



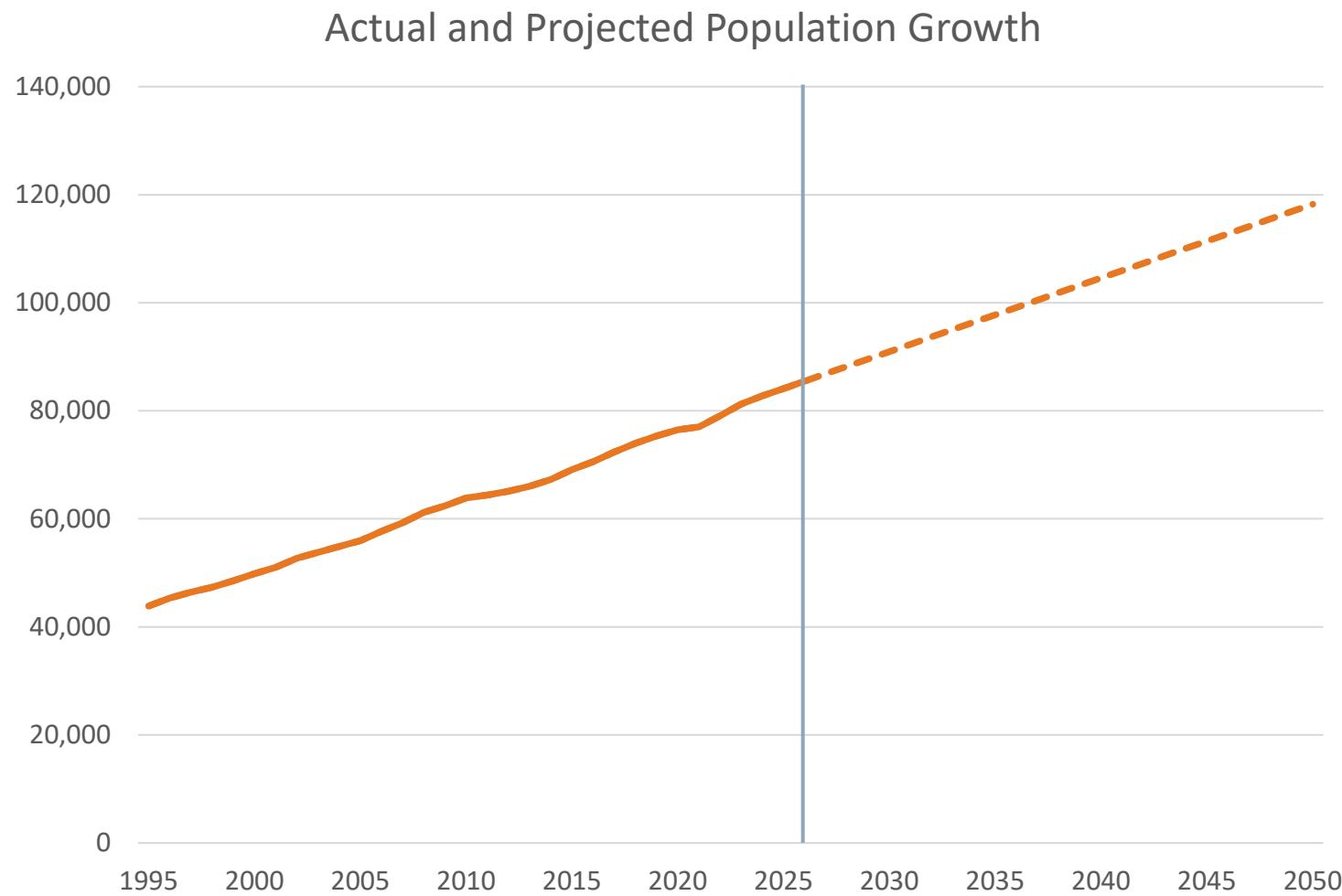
County Trends

Budget Retreat
January 8, 2026

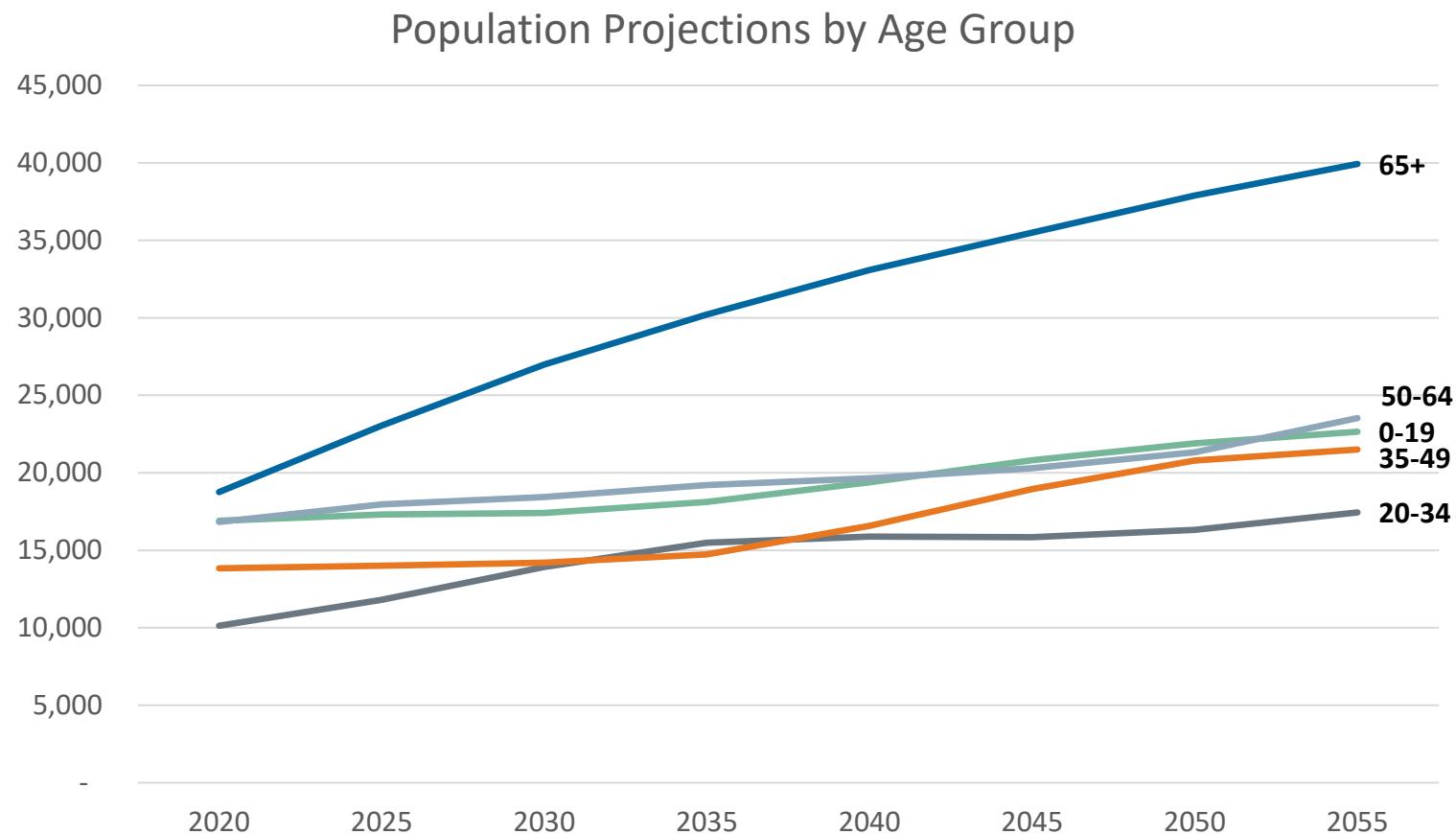


Demographics

Chatham's population is projected to continue to grow linearly and surpass 100,000 in 2037



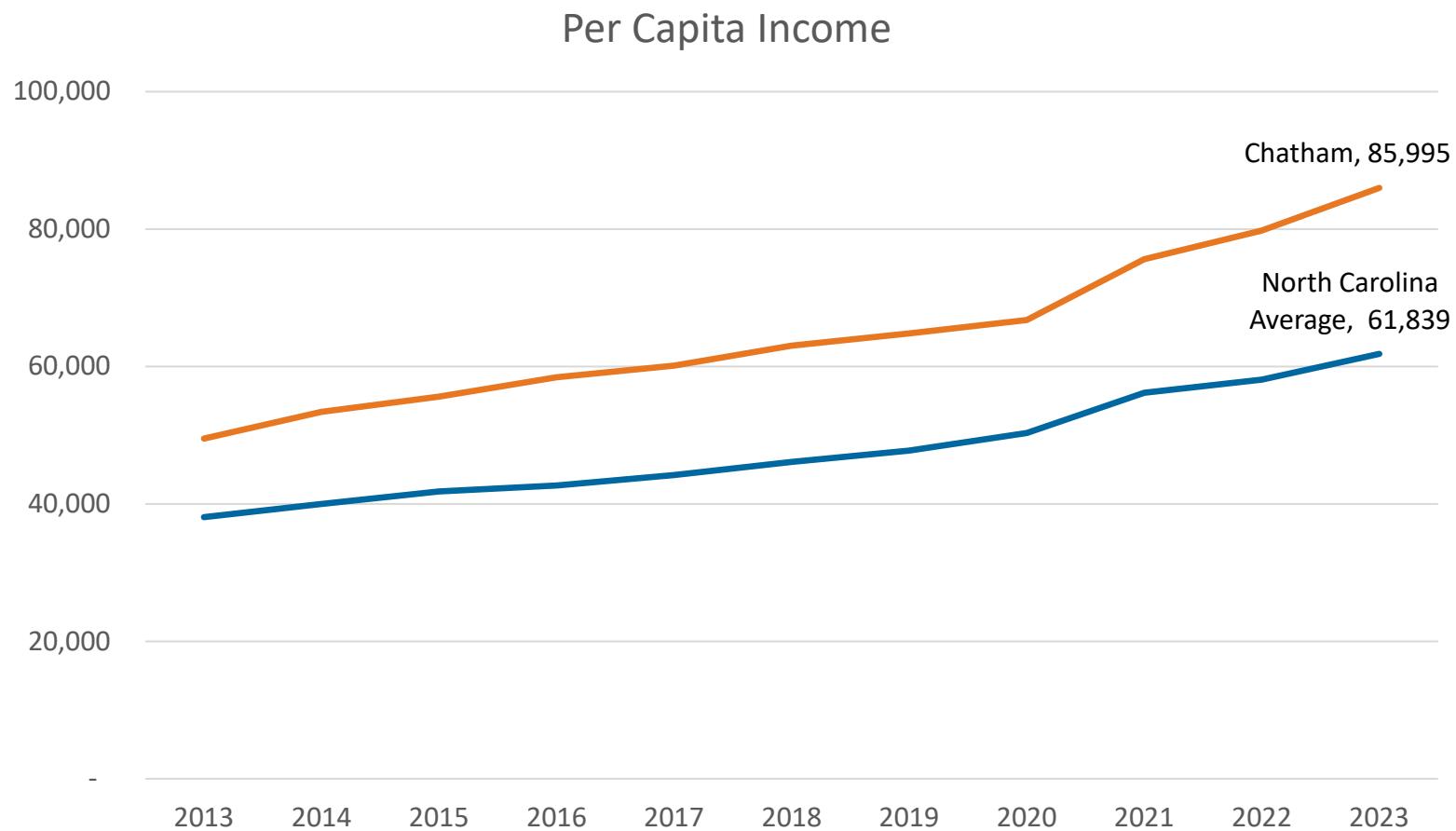
As the county's population grows, it will also age



