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***TOWN OF BEECH MOUNTAIN***

Financial Statements, Supplemental Schedules, Compliance Report,  
and Independent Auditor's Report  
For the Year Ended June 30, 2022

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**C. Randolph CPA, PLLC**  
*Certified Public Accountant*

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**TOWN OF BEECH MOUNTAIN**

**Town Officials**

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**Town Council Members**

Barry Kaufman, Mayor

Jimmie Accardi

Weidner Abernethy

Kelly Melang

Erin Gonyea

**Administrative and Financial Staff**

Robert Pudney, Town Manager

Steve Smith, Finance Officer

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# TOWN OF BEECH MOUNTAIN

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## **C. Randolph CPA, PLLC**

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### **Independent Auditor's Report**

To the Honorable Mayor and  
Members of the Town Council  
Beech Mountain, North Carolina

### **Report on the Audit of Financial Statements**

#### ***Opinions***

We have audited the accompanying financial statements of the governmental activities, the business-type activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of Town of Beech Mountain, North Carolina as of and for the year ended June 30, 2022, and the related notes to the financial statements, which collectively comprise Town of Hudson's basic financial statements as listed in the table of contents.

In our opinion, based upon our audit, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, the discretely presented component unit, each major fund, and the aggregate remaining fund information of Town of Beech Mountain, North Carolina as of June 30, 2022, and the respective changes in financial position, and cash flows where applicable thereof and the respective budgetary comparison for the General Fund and major annually budgeted special revenue funds, if applicable, for the year then ended in accordance with accounting principles generally accepted in the United States of America.

#### ***Basis for Opinions***

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Town of Beech Mountain and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions. The financial statements of Beech Mountain Tourism Development Authority were not audited in accordance with *Government Auditing Standards*.

### **Responsibilities of Management for the Audit of the Financial Statements**

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raises substantial doubt about Town of Beech Mountain's ability to continue as a going concern for the twelve months beyond the financial statement date, including any currently known

information that may raise substantial doubt shortly thereafter.

### **Auditor's Responsibilities for the Audit of the Financial Statements**

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free of material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS and *Governmental Auditing Standards* will always detect material statement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS and *Governmental Auditing Standards* we:

- exercised professional judgement and maintained professional skepticism throughout the audit.
- identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsible to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Town of Beech Mountain's internal control. Accordingly, no such opinion is expressed.
- evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Town of Beech Mountain's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

### ***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that the Management's Discussion and Analysis on pages 4 through 11, and the Law Enforcement Officers' Special Separation Allowance Schedules of Funding Progress and Employer Contributions on pages 54 through 55, the Local Government Employees' Retirement System's Schedules of the Proportionate Share of the Net Pension Asset (Liability) and Contributions, on pages 52 through 53, respectively be presented to supplement the basic financial statements. Such information is the responsibility of management, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of the financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consist of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

### ***Supplementary Information***

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise Town of Beech Mountain's basic financial statements. The combining and individual fund financial statements, budgetary schedules, and other schedules are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America by us. In our opinion, based on our audit, the procedures performed as described above, the combining and individual fund financial statements, budgetary schedules, and other schedules are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

### ***Other Reporting Required by Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated November 4, 2022 on our consideration of Town of Beech Mountain's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of Town of Beech Mountain's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering Town of Beech Mountain's internal control over financial reporting and compliance.

*C. Randolph CPA, PLLC*

West Jefferson, North Carolina  
November 4, 2022

## **Management's Discussion and Analysis**

As management of the Town of Beech Mountain, we offer readers of Town of Beech Mountain's financial statements this narrative overview and analysis of the financial activities of the Town of Beech Mountain for the fiscal year ended June 30, 2022. We encourage readers to read the information presented here in conjunction with additional information that we have furnished in the Town's financial statements, which follow this narrative.

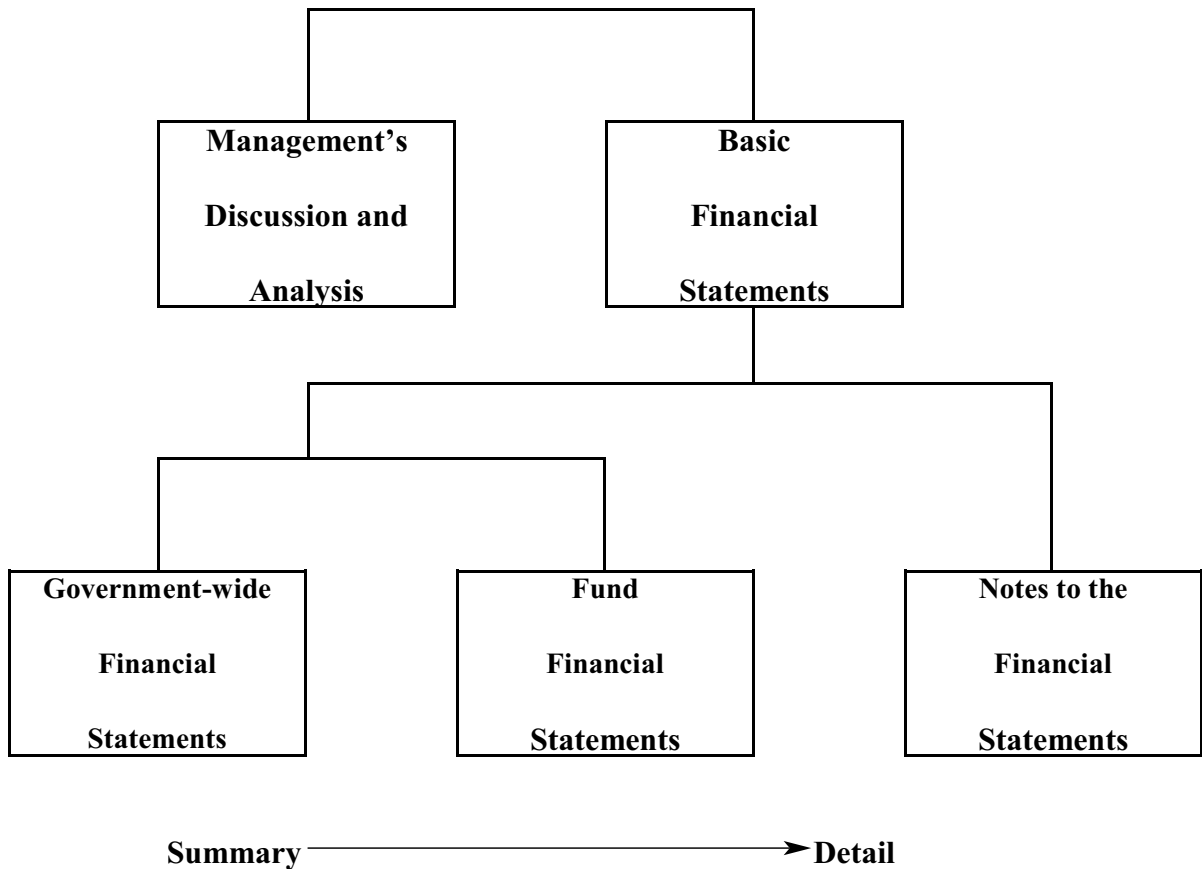
### **Financial Highlights**

- The assets and deferred outflows of resources of Town of Beech Mountain exceeded its liabilities and deferred inflows of resources at the close of the fiscal year by \$32,963,399 (net position).
- The Town's total net position increased by \$3,926,316.
- As of the close of the current fiscal year, the Town of Beech Mountain's governmental funds reported combined ending fund balances of \$8,106,396 with a net decrease of \$893,140 in fund balance. Approximately 75% of this total amount, or \$6,069,960 is available for spending at the Town's discretion.
- At the end of the current fiscal year, unassigned fund balance for the General Fund was \$6,069,960, or 63% of total general fund expenditures for the fiscal year.

