8	$ 1	$ 0	$ 0	$ 0	$ 419
Debt Service as % of Op Exp	0.92%	0.69%	0.52%	0.02%	0.01%	0.00%	
Debt Service per Capita	$ 12	$ 9	$ 7	$ 0	$ 0	$ -	$ 117

* Outstanding Debt ratios peer group is municipalities with a population of 10,000 to 24,999. Out of 48 municipalities in this group, 32 had outstanding debt as of June 30, 2024 (excluding enterprise funds) as reported by the LGC.
Debt Service ratios peer group is municipalities with a population of 10,000 to 49,999 based on data reported by Division of State and Local Government Finance as of June 30, 2023.

Scenario F - Mayor's Request

$ in Thousands	FY 2026	FY 2027	(Revaluation) FY 2028	FY 2029	FY 2030
Total Revenues & OFS	$ 26,781	$ 26,900	$ 27,186	$ 28,160	$ 27,930
Operating Expenditures	25,822	26,914	27,959	29,047	29,872
Operating Income (Loss)	*959*	*(14)*	*(773)*	*(887)*	*(1,942)*
Capital Expenditures	3,065	3,730	2,195	2,579	1,990
Other Financing Uses	1,910	2,150	250	-	-
Total Expenditures & OFU	$ 30,797	$ 32,794	$ 30,404	$ 31,626	$ 31,862

$ in Thousands	FY 2026	FY 2027	(Revaluation) FY 2028	FY 2029	FY 2030
Beginning Fund Balance	$ 20,220	$ 18,267	$ 14,516	$ 13,526	$ 12,374
Revenues Over (Under) Exp	(4,016)	(5,894)	(3,218)	(3,466)	(3,932)
Budget to Actual Variance	2,063	2,143	2,228	2,314	2,370
Projected Actual Gain/(Loss)	(1,953)	(3,751)	(990)	(1,152)	(1,562)
Projected Ending GF Bal	**18,267**	**14,516**	**13,526**	**12,374**	**10,812**
% of Total Budget	**59.3%**	**44.3%**	**44.5%**	**39.1%**	**33.9%**
Baseline	58.8%	38.6%	35.0%	34.2%	29.2%
Change vs. Baseline	0.5%	5.6%	9.5%	4.9%	4.7%
Estimated Operating Margin	**0.89**	**0.92**	**0.95**	**0.95**	**0.98**
Baseline	0.88	0.91	0.92	0.94	0.96
Change vs. Baseline	0.01	0.01	0.03	0.01	0.02

Whole $	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
Ad Valorem Taxes:					
Tax Rate Change	$ (0.005)	$ -	$ -	$ -	$ -
Tax Rate	$ 0.220	$ 0.220	$ 0.220	$ 0.220	$ 0.220
Average residential tax bill ($500K value)	$ 1,100	$ 1,100	$ 1,100	$ 1,100	$ 1,100
Change to average residential tax bill	$ (25)	$ -	$ -	$ -	$ -
Value of $0.01 Tax Rate	$ 608,000	$ 618,000	$ 628,000	$ 639,000	$ 649,000
Property Tax Revenues	$ 13,370,000	$ 13,595,000	$ 13,816,000	$ 14,048,000	$ 14,283,000
Baseline	$ 13,675,000	$ 13,904,000	$ 14,758,000	$ 15,007,000	$ 15,905,000
Change vs. Baseline	$ (305,000)	$ (309,000)	$ (942,000)	$ (959,000)	$ (1,622,000)

Scenario F - Mayor's Request

Whole $	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
Development:					
Pinewild Phase 5 homes built	-	40	37	-	-
Pinewile Phase 5 average home value	$ -	$ 1,000,000	$ 1,000,000	$ -	$ -
Pinewild Phase 4 annexation	No	No	No	Yes	Yes
Pinewild Phase 4 homes built				40	40
Pinewild Phase 4 average home value				$ 1,000,000	$ 1,000,000
Fire BIRDIE Implementation:					
# Firefighter FTEs added	-	-	-	-	-
Salaries & Benefits Cost per Firefighter	$ -	$ -	$ -	$ -	$ -
SAFER grant received	No	No	No	No	No
Operating Costs	$ -	$ -	$ -	$ -	$ -
Capital Costs	$ -	$ -	$ 250,000	$ -	$ -
Debt Financed (Capital Project Fund)	$ -	$ -	$ -	$ -	$ -
Fund Balance Financed (OFU)	$ -	$ -	$ 250,000	$ -	$ -
Downtown Parking Facility:					
# spaces	-	-	-	-	-
Construction cost per space	$ -	$ -	$ -	$ -	$ -
Operating Costs	$ -	$ -	$ -	$ -	$ -
Capital Costs	$ -	$ -	$ -	$ -	$ -
Debt Financed (Capital Project Fund)	$ -	$ -	$ -	$ -	$ -
Fund Balance Financed (OFU)	$ -	$ -	$ -	$ -	$ -
Multi-Modal/Golf Cart Paths:					
Baseline annual capital funding	$ 460,000	$ 460,000	$ 460,000	$ 460,000	$ 460,000
Additional funding	$ -	$ -	$ -	$ -	$ -
Total funding	$ 460,000	$ 460,000	$ 460,000	$ 460,000	$ 460,000

Scenario F - Mayor's Request

Whole $	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
Stormwater Improvements:					
Baseline annual capital funding	$ 450,000	$ 450,000	$ 450,000	$ 450,000	$ 450,000
Additional funding	$ -	$ -	$ -	$ -	$ -
Total funding	$ 450,000	$ 450,000	$ 450,000	$ 450,000	$ 450,000
West Pinehurst Park Development:					
Operating	$ -	$ -	$ -	$ -	$ -
Capital	$ -	$ -	$ -	$ -	$ -
Other Significant Capital:					
Fire Ladder Truck	$ -	$ -	$ -	$ -	$ -
Camelot Playground	$ -	$ -	$ -	$ 500,000	$ -
Village Place Development	$ 200,000	$ -	$ -	$ -	$ 200,000
Library Sidewalk Connections	$ 150,000	$ -	$ -	$ -	$ -
Trail Bridges	$ 200,000	$ 145,000	$ -	$ -	$ -
Salt/Brine Storage Building	$ -	$ 100,000	$ -	$ -	$ -
Hockey Rink Lights	$ -	$ 148,000	$ -	$ -	$ -
Pumper Truck Replacement	$ -	$ 800,000	$ (1,000,000)	$ -	$ -

