January 4, 2019

REPORT TO PROVIDE SERVICES TO THE AREA PROPOSED TO BE ANNEXED

By statute, all Town initiated annexations require the annexing municipality to make plans for the extension of services to the area proposed to be annexed. This report must be prepared prior to the public hearing described in North Carolina General Statute § 160A-58.55, and the report must set forth the Town’s plans to provide certain services to the area proposed to be annexed.

Pursuant to North Carolina General Statute § 160A-58.53, the Town of Leland has prepared this report outlining the provision of services to the area proposed to be annexed. The requirements mandated by North Carolina General Statute § 160A-58.53 are in bold below, followed by the Town’s statements and analysis pertaining to the requirements:

North Carolina General Statute § 160A-58.53

(1) A map or maps of the municipality and adjacent territory to show the following information:

a. The present and proposed boundaries of the municipality.

Maps depicting the boundaries of the Town of Leland and the boundaries of the boundaries of the Town of Leland, including the area proposed to be annexed, are attached as Exhibits A1 and A2 and are incorporated herein by reference.

b. The present major trunk water mains and sewer interceptors and outfalls, and the proposed extensions of such mains, outfalls, and lines as required in subdivision (3) of this section. The water and sewer map shall bear the seal of a registered professional engineer.

Maps depicting the major trunk water mains, sewer interceptors and outfall, and proposed extensions of the same are attached hereto as Exhibits B1 – B5 and incorporated herein by reference.

c. The general land use pattern in the area proposed to be annexed.

A map with annotations describing and depicting the land use pattern in the area proposed to be annexed is attached hereto as Exhibit C and incorporated herein by reference.
(2) A statement showing that the area proposed to be annexed meets the requirements of G.S. 160A-58.54.

North Carolina General Statute § 160A-58.54 describes the criteria the proposed annexed area must meet for purposes of this Town initiated annexation. The Town has investigated the characteristics of the proposed annexed area and has determined it does meet the requirements of this statute. The following is an analysis that demonstrates the area proposed to be annexed meets the requirements of North Carolina General Statute § 160A-58.54:

§ 160A-58.54. Character of area to be annexed.

(a) A municipal governing board may extend the municipal corporate limits to include any area that meets all of the following criteria:

(1) It shall be adjacent or contiguous to the municipality's boundaries at the time the annexation proceeding is begun, except if the entire territory of a county water and sewer district created under G.S. 162A-86(b1) is being annexed, the annexation shall also include any noncontiguous pieces of the district as long as the part of the district with the greatest land area is adjacent or contiguous to the municipality's boundaries at the time the annexation proceeding is begun.

The area proposed to be annexed was adjacent or contiguous to the Town of Leland boundaries when the annexation proceeding began in 2017.

(2) At least one-eighth of the aggregate external boundaries of the area shall coincide with the municipal boundary.

The annexation area boundary totals (+/-) 13,996.2 feet. One-eighth (12.5%) of the total annexation boundary (13,996.2 feet) is 1,749.5 feet. The Town of Leland coinciding boundary is 9,760.3 ft. (69.7%). Accordingly, the proposed annexation area far meets and exceeds the boundary criteria.

(3) No part of the area shall be included within the boundary of another incorporated municipality.

No part of the area proposed to be annexed is within the boundary of another incorporated municipality.

1 For ease of reference, the provisions of § 160A-58.54 (the statute setting forth the criteria for the character of the area to be annexed) have been italicized so as to not confuse them with the provisions of § 160A-58.53 (the statute setting forth the criteria for this report as a whole).
(4) The total area to be annexed shall meet the requirements of any of the following:

a. Part or all of the area to be annexed must be developed for urban purposes at the time of approval of the report provided for in G.S. 160A-58.53. The area of streets and street rights-of-way shall not be used to determine total acreage under this subdivision. An area developed for urban purposes is defined as any area which meets any one of the following standards:

2. Has a total resident population equal to at least one person for each acre of land included within its boundaries, and is subdivided into lots and tracts such that at least sixty percent (60%) of the total acreage consists of lots and tracts three acres or less in size and such that at least sixty-five percent (65%) of the total number of lots and tracts are one acre or less in size.