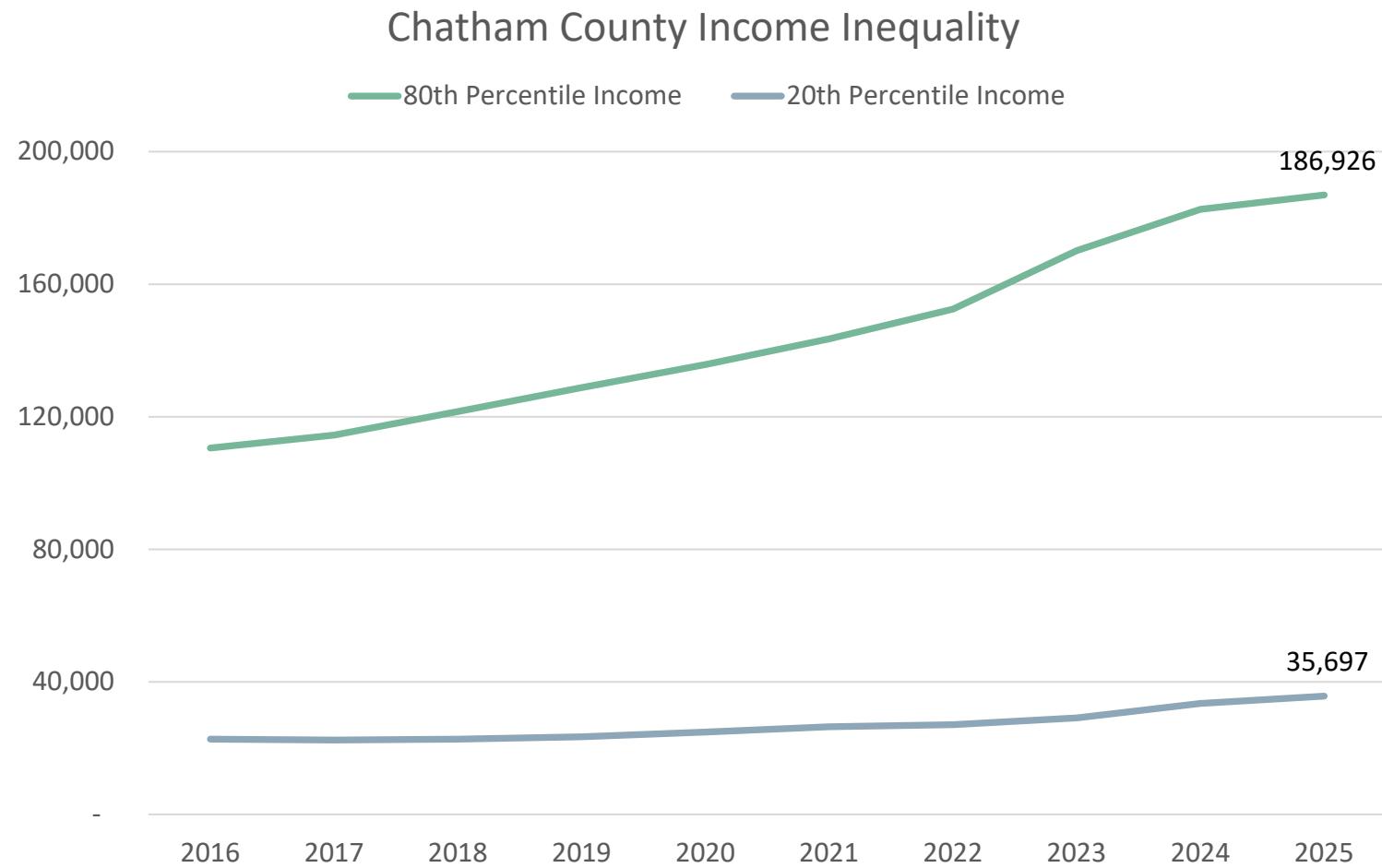
Race and ethnicity

Race		Ethnicity	
White	72.6%	Hispanic or Latino	14.0%
Black or African American	9.4%	Not Hispanic or Latino	86.0%
Two or more races	7.3%		
Some other race	5.1%		
Asian	3.0%		
American Indian or Alaska Native	1.9%		
Native Hawaiian or other Pacific Islander	0.5%		

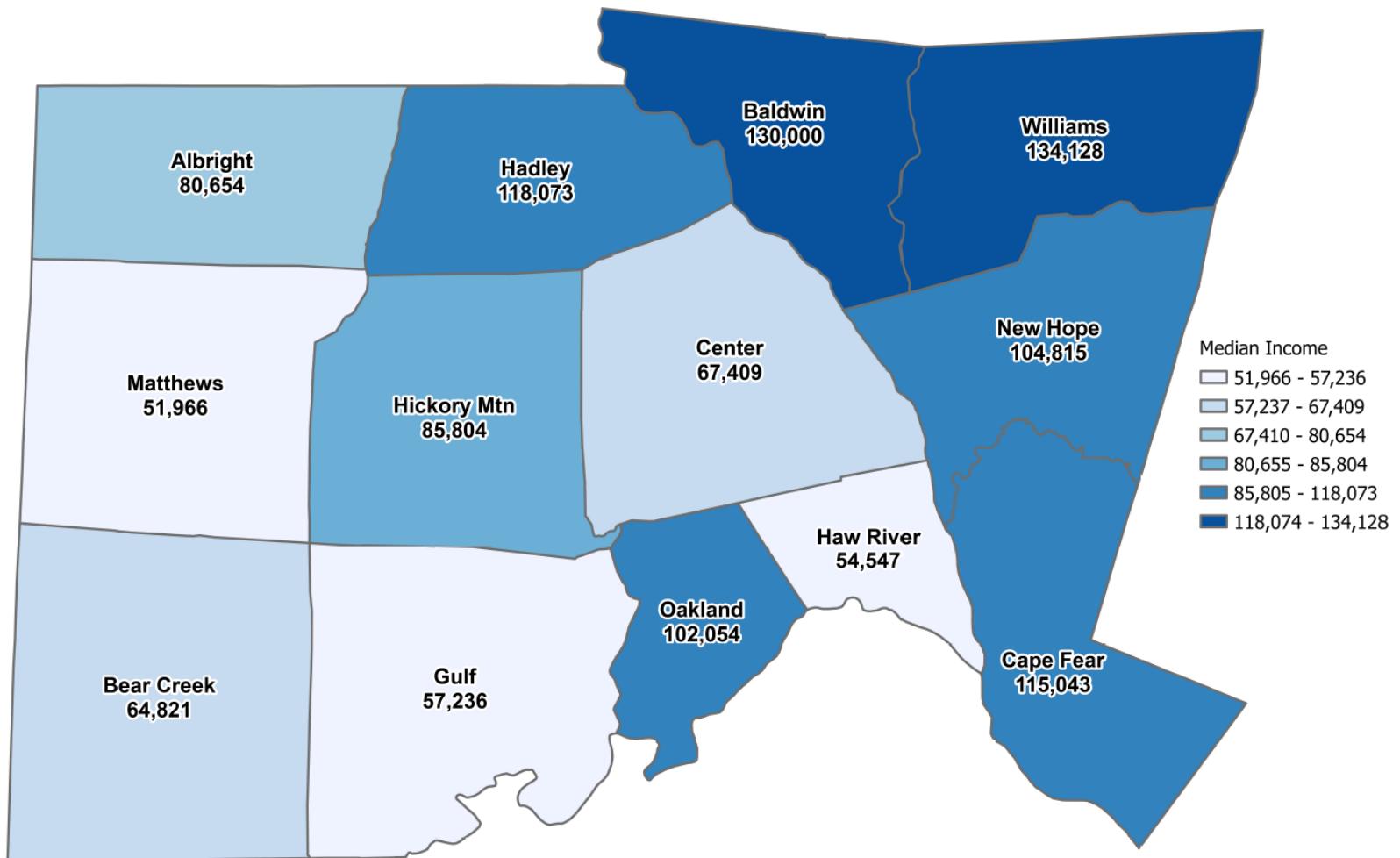
Chatham has the highest per capita income in the state



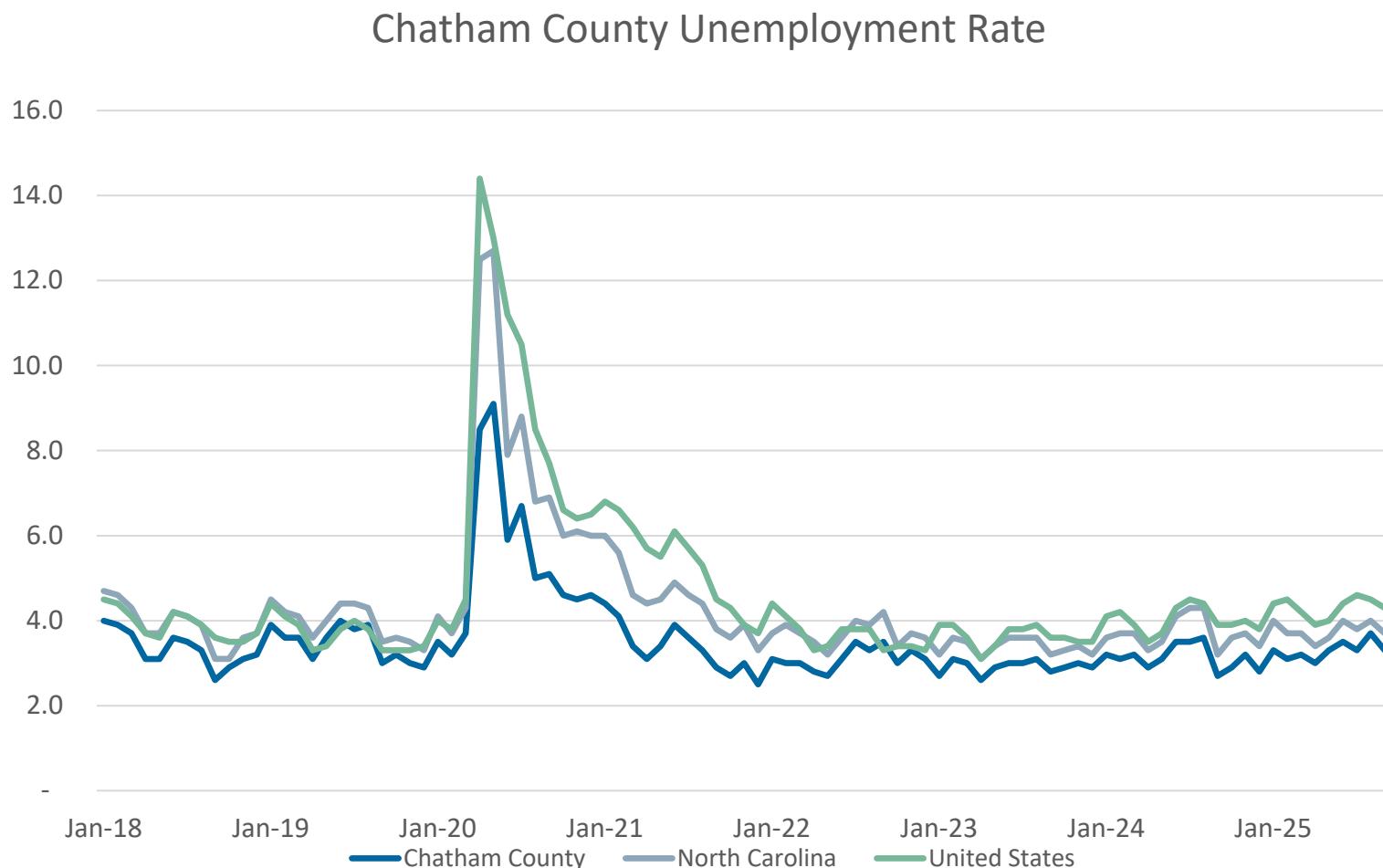
Income inequality has grown since COVID-19