### **Overview of the Financial Statements**

This discussion and analysis are intended to serve as an introduction to the Town of Beech Mountain's basic financial statements. The Town's basic financial statements consist of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements (see Figure 1). The basic financial statements present two different views of the Town through the use of government-wide statements and fund financial statements. In addition to the basic financial statements, this report contains other supplemental information that will enhance the reader's understanding of the financial condition of Town of Beech Mountain.

**Required Components of Annual Financial Report**  
**Figure 1**



**Basic Financial Statements**

The first two statements (Exhibits 1 and 2) in the basic financial statements are the **Government-wide Financial Statements**. They provide both short and long-term information about the Town's financial status.

The next statements (Exhibits 3 through 10) are **Fund Financial Statements**. These statements focus on the activities of the individual parts of the Town's government. These statements provide more detail than the government-wide statements. There are three parts to the Fund Financial Statements: 1) the governmental funds statements; 2) the budgetary comparison statements; and 3) the proprietary fund statements.

The next section of the basic financial statements is the **Notes**. The notes to the financial statements explain in detail some of the data contained in those statements. After the notes, **Supplemental Information** is provided to show details about the Town's individual funds. Budgetary information required by the North Carolina General Statutes also can be found in this part of the statements.

**Government-wide Financial Statements**

The government-wide financial statements are designed to provide the reader with a broad overview of the Town's finances, similar in format to a financial statement of a private-sector business. The government-wide statements provide short and long-term information about the Town's financial status as a whole.

The two government-wide statements report the Town's net position and how it has changed. Net position is the difference between the Town's total assets and deferred outflows of resources and total liabilities and deferred inflows of resources. Measuring net position is one way to gauge the Town's financial condition.

The government-wide statements are divided into three categories: 1) governmental activities and 2) business-type activities and 3) component units. The governmental activities include most of the Town's basic services such as public safety, parks and recreation, and general administration. Property taxes and state and federal grant funds finance most of these activities. The business-type activities are those that the Town charges customers to provide. These include the water and sewer services offered by the Town of Beech Mountain. The final category is the component unit. Although legally separate from the Town, the Beech Mountain Tourism Development Authority is important to the Town. The Town exercises control over the Authority board by appointing its members and because the Authority operates within the Town's boundaries for the benefit of the Town's residents.

The government-wide financial statements are Exhibits 1 and 2 of this report.

### **Fund Financial Statements**

The fund financial statements (see Figure 1) provide a more detailed look at the Town's most significant activities. A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. Town of Beech Mountain, like all other governmental entities in North Carolina, uses fund accounting to ensure and reflect compliance (or non-compliance) with finance-related legal requirements, such as the General Statutes or the Town's budget ordinance. All of the funds of Town of Beech Mountain can be divided into two categories: governmental funds and proprietary funds.

**Governmental Funds** - Governmental funds are used to account for those functions reported as governmental activities in the government-wide financial statements. Most of the Town's basic services are accounted for in governmental funds. These funds focus on how assets can readily be converted into cash flow in and out, and what monies are left at year-end that will be available for spending in the next year. Governmental funds are reported using an accounting method called *modified accrual accounting* which provides a short-term spending focus. As a result, the governmental fund financial statements give the reader a detailed short-term view that helps him or her determine if there are more or less financial resources available to finance the Town's programs. The relationship between government activities (reported in the Statement of Net Position and the Statement of Activities) and governmental funds is described in a reconciliation that is a part of the fund financial statements.

The Town of Beech Mountain adopts an annual budget for its General Fund, as required by the General Statutes. The budget is a legally adopted document that incorporates input from the citizens of the Town, the management of the Town, and the decisions of the Board about which services to provide and how to pay for them. It also authorizes the Town to obtain funds from identified sources to finance these current period activities. The budgetary statements provided for the General Fund demonstrates how well the Town complied with the budget ordinance and whether or not the Town succeeded in providing the services as planned when the budget was adopted. The budgetary comparison statement uses the budgetary basis of accounting and is presented using the same format, language, and classifications as the legal budget document. The statement shows four columns: 1) the original budget as adopted by the board; 2) the final budget as amended by the board; 3) the actual resources, charges to appropriations, and ending balances in the General Fund; and 4) the difference or variance between the final budget and the actual resources and charges.

**Proprietary Funds** - The Town of Beech Mountain has one kind of proprietary fund. Enterprise Fund is used to report the same functions presented as business-type activities in the government-wide financial statements. The Town of Beech Mountain uses enterprise funds to account for its water and sewer activity and sanitation activity. These funds are the same as those functions shown in the business-type activities in the Statement of Net Position and Statement of Activities.

**Notes to the Financial Statements** - The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements. The notes to the financial statements begin on page 26 of this report.

**Other Information** - In addition to the basic financial statements and accompanying notes, this report includes certain required supplementary information concerning the Town of Beech Mountain's progress in finding its obligation to provide pension benefits to its employees. Required supplementary information can be found on page 52 of this report.

**Interdependence with Other Entities** - The Town of Beech Mountain depends on financial resources flowing from, or associated with, both federal government and the State of North Carolina. Because of this dependency, the Town is subject to changes in specific flows of intergovernmental revenues based on modifications to federal and State laws and federal and State appropriations. It is also subject to changes in investment earnings and asset values associated with U.S. Treasury Securities because of actions by foreign governments and other holders of publicly held U.S. Treasury Securities.