The total acreage of the annexation area is (+/-) 86.893 acres. The following is an analysis of the annexation area’s lots/tracts and population for 2017 and 2018 as they relate to these criteria:

As of December 2017

Lanvale Forest subdivision had a total of 111 lots with homes that had obtained a Certificate of Occupancy out of a total of 178 recorded lots.

Of the 20 parcels not within the Lanvale Forest subdivision, 13 parcels had homes located on the parcel based on visual inspection.

Using a 1:1 ratio of homes with a minimum of one person living in a home in the area to be annexed; 111 lots (Lanvale Forest) + 13 lots (north of Lanvale Forest) = 124 homes with people on about 87 acres.

Using the 2010 US Census Average Household Size of 2.58 persons, 124 homes x 2.58 persons/home = 319 people on 87 acres which exceeds one person per acre.

As of December 2018

According to 2018 Brunswick County tax records, of the 178 recorded lots in Lanvale Forest, 140 lots include a single family residential home.

Using a 1:1 ratio, only for the homes within Lanvale Forest, with a minimum of one person living in each home; 140 homes: 87 acres.
Using the US Census Average Household Size of 2.58 persons for the homes only within Lanvale Forest, 140 homes x 2.58 persons/home = 361.2 people on 87 acres which exceeds one person per acre.

Total acreage of annexation area = 86,893 acres  
Total acreage of parcels three acres or less = 56.78 acres  
Percentage of acreage of parcels with three acres or less = 65.35% which exceeds 60%

Number of parcels and tracts being annexed = 198  
Number of parcels and tracts being annexed less than one acre = 185  
Percentage of parcels and tracts one acre or less = 93.43% which exceeds 65%

b. Part or all of the area to be annexed meets either of the following:

2. Is adjacent, on at least sixty percent (60%) of its external boundary, to any combination of the municipal boundary and the boundary of an area or areas developed for urban purposes as defined in sub-subdivision a. of this subsection.

The annexation area boundary total (+/-) 13,996.2 feet. Sixty percent (60%) of 13,996.2 feet equals 8,397.72 feet. The Town of Leland coinciding boundary is 9,760.3 feet or sixty-nine percent (69.7%). Accordingly, this criterion (60%) has been met and exceeded for the proposed annexation area.

Note: Exhibits D2 and D3, attached hereto and incorporated herein by reference further reflect this analysis.

(b) In fixing new municipal boundaries and determining whether an area is developed for urban purposes, a municipal governing board shall comply with all of the following included items (1) through (6).

The Town of Leland analyzed compliance in accordance with North Carolina General Statute § 160A-58.54(b).

(3) A statement setting forth the plans for extending to the area proposed to be annexed each major municipal service on substantially the same basis and in the same manner as such services are provided within the rest of the municipality prior to annexation and the method to finance the extension of major municipal services into the area proposed to be annexed as follows:
a. Provision of police protection, fire protection, solid waste collection, and street maintenance services on the effective date of annexation. A contract with a rural fire department to provide fire protection shall be an acceptable method of providing fire protection. A contract with a private firm to provide solid waste collection services shall be an acceptable method of providing solid waste collection services.

1. Police Protection

The Leland Police Department, under G.S. 15A-402(c), presently provides police protection to the proposed area to be annexed and will continue to provide police protection upon annexation at no additional cost to the area proposed to be annexed. Police protection services will therefore be provided on substantially the same basis and in the same manner as such services are provided within the rest of the Town of Leland.

2. Fire Protection

The Town of Leland currently provides fire protection to the area proposed for annexation and will continue to provide fire protection upon annexation at no additional cost. Fire protection services will therefore be provided on substantially the same basis and in the same manner as such services are provided within the rest of the Town of Leland.

3. Solid Waste Collection

Solid waste collection for residential properties both in the Town of Leland and the proposed area to be annexed is presently provided by Brunswick County and will continue to be provided by Brunswick County upon annexation at no additional cost. Solid waste collection services will therefore be provided on substantially the same basis and in the same manner as such services are provided within the rest of the Town of Leland.