Median household income ranges by 82k across townships



Unemployment in the county is lower than in NC and nationally

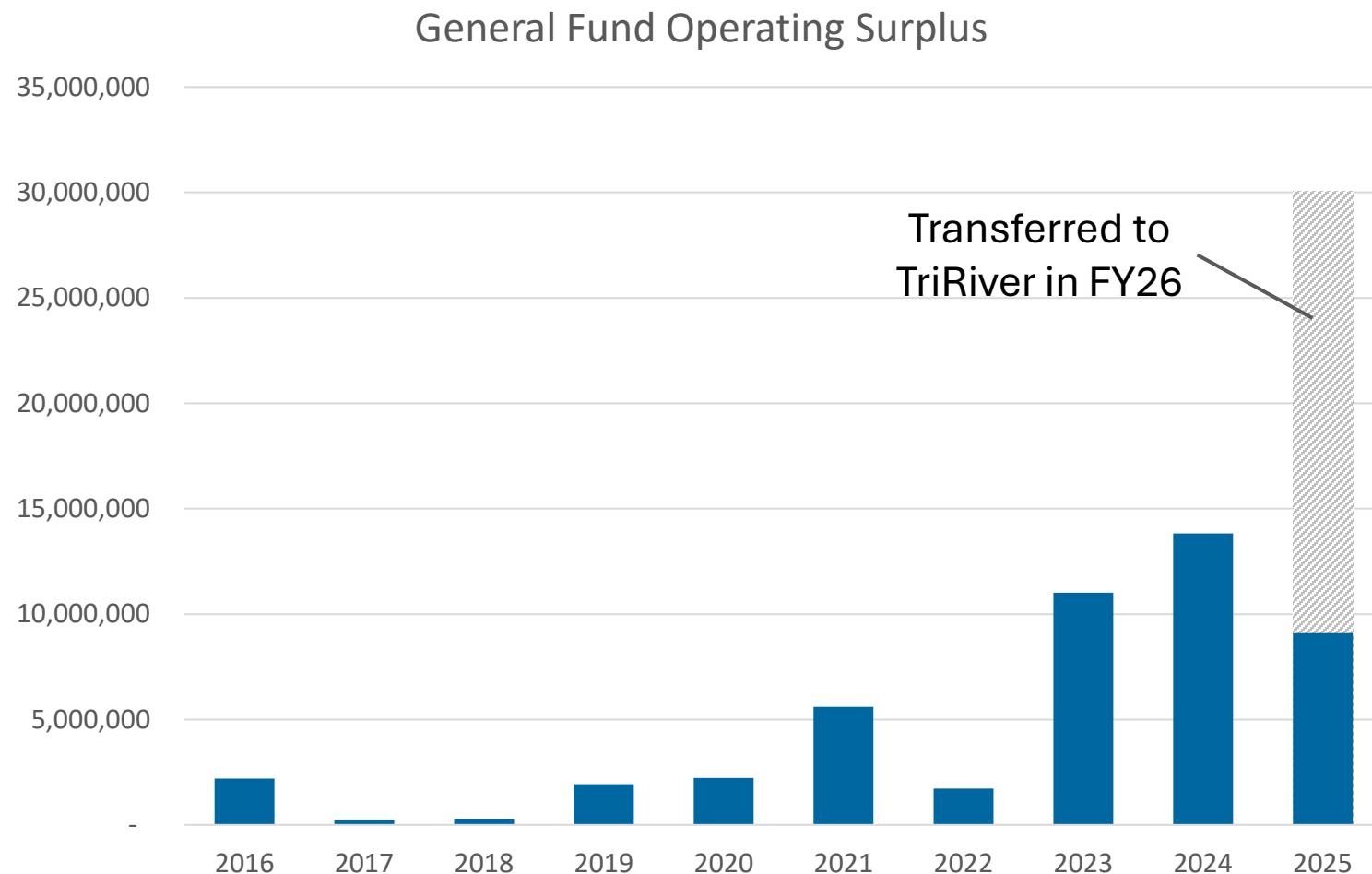


Economic Indicators

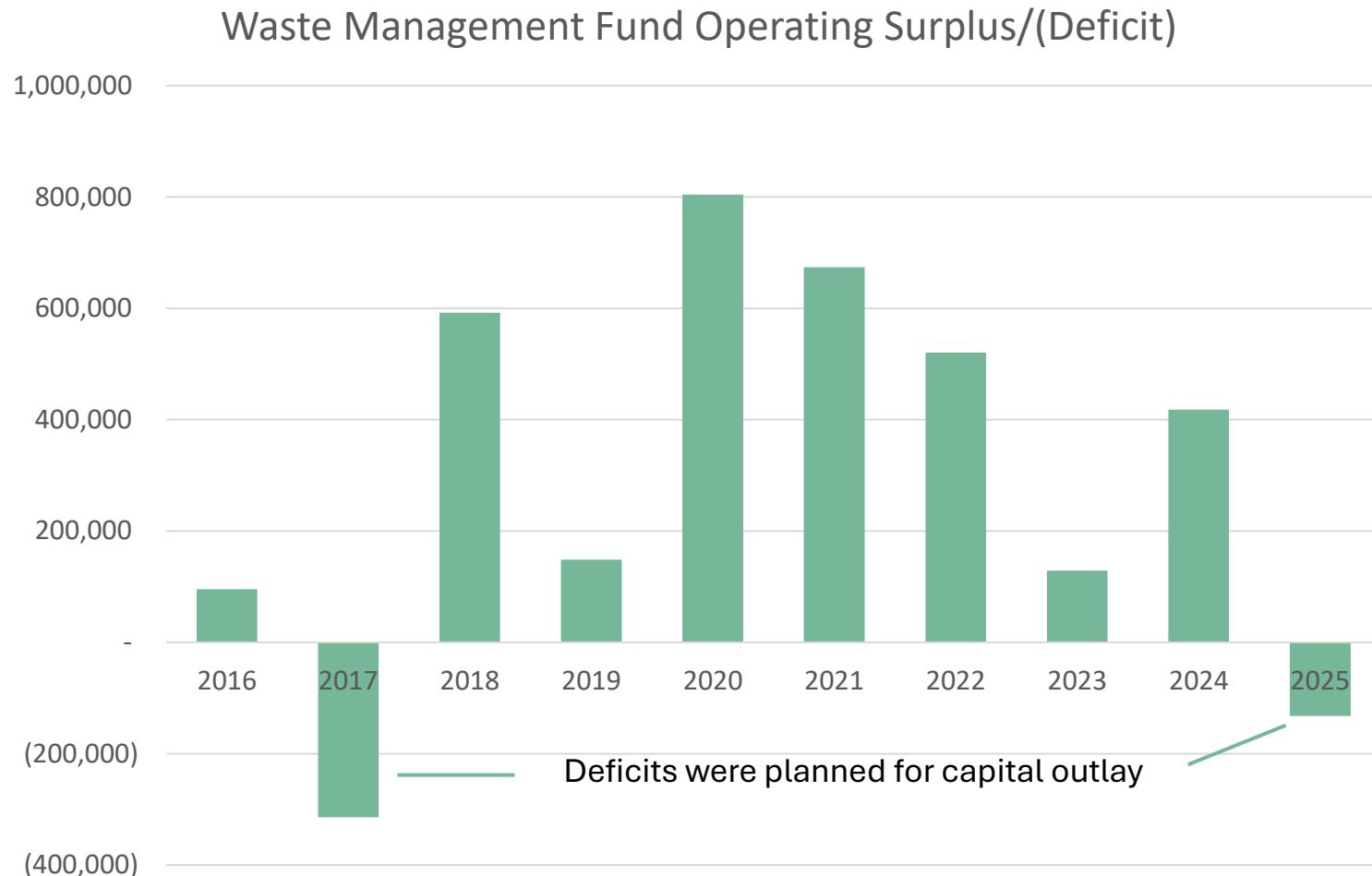
Budget Trends

- From FY21 to FY25:
 - Revenues grew 47% from \$122 million to \$179 million
 - Expenditures grew 50% from \$113 million to \$170 million
 - Added 179 FTE
 - Average FY annual inflation was 4.33%
- In FY26:
 - Approved budget of \$212.8 million
 - \$21.8 billion total property valuation
 - 708 FTEs, or 8.28 employees per 1,000 residents

\$30 million FY25 operating surplus driven by \$21 million transfer from Utility Fund



The Waste Management Fund had a FY25 ending balance of \$8.8M

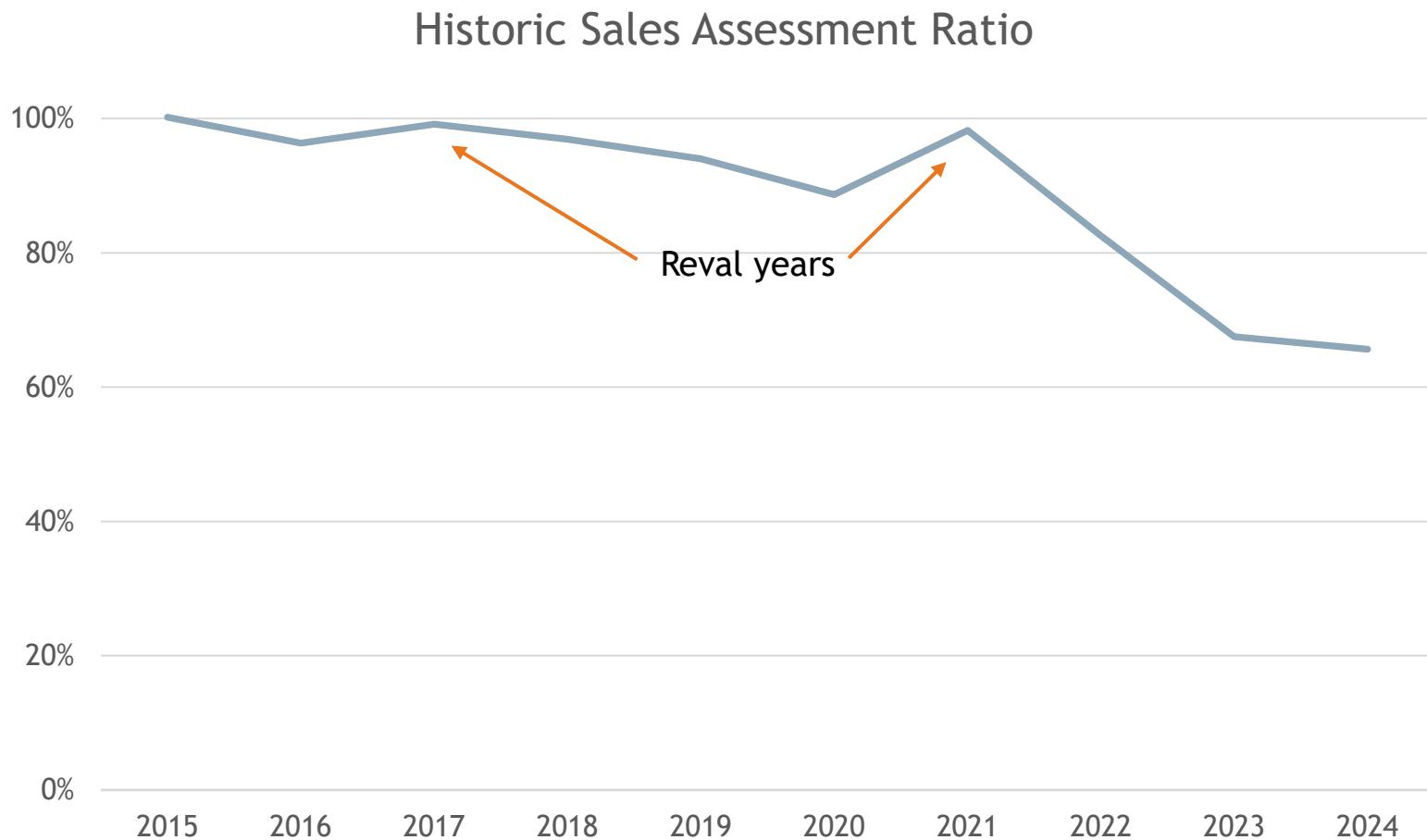


Revenues

Property Taxes

- The county's FY25 tax base was 16.0B
 - Just under 190k per capita
- Tax Base
 - Chatham
 - Residential: 90%
 - Commercial: 8%
 - Industrial: 2%
 - State
 - Residential: 72%
 - Commercial: 25%
 - Industrial: 3%
- Present-Use Value (PUV)
 - 9.4% of Chatham County property values fall under PUV
 - Compared to 3.3% statewide
 - This is equal to 1.5B
 - 483M taxable
 - 976M deferred