Village of Pinehurst
Five-Year Income and Expense Projections
Summary of Revenues and Expenditures
FY 2026-2030

Scenario F - Mayor's Request
- **Reduce tax rate to $0.22 in all years**
- **Remove ladder truck, WPP, and fire facility**
- **Reduce library sidewalks to $150K (only Magnolia Rd)**
- **Add $250K for rescue facility design in FY 2028**
- **Move pumper truck replacement from FY 2028 to FY 2027 and reduce to $800K**
- **Move salt/brine storage building from FY 2026 to FY 2027**

Table 1 - Five-Year Financial Forecast FY 2026-2030

	FY 2025 Estimate	FY 2026	FY 2027	(Revaluation) FY 2028	FY 2029	FY 2030
Population	**18,747**	**19,038**	**19,273**	**19,610**	**19,927**	**20,175**
Property Tax Rate	**$ 0.225**	**$ 0.220**	**$ 0.220**	**$ 0.220**	**$ 0.220**	**$ 0.220**
Operating Revenues						
Property Tax Revenue	$ 13,503,000	$ 13,370,000	$ 13,595,000	$ 13,816,000	$ 14,048,000	$ 14,283,000
Intergovernmental Revenues	9,831,940	10,069,400	10,242,700	10,412,700	10,590,700	10,762,700
Permits & Fees	1,165,350	1,136,800	1,099,000	1,104,000	1,687,000	1,092,000
Sales & Services	897,230	892,830	918,000	943,000	958,000	985,000
Other Operating Revenues	542,380	539,200	546,000	552,000	609,000	567,000
Interest Income	1,006,200	768,000	494,000	353,000	262,000	235,000
Other Taxes & Licenses	5,000	5,000	5,000	5,000	5,000	5,000
Operating Revenues	26,951,100	26,781,230	26,899,700	27,185,700	28,159,700	27,929,700
Other Financing Sources (OFS)	223,270	-	-	-	-	-
Total GF Revenues & OFS	$ 27,174,370	$ 26,781,230	$ 26,899,700	$ 27,185,700	$ 28,159,700	$ 27,929,700
Operating Expenditures						
Personnel in FTEs	165.4	166.6	167.6	170.6	170.6	170.6
Salaries and Benefits	$ 14,652,900	$ 17,207,800	$ 18,069,700	$ 18,989,200	$ 19,779,200	$ 20,487,300
Operating	8,620,848	8,437,000	8,704,000	8,964,000	9,266,000	9,385,000
Debt Service	216,405	177,250	140,000	6,000	2,000	-
Operating Expenditures	23,490,153	25,822,050	26,913,700	27,959,200	29,047,200	29,872,300
Operating Income	3,460,947	959,180	(14,000)	(773,500)	(887,500)	(1,942,600)
Other Financing Uses (OFU)	2,800,000	1,910,000	2,150,000	250,000	-	-
Capital Expenditures in GF	6,562,176	3,065,000	3,730,000	2,195,000	2,579,000	1,990,000
Total GF Expenditures & OFU	$ 32,852,329	$ 30,797,050	$ 32,793,700	$ 30,404,200	$ 31,626,200	$ 31,862,300
Revenues Over (Under) Exp	$ (5,677,959)	$ (4,015,820)	$ (5,894,000)	$ (3,218,500)	$ (3,466,500)	$ (3,932,600)

Capital As a Percent of Total Expenditures:

	FY 2025 Estimate	FY 2026	FY 2027	(Revaluation) FY 2028	FY 2029	FY 2030
Total Expenditures	$ 32,852,329	$ 30,797,050	$ 32,793,700	$ 30,404,200	$ 31,626,200	$ 31,862,300
Total Capital Expenditures	6,562,176	3,065,000	3,730,000	2,195,000	2,579,000	1,990,000
% of Total Expenditures	20.0%	10.0%	11.4%	7.2%	8.2%	6.2%

Projected Impact on Fund Balance in the General Fund:

	FY 2025 Estimate	FY 2026	FY 2027	(Revaluation) FY 2028	FY 2029	FY 2030
Beginning Fund Balance	$ 23,533,600	$ 20,219,789	$ 18,266,917	$ 14,516,073	$ 13,526,154	$ 12,374,415
Revenues Over (Under) Exp	(5,677,959)	(4,015,820)	(5,894,000)	(3,218,500)	(3,466,500)	(3,932,600)
Budget to Actual Variance [1]	2,364,148	2,062,948	2,143,156	2,228,581	2,314,761	2,370,358
Projected Actual Gain/(Loss)	(3,313,811)	(1,952,872)	(3,750,844)	(989,919)	(1,151,739)	(1,562,242)
Projected Ending GF Bal	$ 20,219,789	$ 18,266,917	$ 14,516,073	$ 13,526,154	$ 12,374,415	$ 10,812,173
% of Total Budget	**61.5%**	**59.3%**	**44.3%**	**44.5%**	**39.1%**	**33.9%**

[1] Assumes actual revenues of 101% of budget and actual operating expenditures of 93% of budget

Estimated Operating Margin[1]	0.80	0.89	0.92	0.95	0.95	0.98

Village of Pinehurst
Five-Year Income and Expense Projections
Summary of Revenues and Expenditures
FY 2026-2030