4. Street Maintenance Services

Street maintenance services will be provided by the Town of Leland to the proposed area to be annexed upon annexation with additional street maintenance expenditures funded within the Town’s operational budget as of the effective date of the annexation. Street maintenance services will therefore be provided on substantially the same basis and in the same manner as such services are provided within the rest of the Town of Leland.

b. Extension of water and sewer services to each lot or parcel, if an installation easement is provided by the affected property owner, with a proposed timetable for
H2GO North Brunswick Water and Sewer ("H2GO"), a sanitary district organized and existing under the laws of the state of North Carolina (Article 2 of Chapter 130A of the General Statutes) presently provides water and sewer services to the proposed area to be annexed. It is conservatively estimated that in excess of eighty percent (80%) of the property owners of real property located in the area proposed to be annexed are already receiving water and/or sewer services from H2GO. Accordingly, the Town of Leland believes that this proposed annexation meets the requirements of North Carolina General Statute § 160A-58.56(a) as the residents of the area to be annexed are presently served by a “public water or sewer system”. To the extent this annexation does not so qualify and/or the Town of Leland is statutorily required to provide water and sewer services to the area proposed to be annexed, the Town plans to provide those services as follows:

The Town of Leland, in accordance with G.S. 160A.58.53 and G.S. 160A.58.56 and as applicable, proposes to provide water and sewer services to the individual lots with existing structures in the proposed annexation area within the time frame indicated by statute. The proposed conceptual plan shown in Exhibit B5 attached to the Report to Provide Services provides a general means of extending service to the area that is currently unserved by water and sewer. The conceptual plan, as presented, will require the addition of approximately 1625 linear feet of 2-inch waterline, 875 linear feet of 6-inch waterline, 3250 linear feet of 2-inch sewer force main, and other appurtenances and services components as needed. The water system will be a pressurized, potable water system that will connect to the existing system in the area owned and operated by other utility providers. The sewer system will be a low pressure system with individual grinder pumps to serve the existing structures. The cost of installation of the services will be funded through the Town’s General Fund and Utility Enterprise Fund operation budgets, to the extent allowable by statute, during the fiscal years that each facet of the implementation is proposed and required. The Town will follow an implementation plan that allows for the residents to make the request for service as described in G.S. 160A-58.56 (b). Upon receiving an affirmative response, the Town will complete the engineering design and permitting prior to the third year following the effective date of the annexation. The Town will then begin and complete construction of the water and sewer extensions prior to three and one-half years following the effective date of the annexation, in accordance with G.S. 160A-58.56, as applicable.

(4) A statement of the impact of the annexation on any rural fire department providing service in the area proposed to be annexed and a statement of the impact of the annexation on fire protection and fire insurance rates in the area proposed to be annexed, if the area where service is provided is in an insurance district designated under G.S. 153A-233, a rural fire protection district under Article 3A of Chapter 69 of the General Statutes, or a fire service district under Article 16 of Chapter 153A of the General Statutes. The rural fire department shall make available to the municipality not
later than 30 days following a written request from the municipality all information in its possession or control, including operational, financial, and budgetary information, necessary for preparation of a statement of impact. The municipality shall, in a timely fashion, supply the rural fire department with information requested by the rural fire department to respond to the written request. The rural fire department forfeits its rights under G.S. 160A-58.57 if it fails to make a good faith response within 45 days following receipt of the written request for information from the municipality, provided that the municipality's written request so states by specific reference to this subdivision.

The area proposed for annexation is, in its entirety, a part of the Town of Leland’s Rural Fire Protection District. The Town of Leland’s Fire/Rescue Department presently provides fire protection services to the area proposed to be annexed provided on substantially the same basis and in the same manner as such services are provided within the rest of the Town of Leland.

No other fire protection districts are a part of this annexation. There are presently no rural fire departments providing service in the area proposed to be annexed.

The annexation will therefore have no impact on any rural fire district, no impact on fire protection in the area proposed to be annexed, and no impact on fire insurance rates in the area proposed to be annexed.

(5) A statement showing how the proposed annexation will affect the municipality's finances and services, including municipal revenue change estimates. This statement shall be delivered to the clerk of the board of county commissioners at least 30 days before the date of the public informational meeting on any annexation under this Part.

At this time, it is determined no additional staffing requirements of police, fire, or street maintenance would be required, although some portion of additional street maintenance expenditures would be funded within the Town’s operational budget as of the effective date of the annexation. Solid waste collection is currently handled by Brunswick County in the area proposed to be annexed and would remain the same after the annexation. Water and sewer services are provided to the area to be annexed by H2GO and they will continue to provide those services after the annexation.