Sales assessment ratio expected to rise in FY25 due to revaluation

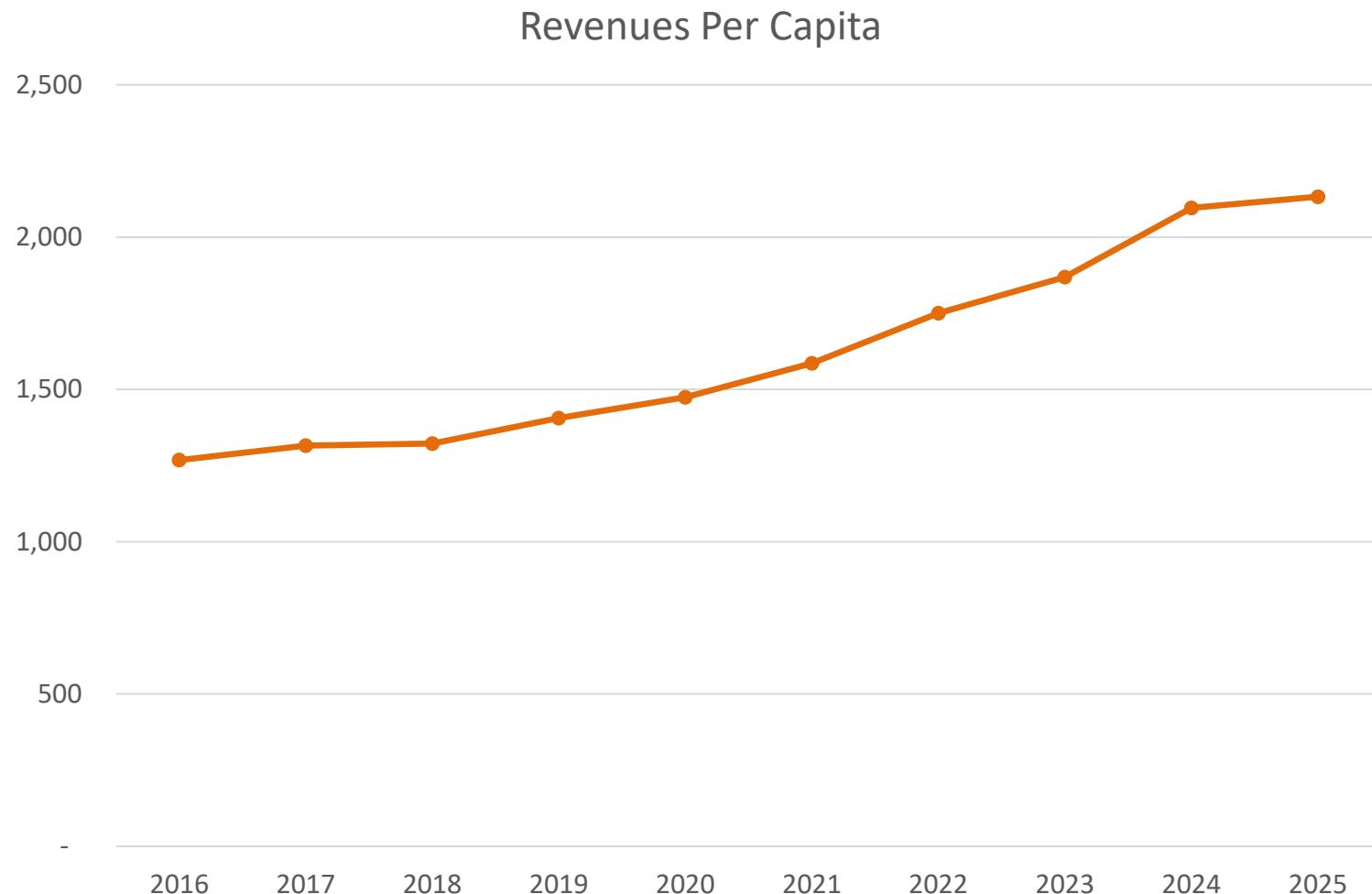


FY25 Revenues by Source - Unaudited

Category	Amount (millions)	Percent of Total Revenue
Property Tax	116.4	65%
Sales Tax	30.6	17%
Restricted Intergovernmental	11.0	6%
Interest	6.1	3%
Unrestricted Intergovernmental	5.5	3%
Sales & Service	3.3	2%
Permits & Fees	2.8	2%
Other	2.2	1%
Other Taxes & Licenses	1.6	1%
Total	179.4	

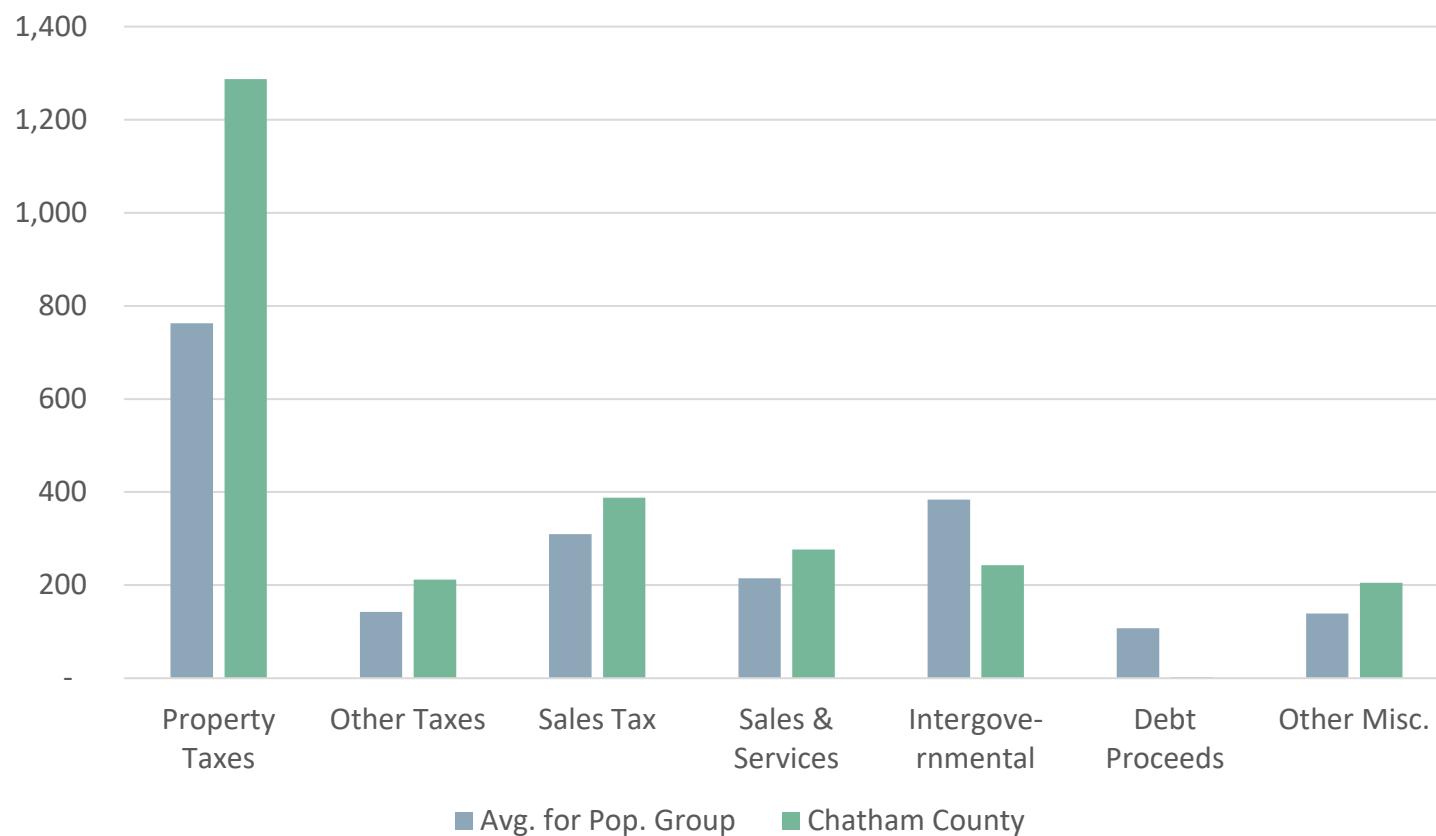
Local Option Sales Tax	Amount (millions)	Percent of Sales Tax
Article 39	10.5	34%
Article 40	7.9	26%
Article 42	6.5	21%
Article 44	2.0	7%
Article 46	3.6	12%

FY25 revenues per capita were \$2,133

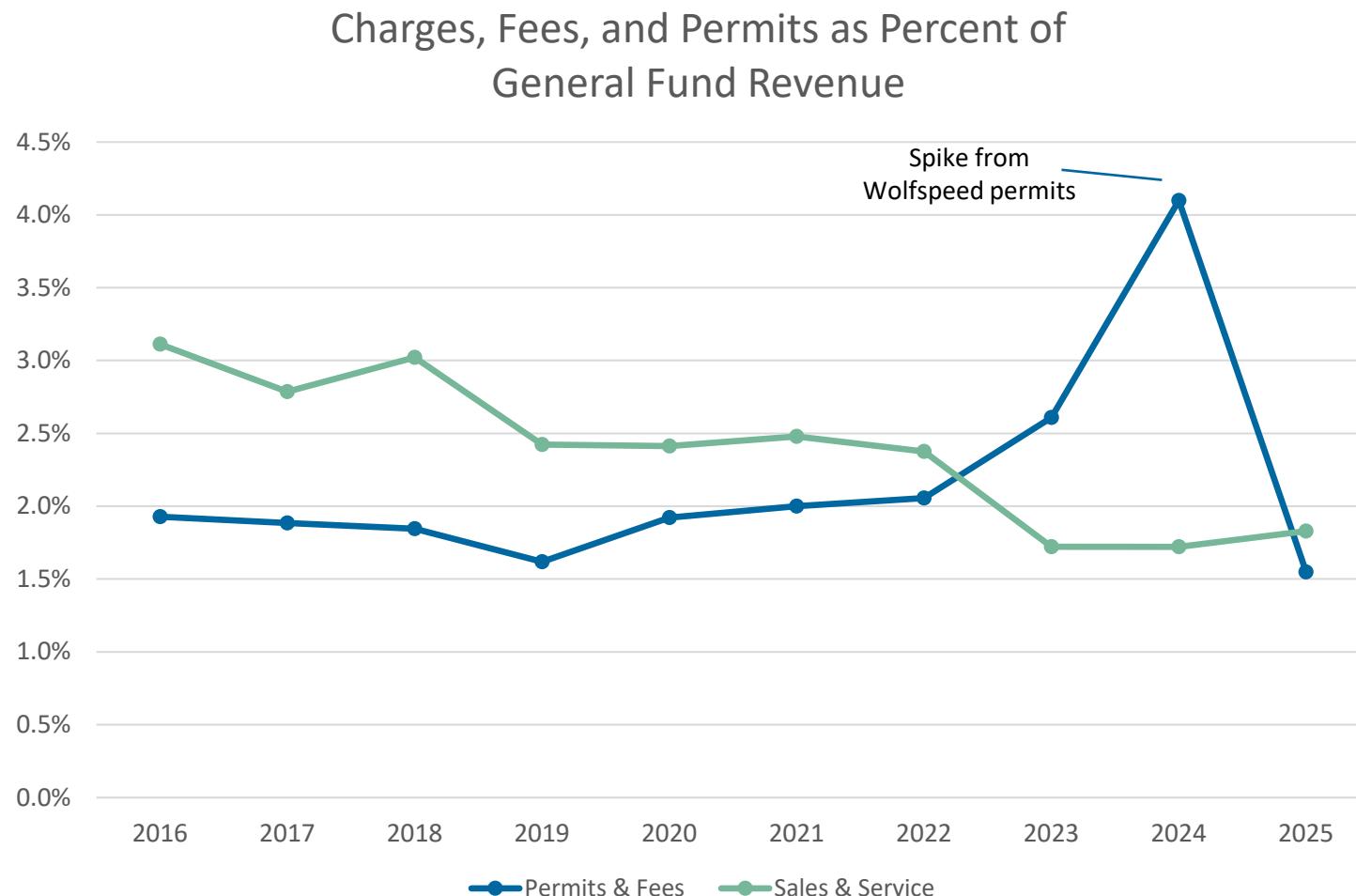


Chatham receives more revenue per capita than similarly sized counties, primarily from property taxes