### Government-Wide Financial Analysis Town of 's Net Position

**Figure 2**

	Governmental Activities		Business-Type Activities		Total	
	2022	2021	2022	2021	2022	2021
Current and other assets	\$ 8,624,416	\$ 9,695,733	\$ 2,499,014	\$ 3,228,986	\$ 11,123,430	\$ 12,924,719
Capital assets	12,405,596	10,573,041	24,757,686	17,199,465	37,163,282	27,772,506
Deferred outflows of resources	<u>943,184</u>	<u>736,544</u>	<u>136,347</u>	<u>136,347</u>	<u>1,079,531</u>	<u>872,891</u>
Total assets and deferred outflows of resources	<u>21,973,196</u>	<u>21,005,318</u>	<u>27,393,047</u>	<u>20,564,798</u>	<u>49,366,243</u>	<u>41,570,116</u>
Long-term liabilities outstanding	4,470,458	4,909,580	9,597,239	5,963,142	14,067,697	10,872,222
Other liabilities	625,944	745,043	824,954	902,464	1,450,898	
Deferred inflows of resources	<u>879,815</u>	<u>18,037</u>	<u>4,434</u>	<u>4,434</u>	<u>884,249</u>	<u>22,471</u>
Total liabilities and deferred inflows of resources	<u>5,976,217</u>	<u>5,672,660</u>	<u>10,426,627</u>	<u>6,870,040</u>	<u>16,402,844</u>	<u>12,542,700</u>
Net position:						
Net investment in capital assets	8,871,119	7,300,406	14,837,684	11,177,603	23,708,803	18,478,009
Restricted	1,837,339	655,074	-	-	1,837,339	655,074
Unrestricted	<u>5,288,521</u>	<u>7,377,178</u>	<u>2,128,736</u>	<u>2,517,154</u>	<u>7,417,257</u>	<u>9,894,332</u>
Total net position	<u>\$15,996,979</u>	<u>\$15,332,658</u>	<u>\$16,966,420</u>	<u>\$13,694,75</u>	<u>\$32,963,399</u>	<u>\$29,027,415</u>

As noted earlier, net position may serve over time as one useful indicator of a government's financial condition. The assets and deferred outflows of Town of Beech Mountain exceeded liabilities and deferred inflows by \$32,963,399 as of June 30, 2022. The Town's net position increased by \$3,926,316 for the fiscal year ended June 30, 2022. However, the largest portion (72%) reflects the Town's net investment in capital assets (e.g. land, buildings, machinery, and equipment). The Town of Beech Mountain uses these capital assets to provide services to citizens; consequently, these assets are not available for future spending. Although the Town of Beech Mountain's net investment in its capital assets is reported net of the outstanding related debt, the resources needed to repay that debt must be provided by other sources, since the capital assets cannot be used to liquidate these liabilities. An additional portion of the Town of Beech Mountain's net position, \$1,837,339 represents resources that are subject to external restrictions on how they may be used. The remaining balance of \$7,417,257 is unrestricted.

Several particular aspects of the Town of Beech Mountain’s financial operations positively influenced the total unrestricted governmental net position:

- Continued diligence in the collection of property taxes by maintaining a tax collection percentage of 98.96%.

**Town of Beech Mountain’s Changes in Net Position**

**Figure 3**

	<b>Governmental Activities</b>		<b>Business-type Activities</b>		<b>Total</b>	
	<u>2022</u>	<u>2021</u>	<u>2022</u>	<u>2021</u>	<u>2022</u>	<u>2021</u>
<b>Revenues:</b>						
Program revenues:						
Charges for services	\$ 160,471	\$ 214,314	\$3,975,467	\$3,329,006	\$4,135,938	\$3,543,140
Operating grants and contributions	549,851	477,181	-	521,182	549,851	477,181
Capital grants and contributions	-	-	2,717,221	1,613,768	2,717,221	1,613,768
General revenues:						
Property taxes	4,186,246	3,961,044	-	-	4,186,246	3,961,044
Other taxes	2,395,959	2,146,720	-	-	2,395,959	2,146,720
Other	<u>1,201,126</u>	<u>837,588</u>	<u>2,289</u>	<u>266,862</u>	<u>1,203,415</u>	<u>1,104,450</u>
Total revenues	<u>8,493,653</u>	<u>7,636,667</u>	<u>6,694,977</u>	<u>5,209,636</u>	<u>15,188,638</u>	<u>12,846,303</u>
<b>Expenses:</b>						
General government	1,354,518	2,115,661	-	-	1,354,518	2,115,661
Public safety	2,181,488	1,923,280	-	-	2,181,488	1,923,280
Transportation	3,176,037	1,894,839	-	-	3,176,037	1,894,839
Cultural and Recreation	1,009,966	936,454	-	-	1,009,966	936,454
Interest on long-term debt	107,323	127,258	233,463	194,938	340,786	322,196
Sanitation	-	-	816,206	578,277	816,206	578,277
Water and sewer	-	-	<u>2,383,313</u>	<u>2,172,961</u>	<u>2,383,313</u>	<u>2,172,961</u>
Total expenses	<u>7,829,332</u>	<u>6,997,492</u>	<u>3,432,982</u>	<u>2,946,176</u>	<u>11,262,314</u>	<u>9,943,668</u>
Increase (decrease) in net position	<u>664,321</u>	<u>639,175</u>	<u>3,261,995</u>	<u>2,263,460</u>	<u>3,926,316</u>	<u>2,902,635</u>
Net position, beginning, as previously reported	15,332,658	14,693,483	13,694,757	11,431,297	29,027,415	<u>26,124,780</u>
Prior period restatement	-	-	<u>9,668</u>	-	<u>9,668</u>	-
Net position, beginning, as restated	<u>15,332,658</u>	<u>14,693,483</u>	<u>13,704,425</u>	<u>11,431,927</u>	<u>29,037,083</u>	<u>26,124,780</u>
Net position, ending	<u>\$15,996,979</u>	<u>\$15,332,658</u>	<u>\$16,966,420</u>	<u>\$13,694,757</u>	<u>\$32,963,399</u>	<u>\$29,027,415</u>

**Governmental Activities** - Governmental activities increased the Town’s net position by \$664,321, thereby accounting for 17% of the total increase in the net position of the Town of Beech Mountain.

Key element of this increase is as follows:

- Net increase in capital grants and contributions
- Net increase in property taxes
- Net increase in other taxes

**Business-type activities:** Business-type activities increased the Town of Beech Mountain's net position by \$3,261,995. Key elements of this increase are as follows:

- Charges for services increased during the year.
- Capital grants and contributions increased.

### **Financial Analysis of the Town's Funds**

As noted earlier, the Town of Beech Mountain uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements.

**Governmental Funds** - The focus of the Town of Beech Mountain's governmental funds is to provide information on near-term inflows, outflows, and balances of usable resources. Such information is useful in assessing the Town of Beech Mountain's financing requirements.

The general fund is the chief operating fund of the Town of Beech Mountain. At the end of the current fiscal year, the Town of Beech Mountain fund balance available in the general fund was \$6,069,960 while total fund balance reached \$6,872,321. The Town currently has an available fund balance of 63% of general fund expenditures, while the total balance represents 72% of the same amount.

At June 30, 2022, the governmental funds of the Town of Beech Mountain reported a combined fund balance of \$8,106,396, with a net decrease in fund balance of \$893,140.

**General Fund Budgetary Highlights** - During the fiscal year, the Town revised the budget on several occasions. Generally, budget amendments fall into one of three categories: 1) amendments made to adjust the estimates that are used to prepare the original budget ordinance once exact information is available; 2) amendments made to recognize new funding amounts from external sources, such as federal and State grants; and 3) increases in appropriations that become necessary to maintain services.