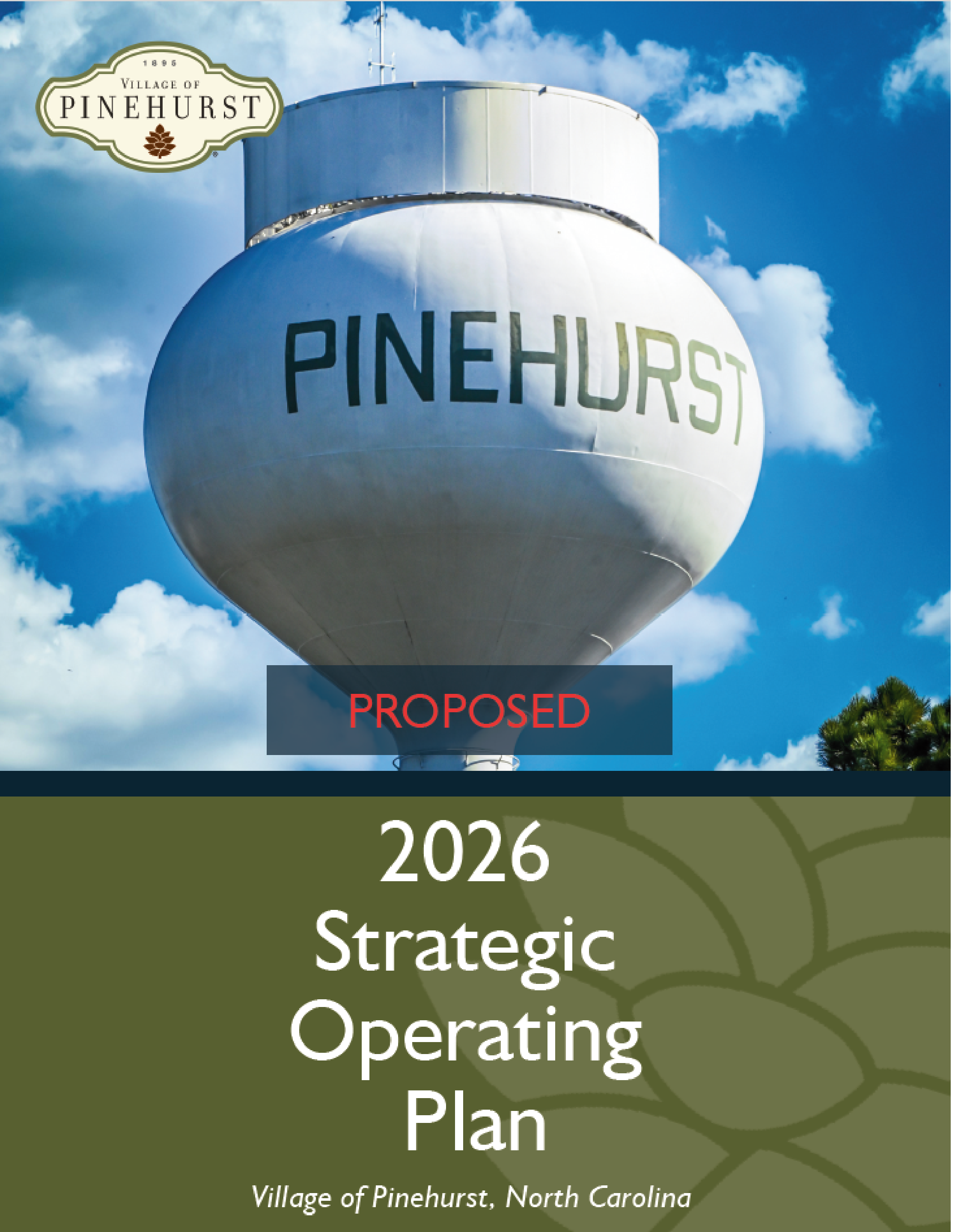
Scenario F - Mayor's Request
- **Reduce tax rate to $0.22 in all years**
- **Remove ladder truck, WPP, and fire facility**
- **Reduce library sidewalks to $150K (only Magnolia Rd)**
- **Add $250K for rescue facility design in FY 2028**
- **Move pumper truck replacement from FY 2028 to FY 2027 and reduce to $800K**
- **Move salt/brine storage building from FY 2026 to FY 2027**

Table 1 - Five-Year Financial Forecast FY 2026-2030

Debt Ratios:

	FY 2025 Estimate	FY 2026	FY 2027	(Revaluation) FY 2028	FY 2029	FY 2030	Peer Group Average*
Outstanding Debt Balance	317,983	149,383	$ 13,383	$ 7,983	$ 6,283	$ 6,283	$ 6,696,746
% of Property Valuation	0.01%	0.00%	0.00%	0.00%	0.00%	0.00%	0.30%
Outstanding Debt per Capita	$ 17	$ 8	$ 1	$ 0	$ 0	$ 0	$ 419
Debt Service as % of Op Exp	0.92%	0.69%	0.52%	0.02%	0.01%	0.00%	
Debt Service per Capita	$ 12	$ 9	$ 7	$ 0	$ 0	$ -	$ 117

* Outstanding Debt ratios peer group is municipalities with a population of 10,000 to 24,999. Out of 48 municipalities in this group, 32 had outstanding debt as of June 30, 2024 (excluding enterprise funds) as reported by the LGC.
Debt Service ratios peer group is municipalities with a population of 10,000 to 49,999 based on data reported by Division of State and Local Government Finance as of June 30, 2023.



FY 2026 Strategic Operating Plan

Budget Work Session

April 22, 2025

What we will cover:

1. FY 2026 Budget Overview
   - Revenues
   - Expenditures
2. FY 2026-2030 Financial Forecast
   - Scenarios
3. Council Discussion/Direction
4. Next steps

VALUES

Service
Initiative
Teamwork
Improvement

VISION

The Village of Pinehurst is a charming, vibrant community which reflects our rich history and traditions.

MISSION

Promote, enhance, and sustain the quality of life for residents, businesses, and visitors.

FY 2026 Budget

Budget Principles

VILLAGE OF PINEHURST 1895

Fiscal Responsibility and Stability

- Recurring revenues support operations and routine capital replacements
- Major capital projects are funded through fund balance or other sources

Transparency and Accountability

- Open, transparent, and inclusive process
- Financial information is readily available in understandable formats

Long-Term Financial Planning

- Five-year financial forecast
- Five-year capital improvement plans
- Address future growth and needs
- Ensure financial sustainability