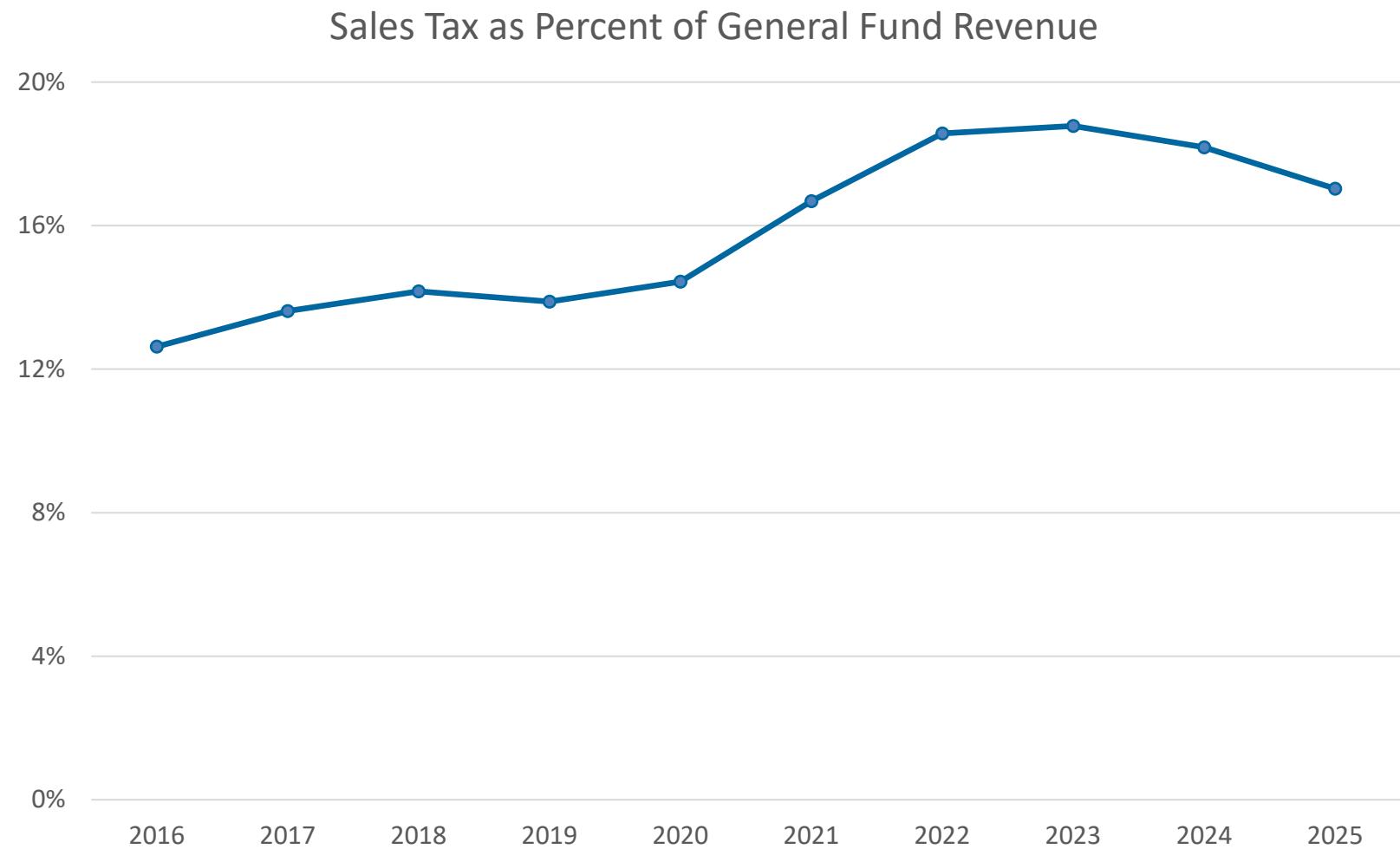
FY24 Per Capita Revenue Comparison
County Populations 50,000-99,999



Sales and service revenue holds steady, while permits and fees revenue drops after years of sustained growth



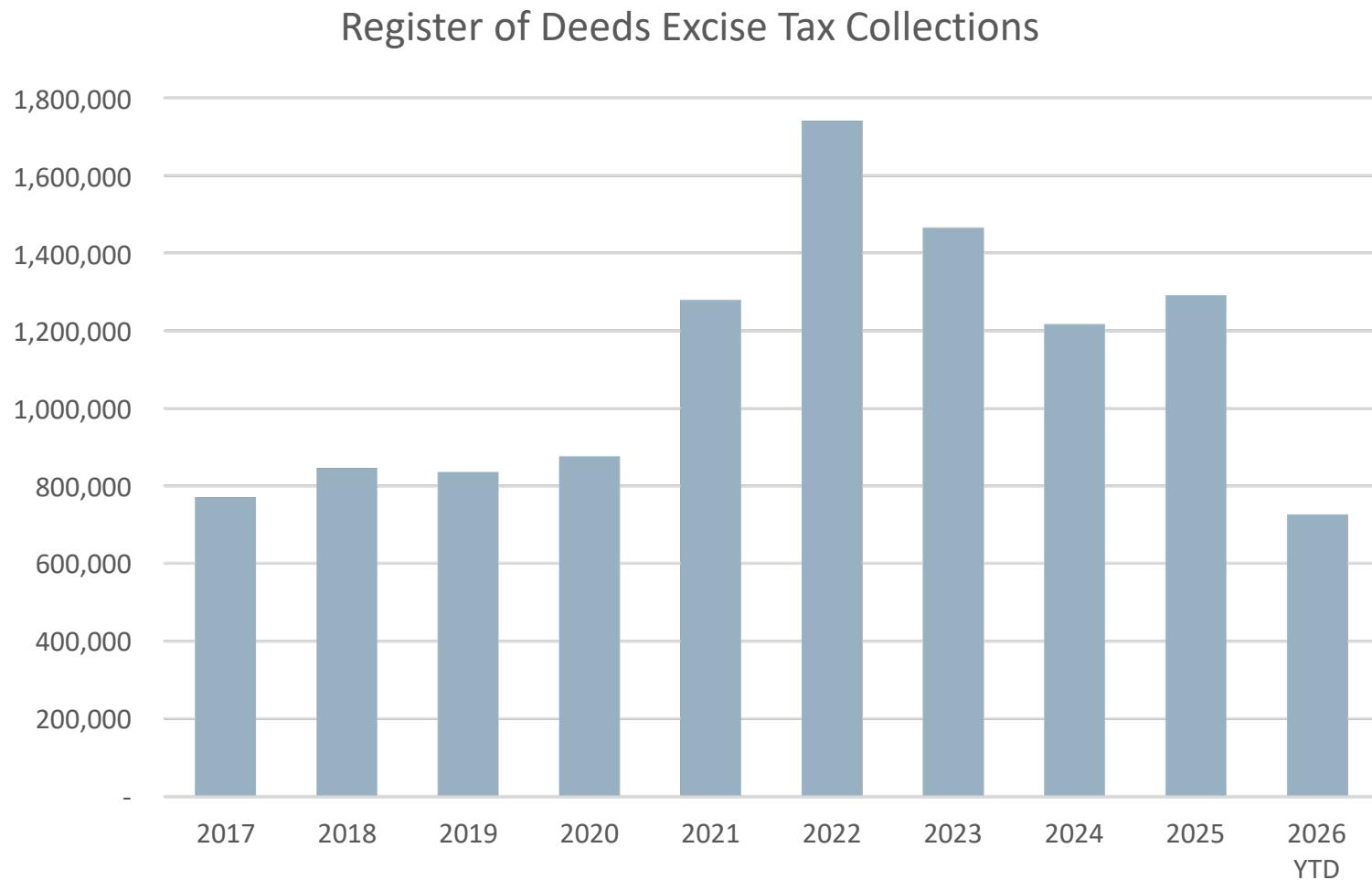
Sales tax comprised 17% of General Fund revenue in FY25



Article 39 sales tax dropped slightly from FY24 peak



Excise tax collections off to strong start in FY26



Expenditures

FY25 Expenditures - Unaudited

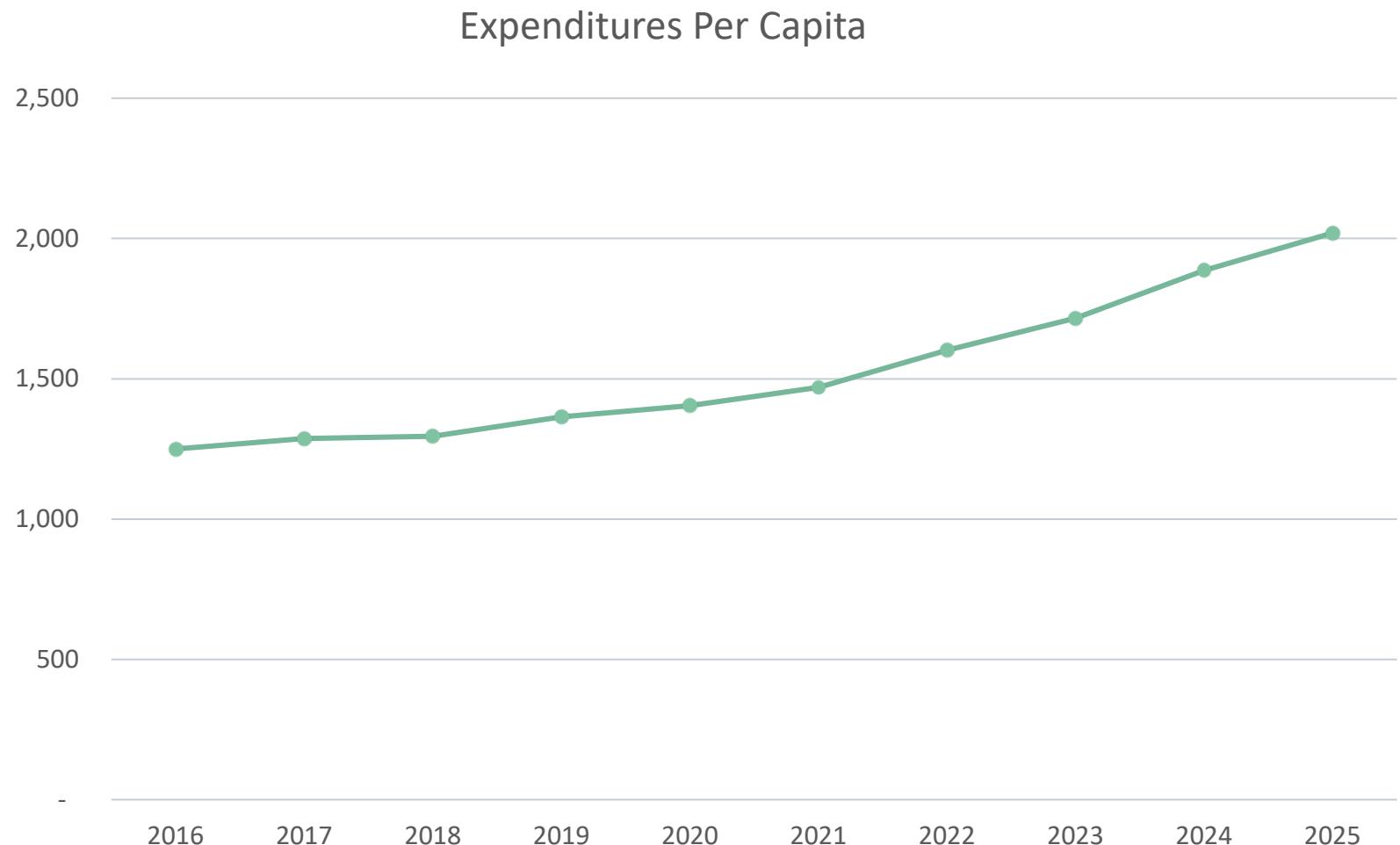
By Budget Function

Function	Amount (millions)	Percent of Total Expenditures
Education	53.0	31%
Public Safety	37.0	22%
Human Services	25.2	15%
Debt	24.8	15%
General Government	19.5	11%
Economic & Physical Development	6.0	4%
Culture & Recreation	4.4	3%
Total	169.9	