**Proprietary Funds** - The Town's proprietary funds provide the same type of information found in the government-wide statements but in more detail. Unrestricted net position of the Water and Sewer Fund at the end of the fiscal year amounted to \$1,646,188 and \$482,548 for the Sanitation Fund. The total change in net position for the Water and Sewer Fund was an increase of \$2,841,235 and \$420,760 for the Sanitation Fund. Other factors concerning the finances of these two funds have already been addressed in the discussions of the Town's business-type activities.

### **Capital Assets and Debt Administration**

**Capital Assets** - The Town of Beech Mountain's investment in capital assets for its governmental and business-type activities as of June 30, 2022, totals \$37,163,282 (net of accumulated depreciation). These assets include land, buildings, infrastructure, vehicles, machinery and equipment, water facilities, and sewer facilities.

Major capital asset transactions during the year include the following:

- Sled Hill parking lot - \$304,819
- Bark Park bathroom - \$266,865
- Pump house - \$112,200
- EMS Station upgrade - \$117,230
- Public Works Facility - \$5,200,000
- 2020 Freightliner - \$152,850
- St. Andrews #1-3 - \$271,127

**Town of Beech Mountain's Capital Assets  
(net of depreciation)**

**Figure 4**

	<u>Governmental</u> <u>2022</u>	<u>Governmental</u> <u>2021</u>	<u>Business-type</u> <u>2022</u>	<u>Business-type</u> <u>2021</u>	<u>Total</u> <u>2022</u>	<u>Total</u> <u>2021</u>
Land	\$ 1,042,736	\$ 1,042,736	\$ 765	\$ 765	\$1,043,501	\$1,043,501
Construction in progress	-	2,389,133	5,412,161	3,555,234	5,412,161	5,944,367
Buildings and Systems	5,994,727	2,242,396	1,841,902	69,763	7,836,629	2,312,159
Improvements	2,369,038	2,032,239	87,696	81,596	2,456,734	2,113,835
Machinery and Equipment	606,015	627,709	459,126	179,227	1,065,141	806,936
Infrastructure	1,585,004	1,674,634	-	-	1,585,004	1,674,634
Vehicles	808,076	564,194	596,169	638,920	1,404,245	1,203,114
Water Facilities	-	-	11,758,247	10,071,262	11,758,247	10,071,262
Sewer Facilities	-	-	<u>4,601,620</u>	<u>2,602,699</u>	<u>4,601,620</u>	<u>2,602,699</u>
Total	<u>\$12,405,596</u>	<u>\$10,573,041</u>	<u>\$24,757,686</u>	<u>\$17,199,465</u>	<u>\$37,163,282</u>	<u>\$27,772,506</u>

Additional information on the Town's capital assets can be found in Note III.a.4 of the Basic Financial Statements.

Long-Term Debt. As of June 30, 2022, the Town of Beech Mountain had total outstanding debt of \$14,865,684.

**Town of Beech Mountain's Outstanding Debt  
General Obligation Bonds and Other Long-Term Liabilities**

**Figure 5**

	<u>Governmental Activities</u>		<u>Business-Type Activities</u>		<u>Total</u>	
	<u>2022</u>	<u>2021</u>	<u>2022</u>	<u>2021</u>	<u>2022</u>	<u>2021</u>
Installment purchase debt	\$3,534,477	\$ 3,272,635	\$ 6,406,137	\$ 2,445,996	\$ 9,940,614	\$ 5,718,631
Revenue bonds	-	-	3,513,865	3,575,865	3,513,865	3,575,865
Compensated absences	191,761	214,539	40,299	43,246	232,060	257,785
Pension related debt (LGERS)	603,623	1,299,298	170,417	170,417	774,040	1,469,715
Pension related debt (LEO)	<u>405,105</u>	<u>353,743</u>	<u>-</u>	<u>-</u>	<u>405,105</u>	<u>353,743</u>
Total	<u>\$4,734,966</u>	<u>\$ 5,140,215</u>	<u>\$10,130,718</u>	<u>\$ 6,235,524</u>	<u>\$14,865,684</u>	<u>\$11,375,739</u>

The Town of Beech Mountain's total long-term liabilities increased by \$3,489,945 during the past fiscal year.

North Carolina general statutes limit the amount of general obligation debt that a unit of government can issue to 8% of the total assessed value of taxable property located within the government's boundaries. The legal debt margin for the Town of Beech Mountain is \$31,895,611. The Town of Beech Mountain does not have any authorized but un-issued debt at June 30, 2022.

Additional information regarding the Town of Beech Mountain's long-term debt can be found in Note III.B.4 beginning on page 47 of this report.

## **Economic Factors and Next Year's Budget and Rates**

The beauty, climate and wide-ranging list of available activities enhances the thriving tourist industry in and around the Town of Beech Mountain. Beech Mountain has a growing, permanent population going from 350 residents in 2019 to 675 in 2021. Additional growth has continued into 2022. During the summer months, the population increases well over seven thousand with seasonal residents escaping to the cool mountain peaks. During peak winter periods, the population swells to over twelve thousand as southeasters invade for the winter sports offered on Beech Mountain. The Town continues experience record growth in most all economic statistics. There exist uncertainty at this time as to the first and second quarters of 2023 and beyond. Management will be diligent in adapting to the current conditions.

## **Budget Highlights for the Fiscal Year Ending June 30, 2023**

**Governmental Activities:** The FY 2023 General Fund budget has increased by 15% due to the addition of an Emergency Management Station at Fire Station #2. Town of Beech Mountain has contracted with Watauga County to add this service. The new EMS station will cut wait times for transport to local emergency medical facilities. Also, the town adjusted pay rates in the form of a cost-of-living increase for employees. This will help keep the Town competitive in the local labor market and increase employee retention. Low retention rates can be very costly to the Town. Management is aware of the difficulties in the current labor market and continues to search ways in order to innovate.

**Business-type Activities:** Water and Sewer Fund revenues are expected to increase due to an increase in rates and continued increases in short-term rentals and new home construction. Expenditures are expected to increase as the system continues to be in a period of major refurbishing. The Town is currently finishing two extensive water and sewer line replacement projects, while ramping up two more-line replacement projects, along with preliminary planning for a major source water project. Project funding will be a mix of grant and low interest loans through the State.

The Sanitation Fund's operation and procedures have undergone a total rework over the past three years. The change in operations has been successful in keeping both rates and expenditures at modest increases. No increase in user fees in FY 2023.

## **Requests for Information**

This report is designed to provide an overview of the Town's finances for those with an interest in this area. Questions concerning any of the information found in this report or requests for additional information should be directed to the Director of Finance, Town of Beech Mountain, 403 Beech Mountain Parkway, Beech Mountain, NC 28604.