Strategic Alignment

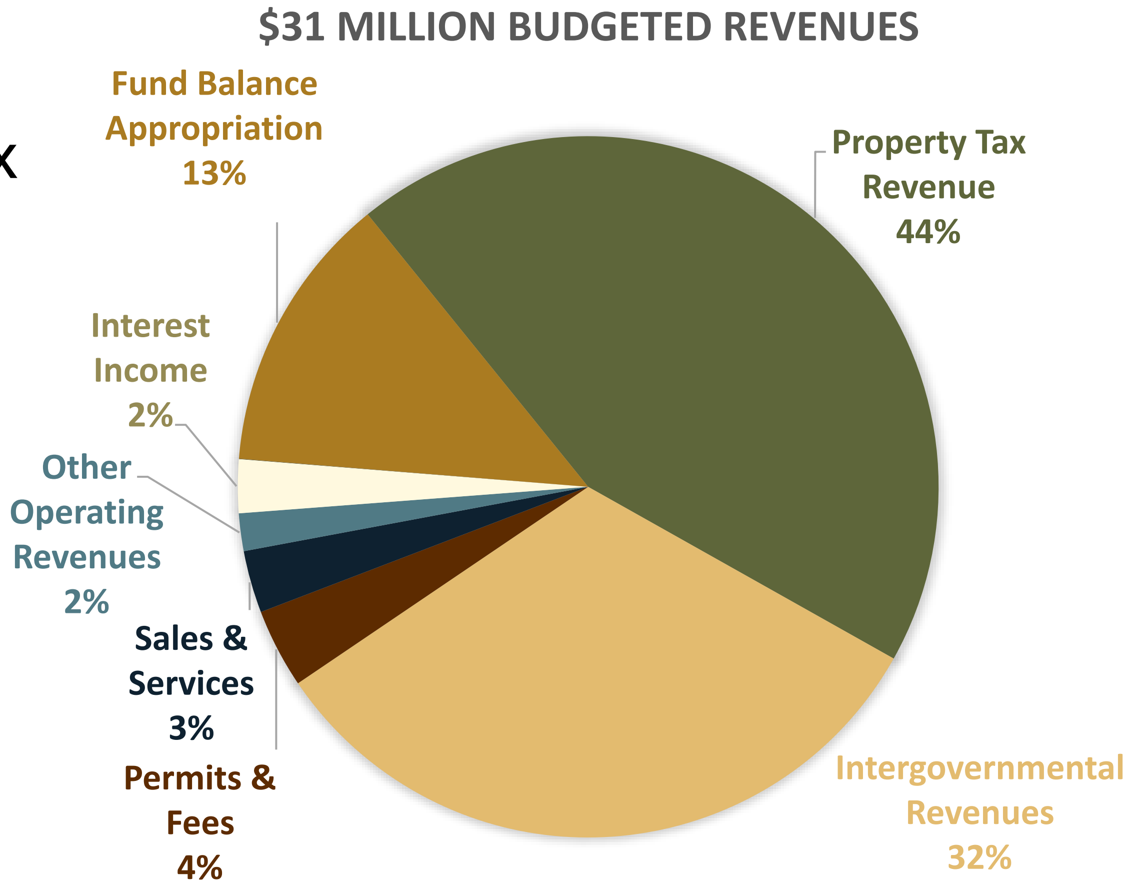
- Make progress on community's goals
- Comprehensive plan, master plans, community and business surveys
- Expenditures align with priorities

FY 2026 General Fund Budget Overview:

- $31 million budget
  - 9.1% less than the FY 2025 amended General Fund budget
  - $1.2 million cut from requested department budgets
  - $27 million in Revenue + $4 million Fund Balance
- Maintains property tax rate of $0.225
- Focused on ensuring long-term budget sustainability
  - Ongoing revenues support daily operations and routine capital needs, while major capital projects are funded through savings (fund balance)
- Strived to make progress across all aspects of the Council's strategic direction

FY 2026 General Fund Revenues:

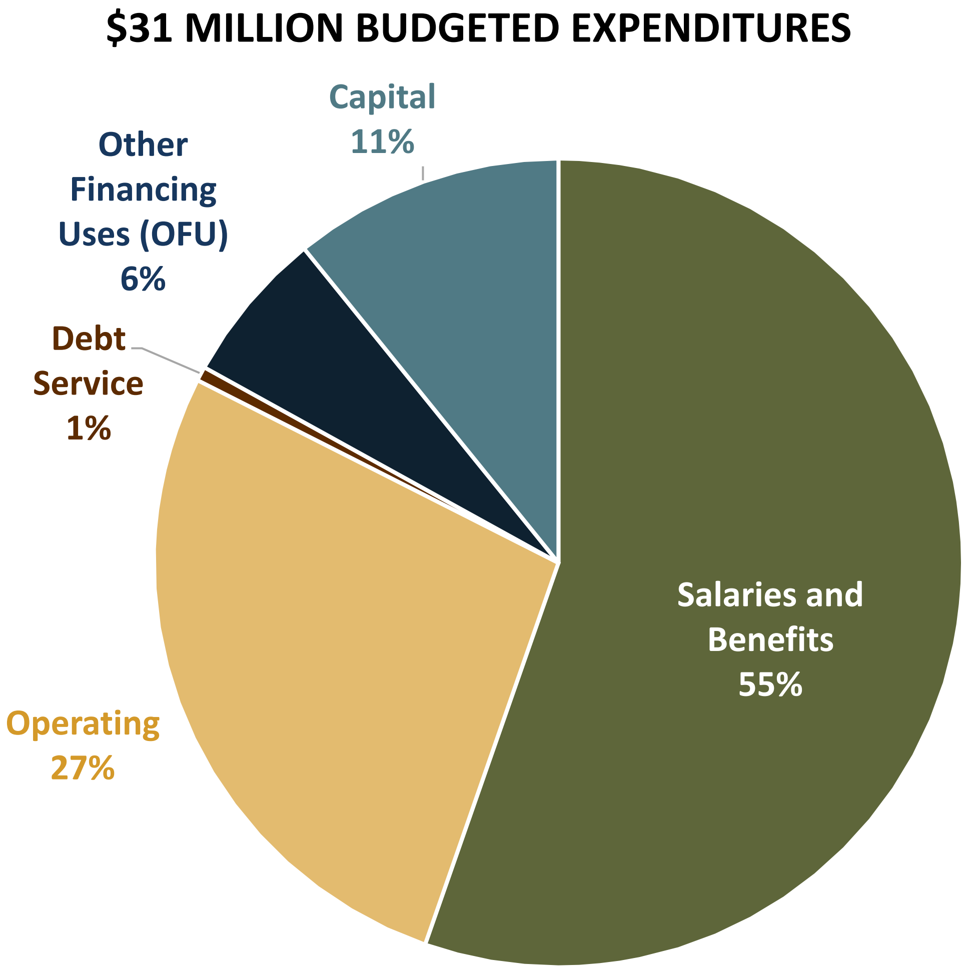
- Assumes 0.8% growth in the real property tax base based on prior year construction levels and 75 new homes
- Assumes 1.7% increase in sales tax receipts over FY 2025 amended budget
- $4 million fund balance appropriation to fund the Library capital project fund transfer and other significant capital