Five Largest Agencies

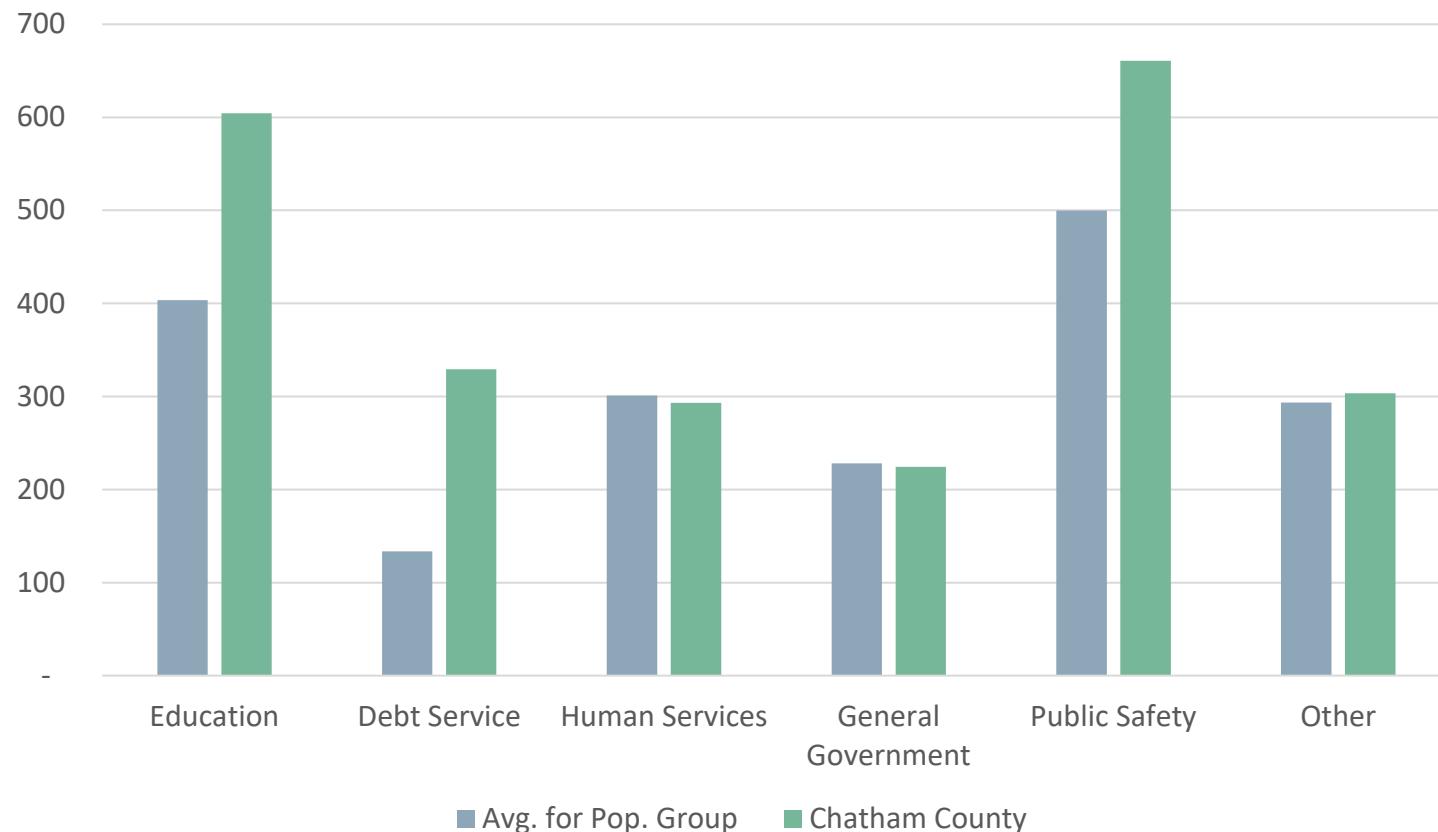
Department	Amount (millions)
Public Schools	51.2
Sheriff	22.3
Social Services	12.8
Emergency Operations	9.8
Health	7.7

FY25 expenditures per capita were \$2,020



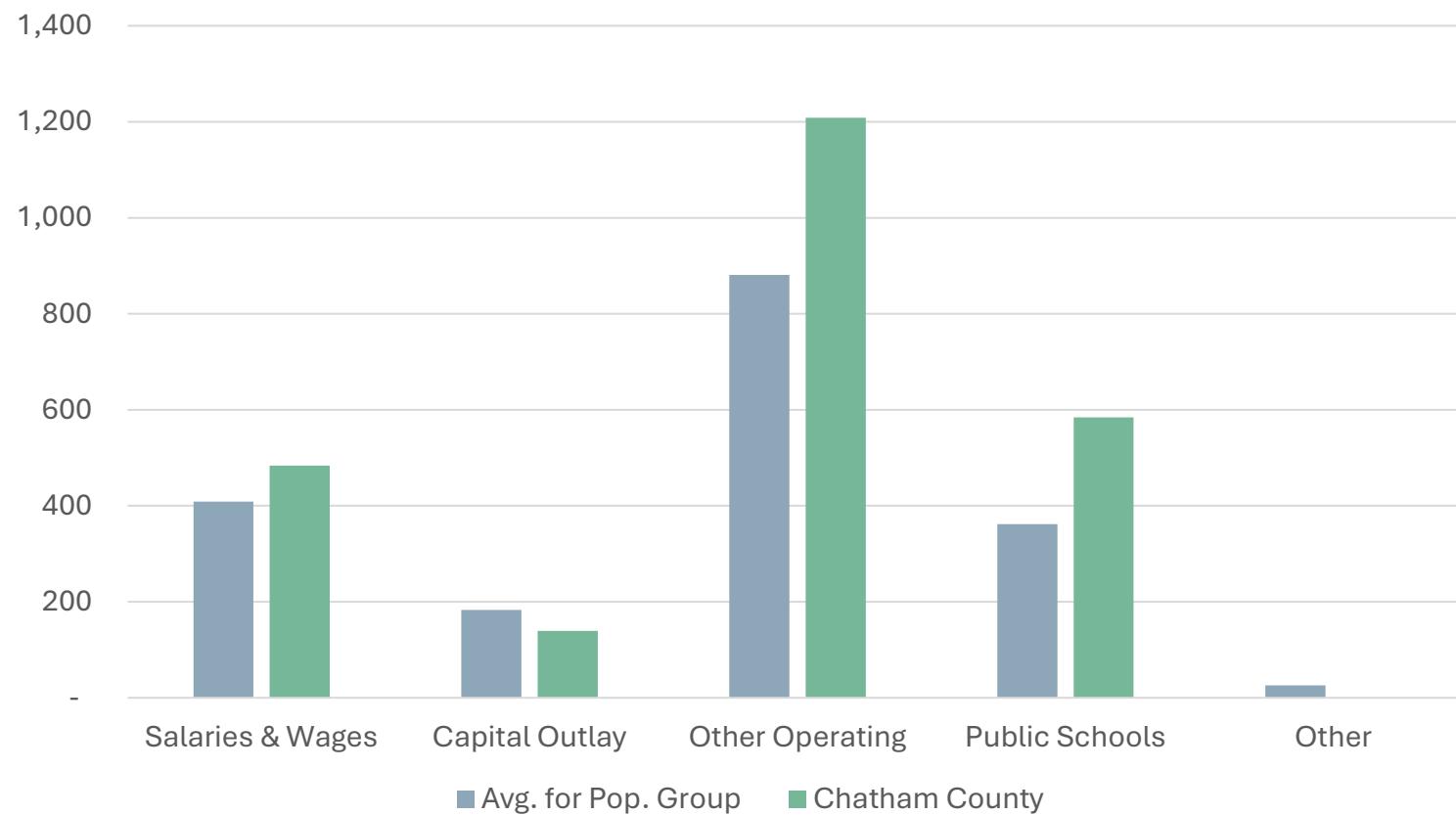
Chatham spends more per capita than similarly sized counties on education, debt service, and public safety

FY24 Per Capita Expenditure Comparison
County Populations 50,000-99,999

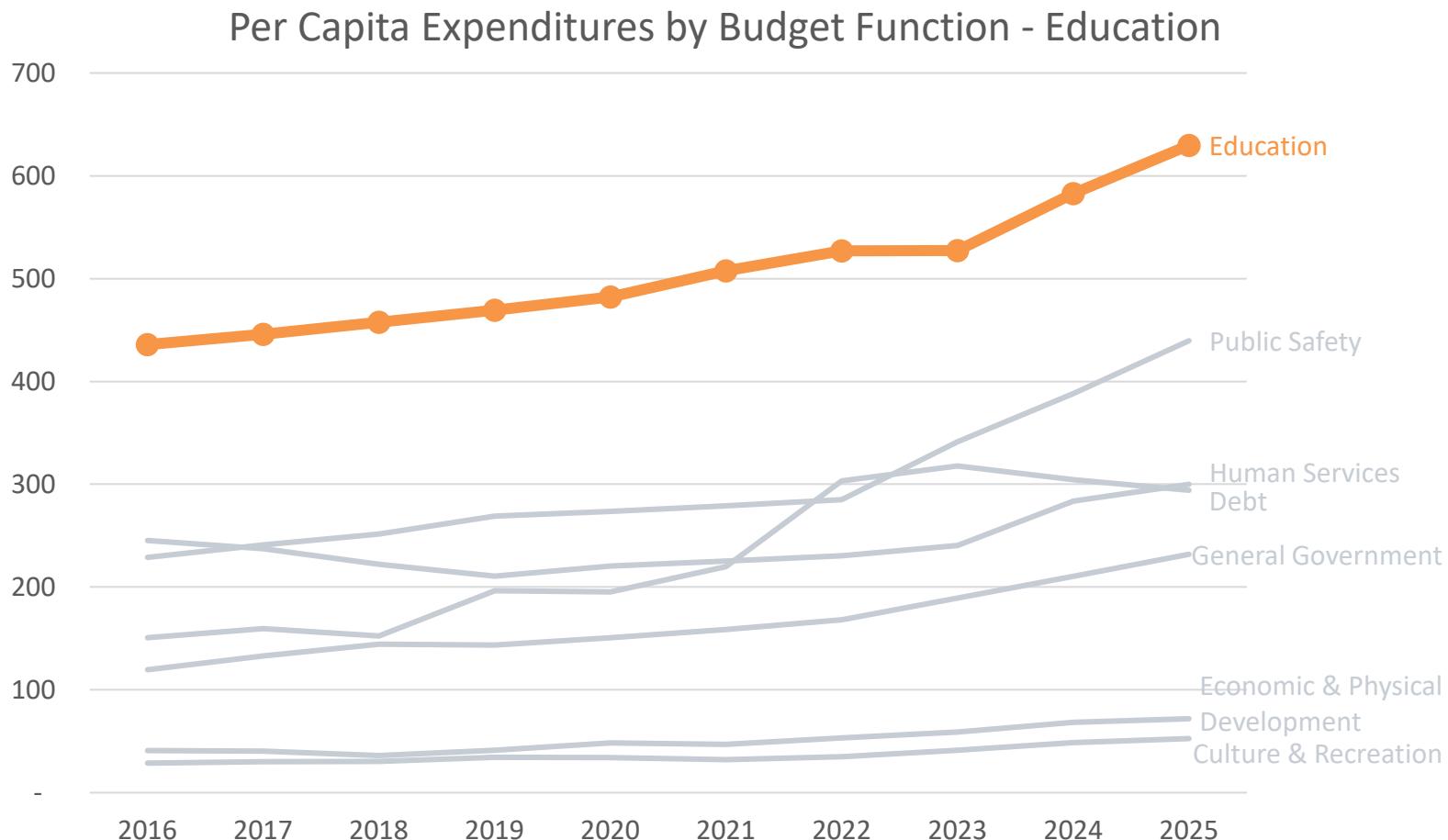


Chatham spends more per capita than its peers in most areas

FY24 Per Capita Expenditure Comparison by Object
County Populations 50,000-99,999