**BASIC  
FINANCIAL  
STATEMENTS**

**TOWN OF BEECH MOUNTAIN**

Exhibit 1  
Page 1 of 2

**Statement of Net Position  
June 30, 2022**

	<u>Primary Government</u>			<b>Beech Mountain Tourism Development Authority</b>
	<u>Governmental Activities</u>	<u>Business-type Activities</u>	<u>Total</u>	
<b><u>Assets</u></b>				
Current assets:				
Cash and cash equivalents	\$ 7,647,370	\$ 1,961,834	\$ 9,609,204	\$ 960,958
Taxes receivable (net)	166,927	-	166,927	-
Accounts receivable (net)	-	288,927	288,927	-
Accrued interest	7,753	-	7,753	-
Due from other governments	647,140	-	647,140	73,138
Prepaid expense	25,299	1,976	27,275	-
Inventories	78,298	-	78,298	-
Restricted cash and cash equivalents	51,629	246,277	297,906	-
Total current assets	<u>8,624,416</u>	<u>2,499,014</u>	<u>11,123,430</u>	<u>1,034,096</u>
Noncurrent assets:				
Capital assets:				
Land, non-depreciable improvements and construction in progress	1,042,736	5,412,926	6,455,662	-
Other capital assets, net of depreciation	<u>11,362,860</u>	<u>19,344,760</u>	<u>30,707,620</u>	<u>-</u>
Total capital assets	<u>12,405,596</u>	<u>24,757,686</u>	<u>37,163,282</u>	<u>-</u>
Total assets	<u>21,030,012</u>	<u>27,256,700</u>	<u>48,286,712</u>	<u>1,034,096</u>
<b><u>Deferred Outflows of Resources</u></b>				
Pension deferrals	943,184	136,347	1,079,531	-
Total deferred outflows of resources	<u>943,184</u>	<u>136,347</u>	<u>1,079,531</u>	<u>-</u>

cont.

**TOWN OF BEECH MOUNTAIN**

Exhibit 1  
Page 2 of 2, cont.

**Statement of Net Position  
June 30, 2022**

	<u>Primary Government</u>			<b>Beech Mountain Tourism Development Authority</b>
	<u>Governmental Activities</u>	<u>Business-type Activities</u>	<u>Total</u>	
<b><u>Liabilities</u></b>				
Current liabilities				
Accounts payable and accrued expenses	\$ 288,298	\$ 45,198	\$ 333,496	\$ 23,997
Due to component unit	73,138	-	73,138	-
Customer deposits	-	246,277	246,277	-
Current portion of long-term liabilities	<u>264,508</u>	<u>533,479</u>	<u>797,987</u>	<u>-</u>
Total current liabilities	625,944	824,954	1,450,898	23,997
Long-term liabilities:				
Net pension liability (LGERS)	603,623	170,417	774,040	-
Total pension liability (LEOSSA)	405,105	-	405,105	-
Due in more than one year	<u>3,461,730</u>	<u>9,426,822</u>	<u>12,888,552</u>	<u>-</u>
Total liabilities	<u>5,096,402</u>	<u>10,422,193</u>	<u>15,518,595</u>	<u>23,997</u>
<b><u>Deferred Inflows of Resources</u></b>				
Pension deferrals	<u>879,815</u>	<u>4,434</u>	<u>884,249</u>	<u>-</u>
Total deferred inflows of resources	<u>879,815</u>	<u>4,434</u>	<u>884,249</u>	<u>-</u>
<b><u>Net Position</u></b>				
Net investment in capital assets	8,871,119	14,837,684	23,708,803	-
Restricted for:				
Stabilization by State Statute	603,264	-	603,264	73,138
Public safety	371,465	-	371,465	-
Public works facility	759,352	-	759,352	-
EMS station	103,258	-	103,258	-
Unrestricted	<u>5,288,521</u>	<u>2,128,736</u>	<u>7,417,257</u>	<u>936,961</u>
Total net position	<u>\$ 15,996,979</u>	<u>\$ 16,966,420</u>	<u>\$ 32,963,399</u>	<u>\$ 1,010,099</u>

*The notes to the financial statements are an integral part of this statement.*

**TOWN OF BEECH MOUNTAIN**

**Exhibit 2**

**Statement of Activities  
For the Year Ended June 30, 2022**

<u>Functions/Programs</u>	Program Revenues				Net (Expense) Revenue and Changes in Net Position			Beech Moutain Tourism Development Authority
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities	Business-type Activities	Total	
<b>Primary government:</b>								
Governmental activities:								
General government	\$ 1,354,518	\$ 88,099	\$ 103,258	\$ -	\$ (1,163,161)	\$ -	\$ (1,163,161)	\$ -
Public safety	2,181,488	-	208,992	-	(1,972,496)	-	(1,972,496)	-
Transportation	3,176,037	-	237,601	-	(2,938,436)	-	(2,938,436)	-
Cultural and recreation	1,009,966	72,372	-	-	(937,594)	-	(937,594)	-
Interest on long-term debt	107,323	-	-	-	(107,323)	-	(107,323)	-
Total governmental activities	<u>7,829,332</u>	<u>160,471</u>	<u>549,851</u>	<u>-</u>	<u>(7,119,010)</u>	<u>-</u>	<u>(7,119,010)</u>	<u>-</u>
Business-type activities:								
Water and Sewer	2,600,237	3,207,993	-	2,231,541	-	2,839,297	2,839,297	-
Sanitation	832,745	767,474	-	485,680	-	420,409	420,409	-
Total business-type activities	<u>3,432,982</u>	<u>3,975,467</u>	<u>-</u>	<u>2,717,221</u>	<u>-</u>	<u>3,259,706</u>	<u>3,259,706</u>	<u>-</u>
Total primary government	<u>\$ 11,262,314</u>	<u>\$ 4,135,938</u>	<u>\$ 549,851</u>	<u>\$ 2,717,221</u>	<u>(7,119,010)</u>	<u>3,259,706</u>	<u>(3,859,304)</u>	<u>-</u>
Component Unit:								
Tourism Development Authority	\$ 1,298,300	\$ -	\$ -	\$ -	-	-	-	(1,298,300)
Total component unit								
General revenues:								
Taxes:								
Property taxes, levied for general purpose					4,186,246	-	4,186,246	-
Other taxes and licenses					2,395,959	-	2,395,959	1,374,744
Investment earnings					11,247	2,289	13,536	626
Miscellaneous					1,189,879	-	1,189,879	42
Total general revenues not including transfers					<u>7,783,331</u>	<u>2,289</u>	<u>7,785,620</u>	<u>1,375,412</u>
Change in net position					<u>664,321</u>	<u>3,261,995</u>	<u>3,926,316</u>	<u>77,112</u>
Net position, beginning, as previously reported					15,332,658	13,694,757	29,027,415	932,987
Prior period restatement					-	9,668	9,668	-
Net position, beginning, as restated					<u>15,332,658</u>	<u>13,704,425</u>	<u>29,037,083</u>	<u>932,987</u>
Net position, ending					<u>\$ 15,996,979</u>	<u>\$ 16,966,420</u>	<u>\$ 32,963,399</u>	<u>\$ 1,010,099</u>

The notes to the financial statements are an integral part of this statement.