	FY 2024 Actuals	FY 2025 Estimate	FY 2026 Proposed Budget
Property Tax Rate	**$ 0.230**	**$ 0.225**	**$ 0.225**
Operating Revenues			
Property Tax Revenue	$ 13,649,608	$ 13,503,000	$ 13,675,000
Intergovernmental Revenues	9,673,871	9,831,940	10,069,400
Permits & Fees	1,414,264	1,165,350	1,136,800
Sales & Services	890,346	897,230	892,830
Other Operating Revenues	1,023,103	542,380	539,200
Interest Income	1,195,928	1,006,200	768,000
Other Taxes & Licenses	6,555	5,000	5,000
Operating Revenues	27,853,675	26,951,100	27,086,230
Other Financing Sources (OFS)	210,765	223,270	-
Fund Balance Appropriation	(3,171,536)	5,677,959	4,006,820
Total GF Revenues & OFS	$ 24,892,904	$ 32,852,329	$ 31,093,050

FY 2026 General Fund Expenditures:

- Merit pay raises at 2% average plus cost-of-living adjustment of 2.9%
- Estimate of 5% increase wage study adjustments
- One new full-time equivalent (FTE):
  - B&G Employee (starts mid-year)
- VOP pays 100% of employee health/dental/vision insurance; Estimated 10% increase in premiums



FY 2026 Proposed Budget

Operating Expenditures	FY 2024 Actuals	FY 2025 Budget	FY 2026
Salaries and Benefits	$ 14,256,537	$ 14,652,900	$ 17,207,800
Operating	7,465,502	8,620,848	8,433,000
Debt Service	304,261	216,405	177,250
Operating Expenditures	22,026,300	23,490,153	25,818,050
Other Financing Uses (OFU)	-	2,800,000	1,910,000
Capital Expenditures in GF	2,866,604	6,562,176	3,365,000
Total GF Expenditures & OFU	$ 24,892,904	$ 32,852,329	$ 31,093,050

FY 2026 Significant Capital ($3.4 million in total):

Significant Capital Items	Amount
Two (2) garbage trucks	$540,000
Pedestrian facilities	$460,000
Stormwater drainage projects	$450,000
Walkways on Magnolia & Rattlesnake	$350,000
Five (5) police patrol vehicles	$325,000
Remove Water Tanks	$200,000
Rebuild Trail Bridges	$200,000
Salt/Brine Storage Building	$100,000

FY 2026–2030 Five-Year Financial Forecast

Five-Year Financial Forecast:

- Developed to meet key financial ratios:
  - Fund balance (>30%)
  - Operating margins (89% - 91%)
  - Debt service ratios (<10%)
- Incorporates:
  - Five-Year Staffing Forecast (addition of 4 Library & 12 Fire FTEs)
  - Five-Year Capital Improvement Plan (CIP)
- Key Financial Assumptions:
  - 1.0% annual growth in real & personal tax base + annexation of Phase 4
  - 4.9% average annual increase in base salaries & benefits
  - 2.0% inflation rate in operating costs

Key Highlights of the Proposed FY 2026-2030 Forecast:

- FY 2026 maintains Tax Rate of $0.225
- FY 2026–2030 Projected Tax Rates:
  - FY 2026-2027: No change
  - FY 2028: Increase one cent to $0.235 to fund added staff and operating costs for the new library and renovated archives and adjust for inflation in revaluation
  - FY 2029: No change
  - FY 2030: Increase one cent to $0.245 to fund debt service for 3rd Fire Facility

	FY 2024	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
Tax Rate	**$0.23**	**$0.225**	**$0.225**	**$0.225**	**$0.235**	**$0.235**	**$0.245**
Year-Over-Year Tax Rate Change		**-0.5¢**	**-**	**-**	**1.0¢**	**-**	**1.0¢**
Note: FY 2028 is expected to be the next revaluation year.							

- What is included in the Baseline Five-Year Financial Forecast (Scenario A):
  - Completion and staffing of the Library and Archives
  - Construction and staffing of a 3rd Fire Facility
    - Staffing is assumed to be funded by the SAFER Grant
  - Following list of Capital & Significant Projects (next slide)
- What is **not** included in Five-Year Financial Forecast:
  - Relocation of Public Services Complex
  - Infrastructure Improvements in Village Place
  - Downtown Parking Facility
  - Multi-modal improvements above operationalized $460,000 in annual budget

FY 2026-2030 Forecast

Significant Projects/Purchases in the Five-Year Forecast:

Project	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
Fire ladder truck		$2,450,000			$50,000
West Pinehurst Park development			$743,000		
Camelot Playground				$500,000	
Village Place development	$200,000				$200,000
Library sidewalk connections	350,000				
Trail bridges	200,000	145,000			
Software systems				200,000	
Provide world-class execution of plans for the 2029 US Open				150,000	
Salt/brine storage building	100,000				
Hockey rink lights		148,000			

Red outlines indicate items that are removed or adjusted in Forecast Scenario C.

FY 2026-2030 Forecast – Scenario A (Baseline)

$ in Thousands	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
Total Revenues & OFS	$ 27,086	$ 27,191	$ 28,085	$ 29,483	$ 30,760
Operating Expenditures	25,822	26,914	27,960	29,535	32,192
Operating Income (Loss)	*1,264*	*277*	*125*	*(52)*	*(1,432)*
Capital Expenditures	3,365	5,280	3,938	2,579	2,040
Other Financing Uses	1,910	2,150	400	-	-
Total Expenditures & OFU	$ 31,097	$ 34,344	$ 32,298	$ 32,114	$ 34,232

$ in Thousands	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
Beginning Fund Balance	$ 20,220	$ 18,275	$ 13,268	$ 11,292	$ 10,985
Revenues Over (Under) Exp	(4,011)	(7,153)	(4,213)	(2,631)	(3,472)
Budget to Actual Variance	2,066	2,146	2,237	2,324	2,493
Projected Actual Gain/(Loss)	(1,945)	(5,007)	(1,976)	(307)	(979)
Projected Ending GF Bal	**18,275**	**13,268**	**11,292**	**10,985**	**10,006**
% of Total Budget	**58.8%**	**38.6%**	**35.0%**	**34.2%**	**29.2%**
Baseline	58.8%	38.6%	35.0%	34.2%	29.2%
Change vs. Baseline	0.0%	0.0%	0.0%	0.0%	0.0%
Estimated Operating Margin	**0.88**	**0.91**	**0.92**	**0.94**	**0.96**

Budget to actual variance assumes actual revenues of 101% of budget and actual expenditures of 93% of budget