A table showing the projected revenue changes is attached hereto as Exhibit E and incorporated herein by reference.

The Town of Leland welcomes any questions you may have regarding this report. This report is available to the public at the office of the Town Clerk located in Town Hall, 102 Town Hall Drive, Leland, North Carolina, 28451.
Sincerely,

[Signature]

Gary M. Vidmar  
Town of Leland  
Economic and Community Development Director
Town of Leland, NC
Annexation Proposal

Exhibit A2: Existing and Proposed Municipal Boundaries

Legend

- Existing Municipal Boundaries
- Proposed Annexation Area
- Parcels

Map Creation Date: December 28, 2018
Leland Department of Economic and Community Development
Town of Leland, NC
Annexation Proposal

Exhibit B1: Existing Water Lines

Legend
- **Existing Water Lines**
- **Proposed Annexation Area**
- **Existing Municipal Boundaries**

The information presented on this map is the approximate location of the utility lines within the town limits and proposed annexation area and the surrounding areas and provided by Brunswick County Public Utilities that includes information obtained from other utility providers. There are no major water or sewer line extensions reportedly planned by other utility providers within the town limits or the proposed annexation area based on inquiries to the utility providers.

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap contributors, and the GIS User Community.
Town of Leland, NC
Annexation Proposal

Exhibit B3: Existing Sewer Lines

Legend

- Existing Sewer Lines
- Proposed Annexation Area
- Existing Municipal Boundaries

The information presented on this map is the approximate location of the utility lines within the town limits and proposed annexation area and the surrounding areas and provided by Brunswick County Public Utilities that includes information obtained from other utility providers. There are no major water or sewer line extensions reportedly planned by other utility providers within the town limits or the proposed annexation area based on inquiries to the utility providers.

Sources: Esri, HERE, Garmin, USGS, Intermap, Increment P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), NGCC, © OpenStreetMap contributors, and the GIS User Community.
Town of Leland, NC Annexation Proposal

Exhibit B4: Existing Sewer Lines

Legend

- Existing Sewer Lines
- Parcels
- Proposed Annexation Area
- Existing Municipal Boundaries

The information presented on this map is the approximate location of the utility lines within the town limits and proposed annexation area and is based on data and information from Brunswick County Public Utilities and other utility providers. There are no major water or sewer line extensions reportedly planned by other utility providers within the town limits or the proposed annexation area. Inquiries to the utility providers for more information.

Sources: Esri, HERE, Garmin, USGS, Earthstar Geographics, TomTom, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Indonesia), NGCC, SPBC, StreetMap, and the GIS User Community.
Notes:
1. Base information of existing lines and locations are approximate as provided by other utility service providers.
2. Sewer services proposed are depicted as low pressure system with individual grinder pump stations at each structure.
3. Low pressure line to be connected to existing gravity sewer manholes through a core and boot service.
4. Proposed 6-inch waterline connected to the existing 8-inch waterline by a backside tap with an 8"x15" tapping gate valve and directional drill under roadway.
5. Proposed 2-inch waterline connected to existing 2-inch waterline by cut-in tee and valve.
6. Proposed fire hydrant with tee and blind flange tapped 2-inches to reduce line size.
7. This plan is conceptual and not intended for construction or permitting.
8. The conceptual plan includes approximately 1,525 LF of 2-inch waterline, 3,150 LF of 6-inch waterline, 3,250 LF of 2-inch sewerline, 24 grinder pumps required, and 28 water services.

Town of Leland, NC
Annexation Proposal
Exhibit B5: Conceptual Utility Services Plan
(NOT FOR CONSTRUCTION)

Legend

- Proposed Water Lines
- Proposed Sewer Lines
- Existing Water Lines
- Existing Sewer Lines
- Parcels
- Proposed Annexation Area
- Existing Municipal Boundaries

Map Creation Date: January 4, 2019
Leland Department of Economic and Community Development

The information presented on this map is the approximate location of the utility lines within the town limits and proposed annexation area and the surrounding areas and provided by Brunswick County Public Utilities that includes information obtained from other utility providers. There are no major water or sewer line extensions reportedly planned by other utility providers within the town limits or the proposed annexation area based on inquiries to the utility providers.