**TOWN OF BEECH MOUNTAIN**

**Exhibit 3**

**Balance Sheet  
Governmental Funds  
June 30, 2022**

	<b>Major Funds</b>				<b>Total Nonmajor Funds</b>	<b>Total Governmental Funds</b>
	<b>General Fund</b>	<b>Capital Project Fund</b>	<b>Emergency Telephone System</b>	<b>American Rescue Plan Fund</b>		
<b><u>Assets</u></b>						
Current assets:						
Cash and cash equivalents	\$ 6,525,830	\$ 764,918	\$ 206,041	\$ -	\$ 150,581	\$ 7,647,370
Restricted cash and cash equivalents	-	-	-	51,629	-	51,629
Prepaid expense	20,799	-	4,500	-	-	25,299
Taxes receivable, net	156,584	-	10,343	-	-	166,927
Accrued interest	7,753	-	-	-	-	7,753
Inventories	78,298	-	-	-	-	78,298
Due from other governments	595,511	-	-	51,629	-	647,140
<b>Total assets</b>	<b><u>\$ 7,384,775</u></b>	<b><u>\$ 764,918</u></b>	<b><u>\$ 220,884</u></b>	<b><u>\$ 103,258</u></b>	<b><u>\$ 150,581</u></b>	<b><u>\$ 8,624,416</u></b>
<b><u>Liabilities</u></b>						
Accounts payable and accrued expenses	\$ 282,732	\$ 5,566	\$ -	\$ -	\$ -	\$ 288,298
Due to component unit	73,138	-	-	-	-	73,138
<b>Total liabilities</b>	<b><u>355,870</u></b>	<b><u>5,566</u></b>	<b><u>-</u></b>	<b><u>-</u></b>	<b><u>-</u></b>	<b><u>361,436</u></b>
<b><u>Deferred Inflows of Resources</u></b>						
Property taxes receivable	156,584	-	-	-	-	156,584
<b>Total deferred inflows of resources</b>	<b><u>156,584</u></b>	<b><u>-</u></b>	<b><u>-</u></b>	<b><u>-</u></b>	<b><u>-</u></b>	<b><u>156,584</u></b>
<b><u>Fund Balances</u></b>						
Nonspendable:						
Inventories	78,298	-	-	-	-	78,298
Prepays	20,799	-	-	-	-	20,799
Restricted:						
Stabilization by State Statute	603,264	-	-	-	-	603,264
Public safety	-	-	220,884	-	150,581	371,465
Public works facility	-	759,352	-	-	-	759,352
EMS station	-	-	-	103,258	-	103,258
Committed:						
Uninsured Claims	100,000	-	-	-	-	100,000
Unassigned	6,069,960	-	-	-	-	6,069,960
<b>Total fund balances</b>	<b><u>6,872,321</u></b>	<b><u>759,352</u></b>	<b><u>220,884</u></b>	<b><u>103,258</u></b>	<b><u>150,581</u></b>	<b><u>8,106,396</u></b>
<b>Total liabilities, deferred inflows of resources and fund balances</b>	<b><u>\$ 7,384,775</u></b>	<b><u>\$ 764,918</u></b>	<b><u>\$ 220,884</u></b>	<b><u>\$ 103,258</u></b>	<b><u>\$ 150,581</u></b>	<b><u>\$ 8,624,416</u></b>

*The notes to the financial statements are an integral part of this statement.*

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**TOWN OF BEECH MOUNTAIN**

**Exhibit 4**

**Reconciliation of the Governmental Funds Balance Sheet  
To the Statement of Net Position  
June 30, 2022**

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Amounts reported for governmental activities in the statement of net position  
(Exhibit 1) are different because:

Total fund balance, governmental funds	\$ 8,106,396
Capital assets used in governmental activities are not financial resources and therefore, are not reported in the funds.	
Gross capital assets at historical cost	\$ 21,709,541
Accumulated depreciation	<u>(9,303,945)</u> 12,405,596
Pension liabilities (LGERS & LEOSSA)	(1,008,728)
Deferred outflows of resources related to pensions are not reported in the funds	943,184
Earned revenues considered deferred inflows of resources in fund statements	156,584
Long-term debt included as net position below (includes the addition of long-term debt and principal payments during the year)	(3,534,477) (191,761)
Compensated absences	<u>(879,815)</u>
Pension related deferrals	<u>\$ 15,996,979</u>
Net position of governmental activities	

*The notes to the financial statements are an integral part of this statement.*

**TOWN OF BEECH MOUNTAIN**

**Exhibit 5**

**Statement of Revenues, Expenditures, and Changes in Fund Balances  
Governmental Funds  
For the Year ended June 30, 2022**

	<b>Major Funds</b>					<b>Total Governmental Funds</b>
	<b>General Fund</b>	<b>Capital Project Fund</b>	<b>Emergency Telephone System</b>	<b>American Rescue Plan Fund</b>	<b>Total Nonmajor Funds</b>	
<b>Revenues:</b>						
Ad valorem taxes	\$ 4,162,481	\$ -	\$ -	\$ -	\$ -	\$ 4,162,481
Other taxes and licenses	118,849	-	-	-	-	118,849
Unrestricted intergovernmental	2,395,959	-	-	-	-	2,395,959
Restricted intergovernmental	237,601	-	90,143	103,258	-	431,002
Permits and Fees	88,099	-	-	-	-	88,099
Sales and services	72,372	-	-	-	-	72,372
Investment earnings	11,130	-	117	-	-	11,247
Miscellaneous	1,087,582	9,932	-	-	92,365	1,189,879
<b>Total revenues</b>	<b>8,174,073</b>	<b>9,932</b>	<b>90,260</b>	<b>103,258</b>	<b>92,365</b>	<b>8,469,888</b>
<b>Expenditures:</b>						
<b>Current</b>						
General government	1,958,645	-	-	-	-	1,958,645
Public safety	1,951,335	-	38,208	-	3,617	1,993,160
Transportation	2,767,691	-	-	-	-	2,767,691
Cultural and recreation	808,034	-	-	-	-	808,034
<b>Debt service:</b>						
Principal	246,354	-	-	-	-	246,354
Interest and other charges	107,323	-	-	-	-	107,323
<b>Capital outlay:</b>						
General government	192,614	319,547	-	-	-	512,161
Public safety	223,049	-	-	-	-	223,049
Transportation	409,005	-	-	-	-	409,005
Cultural and recreation	932,871	-	-	-	-	932,871
<b>Total expenditures</b>	<b>9,596,921</b>	<b>319,547</b>	<b>38,208</b>	<b>-</b>	<b>3,617</b>	<b>9,958,293</b>
Revenues over (under) expenditures	(1,422,848)	(309,615)	52,052	103,258	88,748	(1,488,405)
<b>Other Financing Sources (Uses):</b>						
Sale of capital assets	102,769	-	-	-	-	102,769
Transfers to other funds	(80,482)	77,910	2,572	-	-	-
Installment purchase issued	492,496	-	-	-	-	492,496
<b>Net change in fund balances</b>	<b>(908,065)</b>	<b>(231,705)</b>	<b>54,624</b>	<b>103,258</b>	<b>88,748</b>	<b>(893,140)</b>
Fund balances, beginning	7,780,387	991,057	166,260	-	61,833	8,999,537
<b>Fund balances, ending</b>	<b>\$ 6,872,321</b>	<b>\$ 759,352</b>	<b>\$ 220,884</b>	<b>\$ 103,258</b>	<b>\$ 150,581</b>	<b>\$ 8,106,396</b>