FY 2026-2030 Forecast Scenarios

VILLAGE OF PINEHURST 1895

- B – Half-cent Reduction in FY 2026 Tax Rate to $0.22
- C – Removed 3rd Fire Facility and Ladder Truck
- D – Removed Village Place development (storage tanks removal) and salt/brine storage building, and reduced library sidewalks to $95K (Magnolia Rd only)
- E – Scenarios C and D combined
- F – Mayor's Request:
  - Reduced tax rate to $0.22 in all years
  - Removed ladder truck, West Pinehurst Park, and fire facility
  - Reduced library sidewalks to $150K (Magnolia Rd only)
  - Added $250K for rescue facility design in FY 2028
  - Move fire pumper truck replacement from FY 2028 to FY 2027 and reduce cost from $1M to $800K
  - Moved salt/brine storage building from FY 2026 to FY 2027

Scenario B – Tax Rate Reduction to $0.22

$ in Thousands	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
Total Revenues & OFS	$ 26,781	$ 26,868	$ 28,069	$ 29,791	$ 31,081
Operating Expenditures	25,822	26,914	27,961	29,536	32,193
Operating Income (Loss)	*959*	*(46)*	*108*	*255*	*(1,112)*
Capital Expenditures	3,365	5,280	3,938	2,579	2,040
Other Financing Uses	1,910	2,150	400	-	-
Total Expenditures & OFU	$ 31,097	$ 34,344	$ 32,299	$ 32,115	$ 34,233

$ in Thousands	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
Beginning Fund Balance	$ 20,220	$ 17,967	$ 12,634	$ 10,641	$ 10,644
Revenues Over (Under) Exp	(4,316)	(7,476)	(4,230)	(2,324)	(3,152)
Budget to Actual Variance	2,063	2,143	2,237	2,327	2,496
Projected Actual Gain/(Loss)	(2,253)	(5,333)	(1,993)	3	(656)
Projected Ending GF Bal	**17,967**	**12,634**	**10,641**	**10,644**	**9,988**
% of Total Budget	**57.8%**	**36.8%**	**32.9%**	**33.1%**	**29.2%**
Baseline	58.8%	38.6%	35.0%	34.2%	29.2%
Change vs. Baseline	-1.0%	-1.8%	-2.0%	-1.1%	-0.1%
Estimated Operating Margin	**0.89**	**0.92**	**0.92**	**0.93**	**0.95**
Baseline	0.88	0.91	0.92	0.94	0.96
Change vs. Baseline	0.01	0.01	0.00	(0.01)	(0.01)

Scenario C – Remove Fire Facility & Ladder Truck

$ in Thousands	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
Total Revenues & OFS	$ 27,086	$ 27,228	$ 28,153	$ 29,143	$ 28,949
Operating Expenditures	25,822	26,914	27,960	29,048	29,873
Operating Income (Loss)	*1,264*	*314*	*193*	*95*	*(924)*
Capital Expenditures	3,365	2,830	3,938	2,579	1,990
Other Financing Uses	1,910	2,150	-	-	-
Total Expenditures & OFU	$ 31,097	$ 31,894	$ 31,898	$ 31,627	$ 31,863

$ in Thousands	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
Beginning Fund Balance	$ 20,220	$ 18,275	$ 15,755	$ 14,248	$ 14,088
Revenues Over (Under) Exp	(4,011)	(4,666)	(3,745)	(2,484)	(2,914)
Budget to Actual Variance	2,066	2,146	2,238	2,324	2,380
Projected Actual Gain/(Loss)	(1,945)	(2,520)	(1,507)	(160)	(534)
Projected Ending GF Bal	**18,275**	**15,755**	**14,248**	**14,088**	**13,554**
% of Total Budget	**58.8%**	**49.4%**	**44.7%**	**44.5%**	**42.5%**
Baseline	58.8%	38.6%	35.0%	34.2%	29.2%
Change vs. Baseline	0.0%	10.8%	9.7%	10.3%	13.3%
Estimated Operating Margin	**0.88**	**0.91**	**0.91**	**0.92**	**0.95**
Baseline	0.88	0.91	0.92	0.94	0.96
Change vs. Baseline	-	(0.00)	(0.00)	(0.02)	(0.01)

Scenario D – Remove Noted Items and Reduce Library Sidewalks to $95K

$ in Thousands	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
Total Revenues & OFS	$ 27,086	$ 27,208	$ 28,099	$ 29,495	$ 30,772
Operating Expenditures	25,822	26,914	27,960	29,535	32,192
Operating Income (Loss)	*1,264*	*294*	*139*	*(40)*	*(1,420)*
Capital Expenditures	2,810	5,280	3,938	2,579	2,040
Other Financing Uses	1,910	2,150	400	-	-
Total Expenditures & OFU	$ 30,542	$ 34,344	$ 32,298	$ 32,114	$ 34,232

$ in Thousands	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
Beginning Fund Balance	$ 20,220	$ 18,830	$ 13,840	$ 11,878	$ 11,583
Revenues Over (Under) Exp	(3,456)	(7,136)	(4,199)	(2,619)	(3,460)
Budget to Actual Variance	2,066	2,146	2,237	2,324	2,494
Projected Actual Gain/(Loss)	(1,390)	(4,990)	(1,962)	(295)	(966)
Projected Ending GF Bal	**18,830**	**13,840**	**11,878**	**11,583**	**10,617**
% of Total Budget	**61.7%**	**40.3%**	**36.8%**	**36.1%**	**31.0%**
Baseline	58.8%	38.6%	35.0%	34.2%	29.2%
Change vs. Baseline	2.9%	1.7%	1.8%	1.9%	1.8%
Estimated Operating Margin	**0.88**	**0.91**	**0.92**	**0.93**	**0.96**
Baseline	0.88	0.91	0.92	0.94	0.96
Change vs. Baseline	-	(0.00)	(0.00)	(0.00)	(0.00)

Scenario E – C & D Combined

$ in Thousands	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
Total Revenues & OFS	$ 27,086	$ 27,245	$ 28,167	$ 29,155	$ 28,961
Operating Expenditures	25,822	26,914	27,960	29,048	29,873
Operating Income (Loss)	*1,264*	*331*	*207*	*107*	*(912)*
Capital Expenditures	2,810	2,830	3,938	2,579	1,990
Other Financing Uses	1,910	2,150	-	-	-
Total Expenditures & OFU	$ 30,542	$ 31,894	$ 31,898	$ 31,627	$ 31,863