Sources: Esri, HERE, Garmin, iStock, Intelemap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MdGCS, © OpenStreetMap contributors, CNES 2020, Astra User Community
Town of Leland, NC Annexation Proposal

Exhibit C: General Land Use Pattern in Proposed Annexation Area

Legend

- Existing Municipal Boundaries
- Proposed Annexation Area
- Parcels

Land Uses

- Single Family Residential
- Neighborhood Amenity Area
- Utility
- Cemetery
- Open Space or Undeveloped

Map Creation Date: December 28, 2013
Leland Department of Economic and Community Development
EXHIBIT D1

N.C. Gen. Stat. § 160A-58.54

Current through the 2018 Regular Session and First Extra Session of the General Assembly.

General Statutes of North Carolina > CHAPTER 160A. CITIES AND TOWNS > ARTICLE 4A. EXTENSION OF CORPORATE LIMITS > PART 7. ANNEXATIONS INITIATED BY MUNICIPALITIES.

§ 160A-58.54. Character of area to be annexed

(a) A municipal governing board may extend the municipal corporate limits to include any area that meets all of the following criteria:

(1) It shall be adjacent or contiguous to the municipality's boundaries at the time the annexation proceeding is begun, except if the entire territory of a county water and sewer district created under G.S. 162A-86(b1) is being annexed, the annexation shall also include any noncontiguous pieces of the district as long as the part of the district with the greatest land area is adjacent or contiguous to the municipality's boundaries at the time the annexation proceeding is begun.

(2) At least one-eighth of the aggregate external boundaries of the area shall coincide with the municipal boundary.

(3) No part of the area shall be included within the boundary of another incorporated municipality.

(4) The total area to be annexed shall meet the requirements of any of the following:

a. Part or all of the area to be annexed must be developed for urban purposes at the time of approval of the report provided for in G.S. 160A-58.53. The area of streets and street rights-of-way shall not be used to determine total acreage under this subdivision. An area developed for urban purposes is defined as any area which meets any one of the following standards:

1. Has a total resident population equal to at least two and three-tenths persons for each acre of land included within its boundaries.

2. Has a total resident population equal to at least one person for each acre of land included within its boundaries, and is subdivided into lots and
tracts such that at least sixty percent (60%) of the total acreage consists of lots and tracts three acres or less in size and such that at least sixty-five percent (65%) of the total number of lots and tracts are one acre or less in size.

3. Is so developed that at least sixty percent (60%) of the total number of lots and tracts in the area at the time of annexation are used for residential, commercial, industrial, institutional, or governmental purposes, and is subdivided into lots and tracts such that at least sixty percent (60%) of the total acreage, not counting the acreage used at the time of annexation for commercial, industrial, governmental, or institutional purposes, consists of lots and tracts three acres or less in size.

4. Is the entire area of any county water and sewer district created under G.S. 162A-86(b1), if all of the following apply:

   I. The municipality has provided in a contract with that district that the area is developed for urban purposes.

   II. The contract provides for the municipality to operate the sewer system of that county water and sewer district.

   III. The municipality is annexing in one ordinance the entire territory of the district not already within the corporate limits of a municipality.

5. Is so developed that, at the time of the approval of the annexation report, all tracts in the area to be annexed are used for commercial, industrial, governmental, or institutional purposes.

b. Part or all of the area to be annexed meets either of the following:

1. Lies between the municipal boundary and an area developed for urban purposes so that the area developed for urban purposes is either not adjacent to the municipal boundary or cannot be served by the municipality without extending major municipal services, including water or sewer lines, through such sparsely developed area.

2. Is adjacent, on at least sixty percent (60%) of its external boundary, to any combination of the municipal boundary and the boundary of an area or areas developed for urban purposes as defined in sub-subdivision a. of this subsection.

The purpose of paragraphs 1. and 2. of this sub-subdivision is to permit municipal governing boards to extend corporate limits to include all nearby areas developed for urban purposes and where necessary to include areas which at the time of annexation are not yet developed for urban purposes but which constitute necessary land connections between the municipality
and areas developed for urban purposes or between two or more areas developed for urban purposes.

c. The total area to be annexed is completely surrounded by the municipality's primary corporate limits.