*The notes to the financial statements are an integral part of this statement.*

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**TOWN OF BEECH MOUNTAIN**

**Exhibit 6**

**Reconciliation of the Statement of Revenues, Expenditures, and Changes in Fund Balances  
of Governmental Funds to the Statement of Activities  
For the Year Ended June 30, 2022**

---

Amounts reported for governmental activities in the statement of activities are different because:		
Net changes in fund balances - total government:	\$	(893,140)
Governmental funds report capital outlays as expenditures. However, in the Statement of Activities, the cost of those assets : estimated useful lives and reported as depreciation expense. This is the amount by which capital outlays exceeded depre		
Capital outlay expenditures which were capitalized	\$ 2,576,314	
Depreciation expense for governmental assets	<u>(911,922)</u>	1,664,392
Contributions to the pension plan in the current fiscal year are not included on the Statement of Activities		315,894
Benefit payments paid and administrative expense for the LEOSSA are not included on the Statement of Activities		59,367
Revenues in the Statement of Activities that do not provide current financial resources are not reported as revenues in the funds.		
Change in unavailable revenue for tax revenues		23,765
Other		
The issuance of long-term debt provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction has any effect on net position. This amount is the net effect of these differences in the treatment of long-term debt and related items.		
New long-term debt issued		(492,496)
Principal payments on long-term debt		246,354
Some expenses reported in the Statement of Activities do not require the use of current financial resources and, therefore, are not reported as expenditures in governmental funds		
Compensated absences		22,778
Pension expense		<u>(282,593)</u>
Total changes in net position of governmental activities	\$	<u>664,321</u>

*The notes to the financial statements are an integral part of this statement.*

**TOWN OF BEECH MOUNTAIN**

**Exhibit 7  
Page 1 of 3**

**General Fund and Annually Budgeted Major Special Revenue Funds  
Statement of Revenues, Expenditures and Changes in Fund Balances  
Budget and Actual  
For the Year Ended June 30, 2022**

	<b>General Fund</b>			<b>Variance With Final Budget Positive (Negative)</b>
	<b>Original Budget</b>	<b>Final Budget</b>	<b>Actual</b>	
<b>Revenues:</b>				
Ad valorem taxes	\$ 4,061,926	\$ 4,071,876	\$ 4,162,481	\$ 90,605
Other taxes and licenses	108,000	108,000	118,849	10,849
Unrestricted intergovernmental	2,151,450	2,371,450	2,395,959	24,509
Restricted intergovernmental	133,500	259,005	237,601	(21,404)
Permits and Fees	43,000	43,000	88,099	45,099
Sales and services	51,000	51,000	72,372	21,372
Investment earnings	16,900	16,900	11,130	(5,770)
Miscellaneous	<u>544,677</u>	<u>1,168,805</u>	<u>1,087,582</u>	<u>(81,223)</u>
Total revenues	<u>7,110,453</u>	<u>8,090,036</u>	<u>8,174,073</u>	<u>84,037</u>
<b>Expenditures:</b>				
General government	2,284,898	2,508,498	2,151,259	357,239
Public Safety	2,049,904	2,241,490	2,174,384	67,106
Transportation	3,401,627	3,401,627	3,176,696	224,931
Cultural and Recreation	1,164,368	1,786,185	1,740,905	45,280
Debt Service	<u>384,519</u>	<u>384,519</u>	<u>353,677</u>	<u>30,842</u>
Total expenditures	<u>9,285,316</u>	<u>10,322,319</u>	<u>9,596,921</u>	<u>725,398</u>
Revenues over (under) expenditures	<u>(2,174,863)</u>	<u>(2,232,283)</u>	<u>(1,422,848)</u>	<u>809,435</u>
<b>Other Financing Sources (Uses):</b>				
Transfers to Other Funds	-	(130,678)	(80,482)	50,196
Installment purchase issued	448,879	448,879	492,496	43,617
Sale of Capital Assets	<u>5,000</u>	<u>77,000</u>	<u>102,769</u>	<u>25,769</u>
Total other financing sources (uses)	<u>453,879</u>	<u>395,201</u>	<u>514,783</u>	<u>119,582</u>
Revenue and other financing sources over (under) expenditures and other financing uses	(1,720,984)	(1,837,082)	(908,065)	929,017
Appropriated Fund Balance	<u>1,720,984</u>	<u>1,837,082</u>	-	<u>(1,837,082)</u>
Net change in fund balance	<u>\$ -</u>	<u>\$ -</u>	(908,065)	<u>\$ (908,065)</u>
Fund balance-beginning			<u>7,780,387</u>	
Fund balance - ending			<u>\$ 6,872,321</u>	

cont.

**TOWN OF BEECH MOUNTAIN**

Exhibit 7  
Page 2 of 3

**General Fund and Annually Budgeted Major Special Revenue Funds  
Statement of Revenues, Expenditures and Changes in Fund Balances  
Budget and Actual  
For the Year Ended June 30, 2022**

	<b>Emergency Telephone System Fund</b>			<b>Variance With Final Budget Positive (Negative)</b>
	<b><u>Original Budget</u></b>	<b><u>Final Budget</u></b>	<b><u>Actual</u></b>	
<b>Revenues:</b>				
Restricted intergovernmental	\$ 88,442	\$ 88,442	\$ 90,143	\$ 1,701
Investment earnings	<u>30</u>	<u>30</u>	<u>117</u>	<u>87</u>
Total revenues	<u>88,472</u>	<u>88,472</u>	<u>90,260</u>	<u>1,788</u>
<b>Expenditures:</b>				
Public Safety	<u>88,472</u>	<u>88,472</u>	<u>38,208</u>	<u>50,264</u>
Total expenditures	<u>88,472</u>	<u>88,472</u>	<u>38,208</u>	<u>50,264</u>
Revenues over (under) expenditures	-	-	52,052	52,052
<b>Other Financing Sources (Uses):</b>				
Transfers from other funds	<u>-</u>	<u>-</u>	<u>2,572</u>	<u>2,572</u>
Net change in fund balance	<u>\$ -</u>	<u>\$ -</u>	54,624	<u>\$ 54,624</u>
Fund balance-beginning			<u>166,260</u>	
Fund balance - ending			<u>\$ 220,884</u>	

cont.