$ in Thousands	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
Beginning Fund Balance	$ 20,220	$ 18,830	$ 16,328	$ 14,835	$ 14,687
Revenues Over (Under) Exp	(3,456)	(4,649)	(3,731)	(2,472)	(2,902)
Budget to Actual Variance	2,066	2,147	2,238	2,324	2,380
Projected Actual Gain/(Loss)	(1,390)	(2,502)	(1,493)	(148)	(522)
Projected Ending GF Bal	**18,830**	**16,328**	**14,835**	**14,687**	**14,165**
% of Total Budget	**61.7%**	**51.2%**	**46.5%**	**46.4%**	**44.5%**
Baseline	58.8%	38.6%	35.0%	34.2%	29.2%
Change vs. Baseline	2.9%	12.6%	11.5%	12.2%	15.2%
Estimated Operating Margin	**0.88**	**0.91**	**0.91**	**0.92**	**0.95**
Baseline	0.88	0.91	0.92	0.94	0.96
Change vs. Baseline	-	(0.00)	(0.00)	(0.02)	(0.01)

Scenario F – Mayor's Request

$ in Thousands	FY 2026	FY 2027	(Revaluation) FY 2028	FY 2029	FY 2030
Total Revenues & OFS	$ 26,781	$ 26,900	$ 27,186	$ 28,160	$ 27,930
Operating Expenditures	25,822	26,914	27,959	29,047	29,872
Operating Income (Loss)	*959*	*(14)*	*(773)*	*(887)*	*(1,942)*
Capital Expenditures	3,065	3,730	2,195	2,579	1,990
Other Financing Uses	1,910	2,150	250	-	-
Total Expenditures & OFU	$ 30,797	$ 32,794	$ 30,404	$ 31,626	$ 31,862

$ in Thousands	FY 2026	FY 2027	(Revaluation) FY 2028	FY 2029	FY 2030
Beginning Fund Balance	$ 20,220	$ 18,267	$ 14,516	$ 13,526	$ 12,374
Revenues Over (Under) Exp	(4,016)	(5,894)	(3,218)	(3,466)	(3,932)
Budget to Actual Variance	2,063	2,143	2,228	2,314	2,370
Projected Actual Gain/(Loss)	(1,953)	(3,751)	(990)	(1,152)	(1,562)
Projected Ending GF Bal	**18,267**	**14,516**	**13,526**	**12,374**	**10,812**
% of Total Budget	**59.3%**	**44.3%**	**44.5%**	**39.1%**	**33.9%**
Baseline	58.8%	38.6%	35.0%	34.2%	29.2%
Change vs. Baseline	0.5%	5.6%	9.5%	4.9%	4.7%
Estimated Operating Margin	**0.89**	**0.92**	**0.95**	**0.95**	**0.98**
Baseline	0.88	0.91	0.92	0.94	0.96
Change vs. Baseline	0.01	0.01	0.03	0.01	0.02

Council Discussion/ Direction

Council Discussion/Direction:

- What modifications you would like to make to the FY 2026 proposed budget and five-year forecast?
- Have we sufficiently addressed Council's priorities and significant items?
- Is another work session meeting needed?

Next Steps

Key Upcoming Dates	
May 13	Budget Presentation (draft SOP book released)
May 27	Budget Public Hearing
June 10	Adopt the Budget

The Village welcomes public comments by e-mailing them to publiccomments@vopnc.org.

Village of Pinehurst
General Fund Summary Comparative
Budget for the Fiscal Year Ended June 30, 2026

	06/30/24 Actual	06/30/25 Budget	Estimate For FYE 06/30/25	Recommended Request for 06/30/26	FY26 Budget vs. FY25 Budget Increase (Decrease)	FY26 Budget vs. FY25 Estimate Increase (Decrease)
Revenues						
Ad Valorem Taxes - R&P	$ 13,649,608	$ 13,486,000	$ 13,503,000	$ 13,675,000	$ 189,000	$ 172,000
Other Taxes & Licenses	6,555	5,000	5,000	5,000	-	-
Unrestr. Intergov't Revenue	9,001,677	9,080,300	9,099,200	9,333,700	253,400	234,500
Restr. Intergov't Revenue	672,194	732,740	732,740	735,700	2,960	2,960
Permits	591,800	550,000	550,000	535,000	(15,000)	(15,000)
Fees	822,464	614,300	615,350	601,800	(12,500)	(13,550)
Sales and Services	890,346	863,330	897,230	892,830	29,500	(4,400)
Assessments	-	-	-	-	-	-
Other Revenues	1,023,103	535,980	542,380	539,200	3,220	(3,180)
Interest	1,195,928	1,003,100	1,006,200	768,000	(235,100)	(238,200)
Total Operating Revenues	27,853,675	26,870,750	26,951,100	27,086,230	215,480	135,130
Other Financing Sources	210,765	223,270	223,270	-	(223,270)	(223,270)
Fund Balance Appropriations	-	7,114,992	-	4,009,960	(3,105,032)	4,009,960
	210,765	7,338,262	223,270	4,009,960	(3,328,302)	3,786,690
Total Revenues, Other Financing Sources, and Fund Balance Appropriations	$ 28,064,440	$ 34,209,012	$ 27,174,370	$ 31,096,190	$ (3,112,822)	$ 3,921,820

Village of Pinehurst
General Fund Summary Comparative
Budget for the Fiscal Year Ended June 30, 2026

Expenditures	06/30/24 Actual	06/30/25 Budget	Estimate For FYE 06/30/25	Recommended Request for 06/30/26	FY26 Budget vs. FY25 Budget Increase (Decrease)	FY26 Budget vs. FY25 Estimate Increase (Decrease)
Governing Body	$ 143,850	$ 138,076	$ 134,320	$ 141,500	$ 3,424	$ 7,180
Administration	1,668,042	1,855,534	1,670,844	1,793,133	(62,401)	122,289
Finance	873,330	973,660	973,485	1,003,440	29,780	29,955
HR	550,307	703,975	673,505	683,400	(20,575)	9,895
Police	4,238,483	4,680,073	4,430,102	5,072,637	392,564	642,535
Fire	3,894,875	4,451,202	4,208,302	4,450,918	(284)	242,616
Planning	971,327	1,433,785	1,339,875	1,366,280	(67,505)	26,405
Inspections	403,357	459,435	447,215	487,990	28,555	40,775
Public Services Administration	625,179	853,778	687,143	1,015,848	162,070	328,705
Streets & Grounds	2,819,827	4,607,689	4,510,738	3,255,890	(1,351,799)	(1,254,848)
Powell Bill	1,486,825	1,500,100	1,500,100	1,500,100	-	-
Community Development	148,715	-	-	-	-	-
Solid Waste	2,767,012	3,038,215	2,964,365	3,265,750	227,535	301,385
Recreation	2,310,105	4,466,540	4,345,926	2,872,012	(1,594,528)	(1,473,914)
Library	534,508	597,865	554,730	656,855	58,990	102,125
Harness Track	755,124	845,156	836,631	915,077	69,921	78,446
Fair Barn	397,777	587,524	558,643	528,110	(59,414)	(30,533)
Contingency	-	-	-	-	-	-
Debt Service	304,261	216,405	216,405	177,250	(39,155)	(39,155)
Other Financing Uses	-	2,800,000	2,800,000	1,910,000	(890,000)	(890,000)
Total Expenditures	$ 24,892,904	$ 34,209,012	$ 32,852,329	$ 31,096,190	$ (3,112,822)	$ (1,756,139)
Revenues Over (Under) Expenditures	$ 3,171,536	$ -	$ (5,677,959)	$ -	$ -	$ 5,677,959