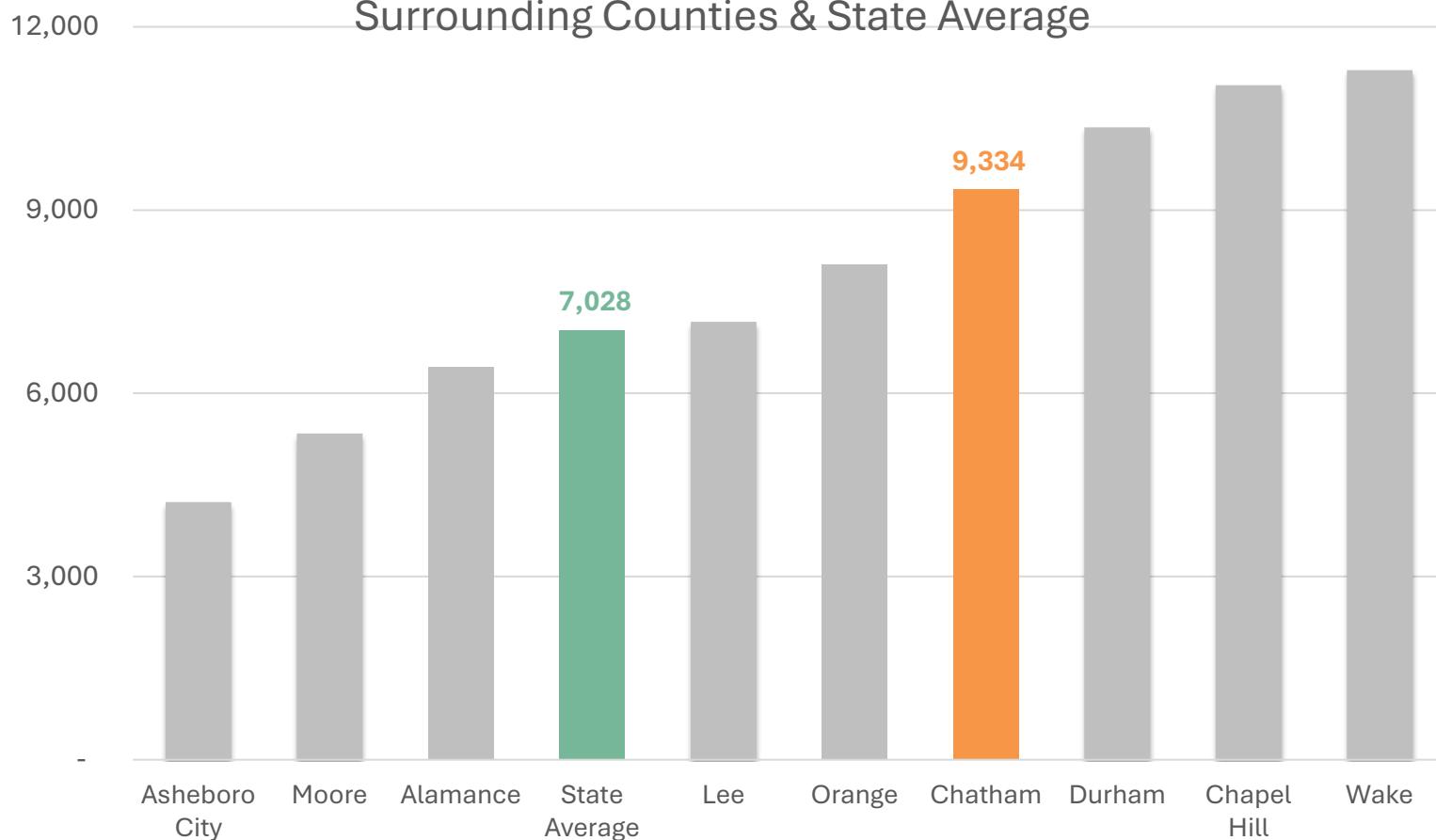


The county's greatest expenditure area is education at \$630 per capita

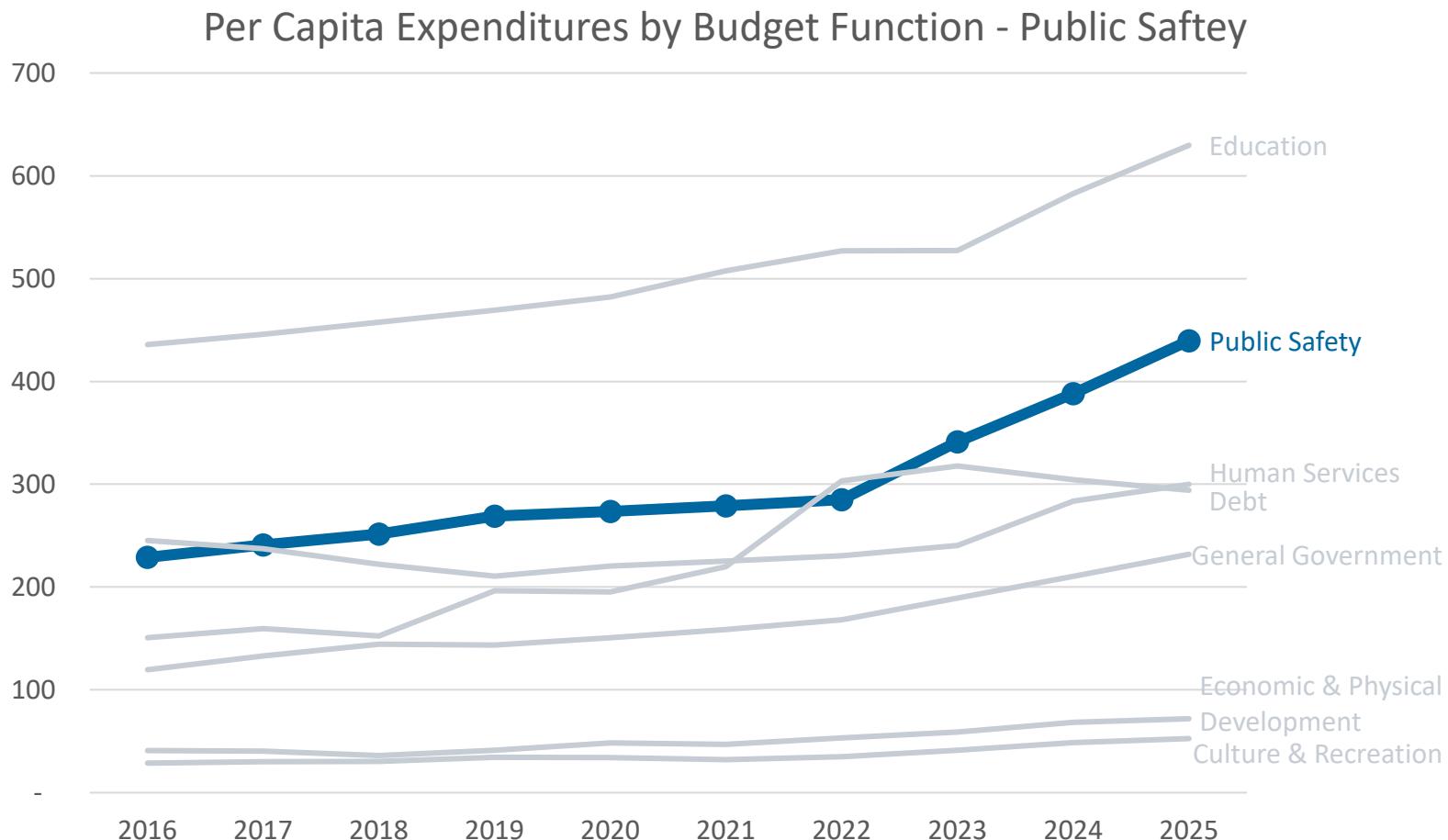


Chatham's teacher supplement ranks 7th in the state out of 115 school districts. Districts north and east spend more

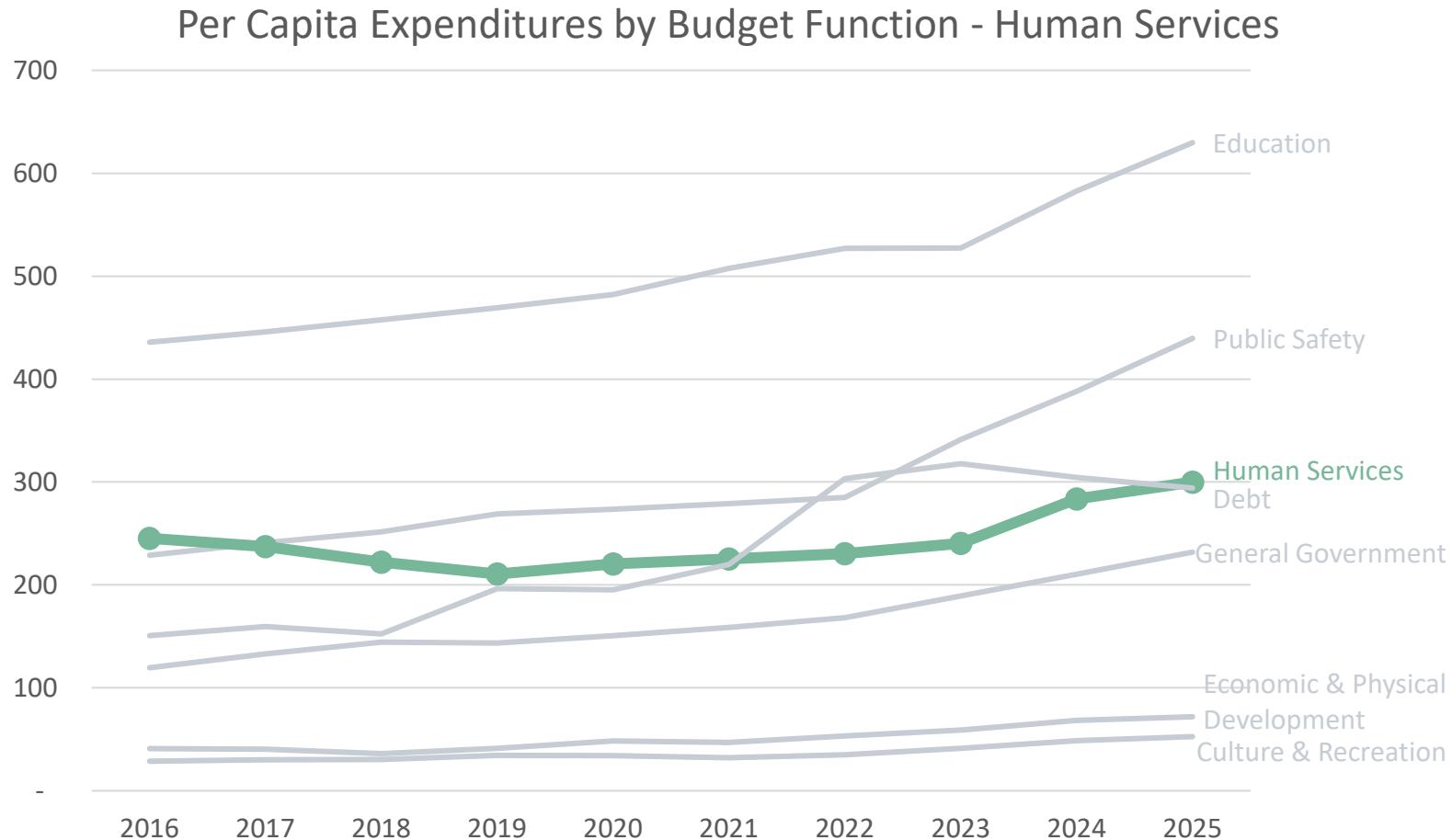
FY 2025 Average Teacher Supplements: Chatham,
Surrounding Counties & State Average



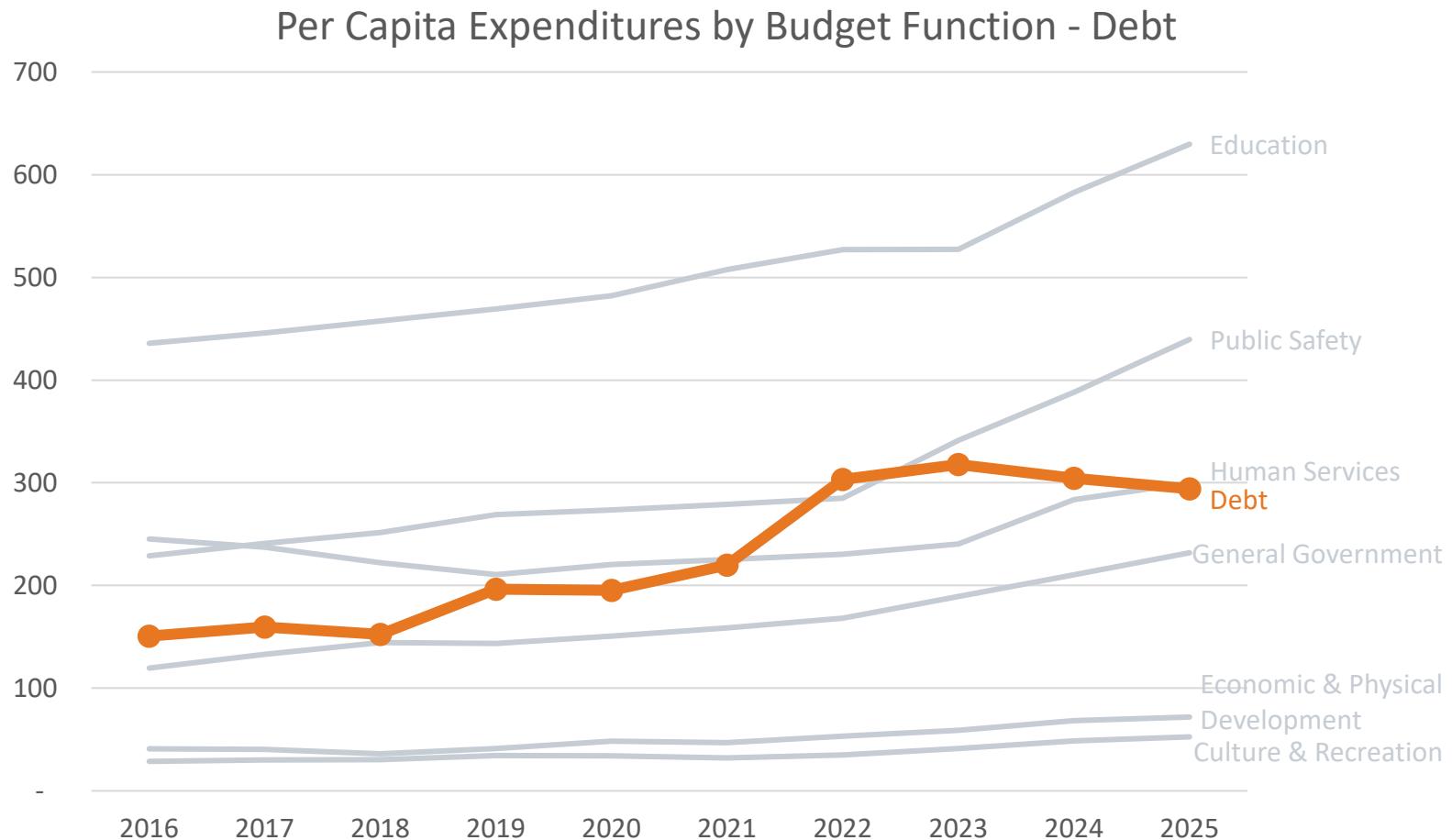
The county's second greatest expenditure area is public safety at \$440 per capita