(b) In fixing new municipal boundaries and determining whether an area is developed for urban purposes, a municipal governing board shall comply with all the following:

(1) Use recorded property lines and streets as boundaries. Some or all of the boundaries of a county water and sewer district may also be used when the entire district is not already within the corporate limits of the municipality.

(2) Use whole parcels of property in that if any portion of that parcel is included, the entire parcel of real property as recorded in the deed transferring title shall be included.

(3) Not use a connecting corridor consisting solely of the length of a street or street right-of-way to establish contiguity.

(4) Not consider property in use for a commercial, industrial, institutional, or governmental purpose if the lot or tract is used only temporarily, occasionally, or on an incidental or insubstantial basis in relation to the size and character of the lot or tract.

(5) Include acreage actually occupied by buildings or other man-made structures together with all areas that are reasonably necessary and appurtenant to such facilities for purposes of parking, storage, ingress and egress, utilities, buffering, and other ancillary services and facilities when determining acreage in use for commercial, industrial, institutional, or governmental purposes.

(6) Consider the area of an abolished water and sewer district to be a water and sewer district for the purpose of this section even after its abolition under G.S. 162A-87.2(b).

(c) As used in this subsection, "bona fide farm purposes" is as described in G.S. 153A-340. As used in this subsection, "property" means a single tract of property or an identifiable portion of a single tract. Property that is being used for bona fide farm purposes on the date of the resolution of intent to consider annexation may not be annexed without the written consent of the owner or owners of the property.

History

2011-396, s. 9; 2011-363, s. 3.1.
Exhibit D3

Population and Parcel Acreage Comparison
Town-Initiated Annexation

Has a total resident population equal to at least one person for each acre of land included within its boundaries, and is subdivided into lots and tracts such that at least sixty percent (60%) of the total acreage consists of lots and tracts three acres or less in size and such that at least sixty-five percent (65%) of the total number of lots and tracts are one acre or less in size.

Breakdown:

Has a total resident population equal to at least one person for each acre of land included within its boundaries.

Total Acreage of Annexation Area = 86.893

December 2017

Laurel Forest subdivision had a total of 111 lots out of 178 recorded lots, with homes that had obtained Certificate of Occupancy.

Of the 20 parcels not within the Laurel Forest subdivision, 13 parcels had homes located on the parcel based on visual inspection.

Using a 1:1 ratio of homes with a minimum of 1 person living in a home in the area to be annexed; 111 (Laurel Forest) + 13 (north of Laurel Forest) = 124 homes/person = 87 acres

Using the 2010 US Census Average Household Size of 2.58, 124 homes X 2.58 = 319 people = 87 acres

December 2018

Of the 178 recorded lots Laurel Forest subdivision, 140 lots will have a 2018 Brunswick County tax bills with completed single family residential homes.

Using a 1:1 ratio just for the homes just within Laurel Forest, with a minimum of 1 person living in each home, 349 people = 87 acres.

Using the US Census Average Household Size of 2.58 for the homes just within Laurel Forest, 349 people / 2.58 = 87 acres.

... and is subdivided into lots and tracts such that at least sixty percent (60%) of the total acreage consists of lots and tracts three acres or less in size...

Total Acreage of Annexation Area = 86.893

Total Acreage of Parcels 3.00 Acres or Less = 56.785

Percentage of Acreage of Parcels with 3.00 Acres or Less = 65.35%

... and such that at least sixty-five percent (65%) of the total number of lots and tracts are one acre or less in size.

Number of Parcels and Tracts being Annexed = 198

Number of Parcels and Tracts being Annexed less than 1.00 acre = 185

Percentage of Parcels and Tracts less than 1.00 acre or less = 93.43%

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<td>3.01 or More Acres</td>
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Total Annexation Area = 86.893 Acres
### EXHIBIT E

**Population**
- Lots: 198
- Person/lot: 2
- Estimated Population: 396

**Sales Tax**
- Sales Tax / 100 capita: $24,517
- Annual Sales Tax Projection: $96,295.32

**Property Tax**
- Total Property Value: $25,201,930
- Tax Rate / $100 Value: 0.21
- Annual Ad Valorem Tax Projection: $52,924.05

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