Expenditures by Function	06/30/24 Actual	06/30/25 Budget	Estimate For FYE 06/30/25	Recommended Request for 06/30/26	FY26 Budget vs. FY25 Budget Increase (Decrease)	FY26 Budget vs. FY25 Estimate Increase (Decrease)
General Government	$ 3,235,529	$ 3,671,245	$ 3,452,154	$ 3,621,473	$ (49,772)	$ 169,319
Public Safety	8,536,715	9,590,710	9,085,619	10,011,545	420,835	925,926
Transportation	4,931,831	6,961,567	6,697,981	5,771,838	(1,189,729)	(926,143)
Environmental Protection	2,767,012	3,038,215	2,964,365	3,265,750	227,535	301,385
Economic & Physical Dev	1,120,042	1,433,785	1,339,875	1,366,280	(67,505)	26,405
Cultural & Recreation	3,997,514	6,497,085	6,295,930	4,972,054	(1,525,031)	(1,323,876)
Other Financing Uses	-	2,800,000	2,800,000	1,910,000	(890,000)	(890,000)
Debt Service	304,261	216,405	216,405	177,250	(39,155)	(39,155)
Contingency	-	-	-	-	-	-
Total	$ 24,892,904	$ 34,209,012	$ 32,852,329	$ 31,096,190	$ (3,112,822)	$ (1,756,139)

Village of Pinehurst
General Fund Summary by Function Comparative
Budget for the Fiscal Year Ended June 30, 2026

	06/30/24 Actual	06/30/25 Budget	Estimate For FYE 06/30/25	Recommended Request for 06/30/26	FY26 Budget vs. FY25 Budget Increase (Decrease)		FY26 Budget vs. FY25 Estimate Increase (Decrease)
Revenues							
Ad Valorem Taxes - R&P	$ 13,649,608	$ 13,486,000	$ 13,503,000	$ 13,675,000	$ 189,000		$ 172,000
Other Taxes & Licenses	6,555	5,000	5,000	5,000	-		-
Unrestricted Intergovernmenta	9,001,677	9,080,300	9,099,200	9,333,700	253,400		234,500
Restricted Intergovernmental	672,194	732,740	732,740	735,700	2,960		2,960
Permits	591,800	550,000	550,000	535,000	(15,000)		(15,000)
Fees	822,464	614,300	615,350	601,800	(12,500)		(13,550)
Sales and Services	890,346	863,330	897,230	892,830	29,500		(4,400)
Other Revenues	1,023,103	535,980	542,380	539,200	3,220		(3,180)
Assessments	-	-	-	-	-		-
Interest	1,195,928	1,003,100	1,006,200	768,000	(235,100)		(238,200)
Total Revenues	**$ 27,853,675**	**$ 26,870,750**	**$ 26,951,100**	**$ 27,086,230**	**$ 215,480**		**$ 135,130**
% Change vs. Prior Year		-3.53%	-3.24%	0.80%			
Expenditures							
Salaries and Benefits	$ 14,256,540	$ 15,698,025	$ 14,652,900	$ 17,207,800	$ 1,509,775		$ 2,554,900
Operating Expenditures	7,465,499	8,929,892	8,620,848	8,436,140	(493,752)		(184,708)
Capital Outlay	2,866,604	6,564,690	6,562,176	3,365,000	(3,199,690)		(3,197,176)
Debt Service	304,261	216,405	216,405	177,250	(39,155)		(39,155)
Total Expenditures	**$ 24,892,904**	**$ 31,409,012**	**$ 30,052,329**	**$ 29,186,190**	**$ (2,222,822)**		**$ (866,139)**
% Change vs. Prior Year		26.18%	20.73%	-7.08%			
Revenues Over (Under)							
Expenditures	**$ 2,960,771**	**$ (4,538,262)**	**$ (3,101,229)**	**$ (2,099,960)**	**$ 2,438,302**		**$ 1,001,269**
Other Financing Sources	$ 210,765	$ 223,270	$ 223,270	$ -	$ (223,270)		$ (223,270)
Other Financing Uses	-	(2,800,000)	(2,800,000)	(1,910,000)	890,000		890,000
Fund Balance Appropriations	-	7,114,992	-	4,009,960	(3,105,032)		4,009,960
Total Other	**$ 210,765**	**$ 4,538,262**	**$ (2,576,730)**	**$ 2,099,960**	**$ (2,438,302)**	**0**	**$ 4,676,690**
Revenues & Other Fin.							
Sources Over (Under)							
Expenditures	**$ 3,171,536**	**$ -**	**$ (5,677,959)**	**$ -**	**$ -**		**$ 5,677,959**
% of Total Expenditures							
Salaries and Benefits	57%	50%	49%	59%	9%		10%
Operating Expenditures	30%	28%	29%	29%	0%		0%
Capital Outlay	12%	21%	22%	12%	-9%		-10%
Debt Service	1%	1%	1%	1%	0%		0%
Total Expenditures	100%	100%	100%	100%			

Closed Session Pursuant to NCGS § 143-318.11(a)(5)
ADDITIONAL AGENDA DETAILS:

FROM:	Shannon Konstantinou, Village Clerk
CC:	Village Council; Doug Willardson
DATE OF MEMO:	04/14/2025

MEMO DETAILS

Village Council will hold a Closed Session pursuant to NCGS § 143-318.11(a)(5) To establish, or to instruct the public body's staff or negotiating agents concerning the position to be taken by or on behalf of the public body in negotiating (i) the price and other material terms of a contract or proposed contract for the acquisition of real property by purchase, option, exchange, or lease; or (ii) the amount of compensation and other material terms of an employment contract or proposed employment contract.

ATTACHMENTS

None