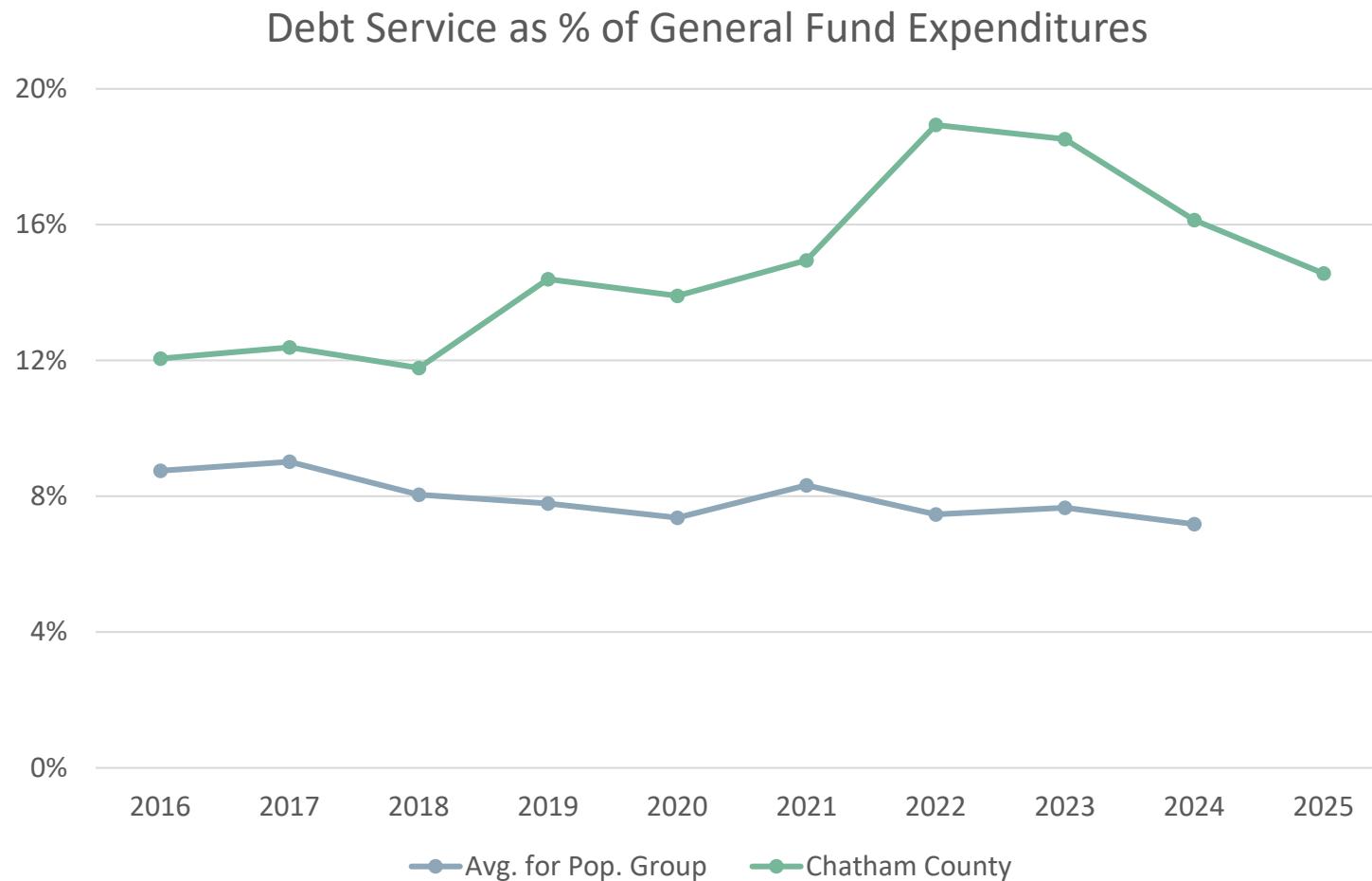
The county spends \$300 per capita on human services



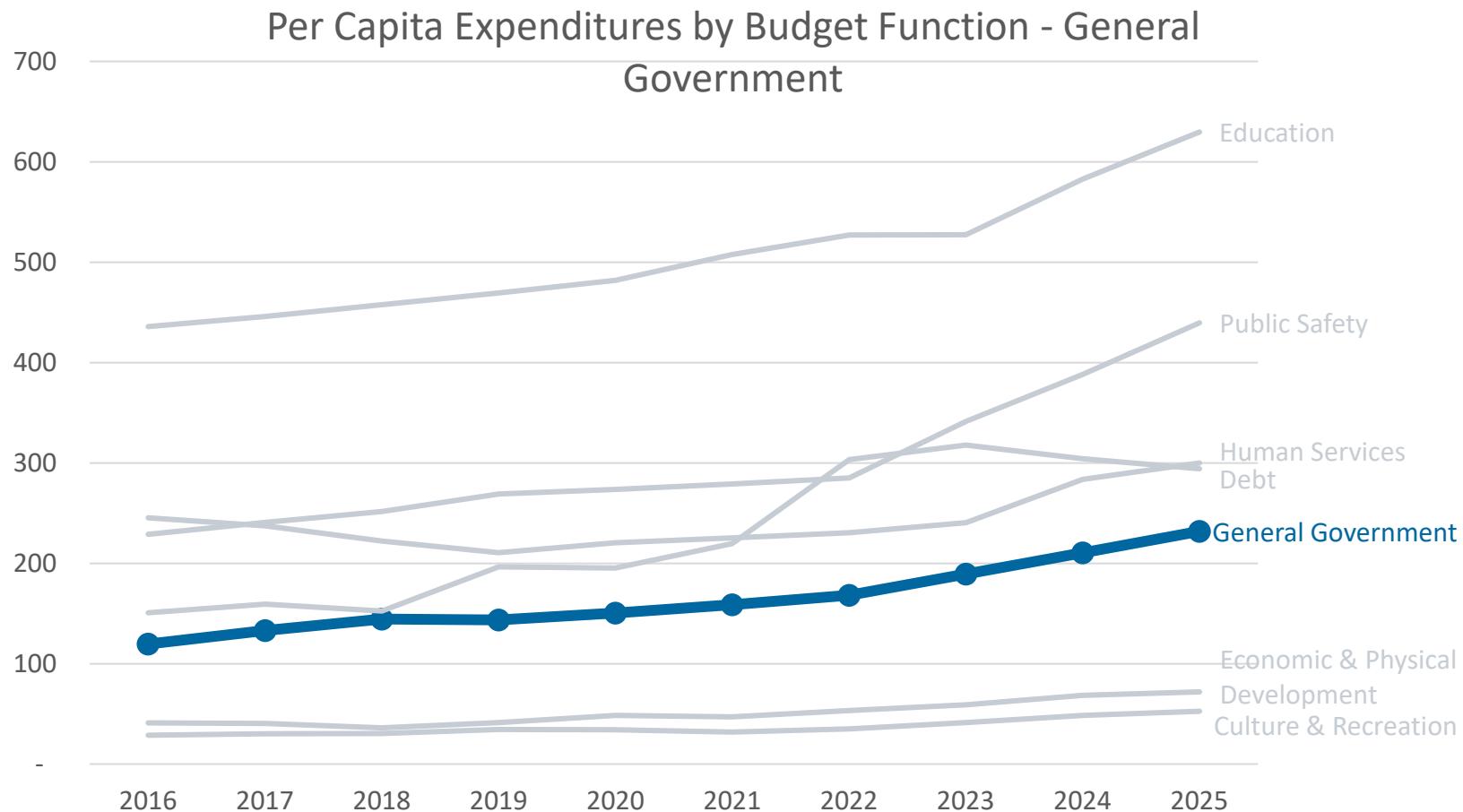
The county spends just under \$300 per capita on debt



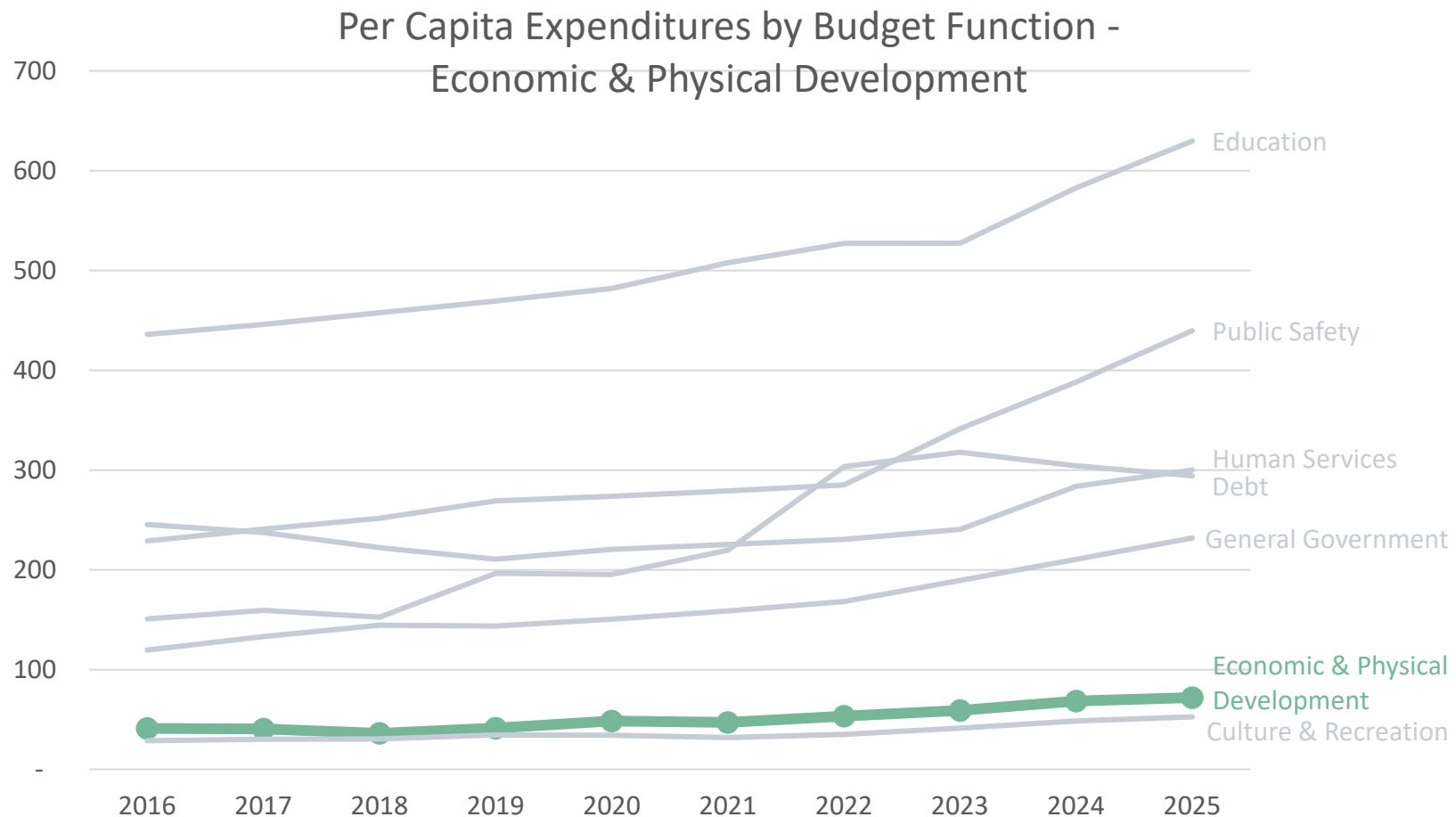
Debt service was 14.6% of general fund expenditures in FY25, down from peak of 18.9% in FY22



The county spends \$232 per capita on general government services



The county spends \$72 per capita on economic and physical development



The county spends the least per capita on culture and recreation – \$53 per capita