**TOWN OF BEECH MOUNTAIN**

Exhibit 7  
Page 3 of 3, cont.

**General Fund and Annually Budgeted Major Special Revenue Funds  
Statement of Revenues, Expenditures and Changes in Fund Balances  
Budget and Actual  
For the Year Ended June 30, 2022**

	<b>American Rescue Plan Fund</b>			<b>Variance With</b>
	<b>Original</b>	<b>Final</b>	<b>Actual</b>	<b>Final Budget</b>
	<b><u>Budget</u></b>	<b><u>Budget</u></b>	<b><u>Actual</u></b>	<b>Positive</b>
				<b><u>(Negative)</u></b>
<b>Revenues:</b>				
Restricted intergovernmental	\$ 103,258	\$ 103,258	\$ 103,258	\$ -
<b>Expenditures:</b>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
Revenues over (under) expenditures	103,258	103,258	103,258	-
<b>Other Financing Sources (Uses):</b>				
Transfers to General Fund	<u>(103,258)</u>	<u>(103,258)</u>	<u>-</u>	<u>103,258</u>
Net change in fund balance	<u>\$ -</u>	<u>\$ -</u>	103,258	<u>\$ 103,258</u>
Fund balance-beginning			<u>-</u>	
Fund balance - ending			<u>\$ 103,258</u>	

*The notes to the financial statements are an integral part of this statement.*

**TOWN OF BEECH MOUNTAIN**

**Exhibit 8**

**Statement of Fund Net Position - Proprietary Funds  
June 30, 2022**

	<u>Water and Sewer Fund</u>	<u>Sanitation Fund</u>	<u>Total</u>
<b><u>Assets</u></b>			
Current assets:			
Cash and investments	\$ 1,488,655	\$ 473,179	\$ 1,961,834
Restricted cash and investments	246,277	-	246,277
Accounts receivable, net	233,897	55,030	288,927
Prepaid expenses	1,976	-	1,976
Total current assets	<u>1,970,805</u>	<u>528,209</u>	<u>2,499,015</u>
Noncurrent assets:			
Capital assets:			
Land, nondepreciable improvements, and construction in progress	4,912,862	500,064	5,412,926
Other capital assets, net of depreciation	<u>18,238,717</u>	<u>1,106,043</u>	<u>19,344,760</u>
Total noncurrent assets	<u>23,151,579</u>	<u>1,606,107</u>	<u>24,757,686</u>
Total assets	<u>25,122,384</u>	<u>2,134,316</u>	<u>27,256,701</u>
<b><u>Deferred Outflows of Resources</u></b>			
Pension deferrals	<u>75,333</u>	<u>61,014</u>	<u>136,347</u>
Total deferred outflows of resources			
<b><u>Liabilities</u></b>			
Current liabilities:			
Accounts payable and accrued liabilities	28,096	17,102	45,198
Customer deposits	246,277	-	246,277
Notes payable	<u>443,711</u>	<u>89,768</u>	<u>533,479</u>
Total current liabilities	<u>718,084</u>	<u>106,870</u>	<u>824,954</u>
Noncurrent liabilities:			
Notes payable	8,615,423	771,100	9,386,523
Compensated absences payable	28,970	11,329	40,299
Net pension liability	<u>94,157</u>	<u>76,260</u>	<u>170,417</u>
Total noncurrent liabilities	<u>8,738,550</u>	<u>858,689</u>	<u>9,597,239</u>
Total liabilities	<u>9,456,634</u>	<u>965,559</u>	<u>10,422,193</u>
<b><u>Deferred Inflows of Resources</u></b>			
Pension deferrals	<u>2,450</u>	<u>1,984</u>	<u>4,434</u>
Total deferred inflows of resources	<u>2,450</u>	<u>1,984</u>	<u>4,434</u>
<b><u>Net position</u></b>			
Net investment in capital assets	14,092,445	745,239	14,837,684
Unrestricted	<u>1,646,188</u>	<u>482,548</u>	<u>2,128,736</u>
Total net position	<u>\$ 15,738,633</u>	<u>\$ 1,227,787</u>	<u>\$ 16,966,420</u>

*The notes to the financial statements are an integral part of this statement.*

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**TOWN OF BEECH MOUNTAIN****Exhibit 9****Statement of Revenues, Expenses and Changes in Fund Net Position  
Proprietary Funds  
For the Year Ended June 30, 2022**

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	<b>Major Enterprise Funds</b>		
	<b><u>Water and Sewer Fund</u></b>	<b><u>Sanitation Fund</u></b>	<b><u>Total</u></b>
<b>Operating Revenues:</b>			
Charges for services	\$ 3,200,888	\$ 737,187	\$ 3,938,075
Other operating revenues	<u>7,105</u>	<u>30,287</u>	<u>37,392</u>
Total operating revenues	<u>3,207,993</u>	<u>767,474</u>	<u>3,975,467</u>
<b>Operating Expenditures:</b>			
Administration	449,867	-	449,867
Water treatment and distribution	906,974	-	906,974
Waste collection and treatment	309,449	-	309,449
Taps and system maintenance	87,666	-	87,666
Sanitation	-	712,427	712,427
Depreciation	<u>631,844</u>	<u>139,279</u>	<u>771,123</u>
Total operating expenses	<u>2,385,800</u>	<u>851,706</u>	<u>3,237,506</u>
Operating Income (Loss)	<u>822,193</u>	<u>(84,232)</u>	<u>737,961</u>
<b>Nonoperating Revenues (Expenditures):</b>			
Investment earnings	1,938	351	2,289
Sale of capital assets	2,487	35,500	37,987
Interest expense	<u>(216,924)</u>	<u>(16,539)</u>	<u>(233,463)</u>
Total nonoperating revenues (expenditures)	<u>(212,499)</u>	<u>19,312</u>	<u>(193,187)</u>
Income (loss) before contributions and transfers	609,694	(64,920)	544,774
Capital contributions	<u>2,231,541</u>	<u>485,680</u>	<u>2,717,221</u>
Change in net position	<u>2,841,235</u>	<u>420,760</u>	<u>3,261,995</u>
Net position - beginning, as previously reported	12,887,730	807,027	13,694,757
Prior period restatement	<u>9,668</u>	<u>-</u>	<u>9,668</u>
Net position - beginning, as restated	<u>12,897,398</u>	<u>807,027</u>	<u>13,704,425</u>
Net position - ending	<u>\$ 15,738,633</u>	<u>\$ 1,227,787</u>	<u>\$ 16,966,420</u>

*The notes to the financial statements are an integral part of this statement.*

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**TOWN OF BEECH MOUNTAIN****Exhibit 10****Page 1 of 2****Statement of Cash Flows  
Proprietary Funds  
For the Year Ended June 30, 2022**

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	<b>Major Enterprise Funds</b>		
	<b><u>Water and Sewer Fund</u></b>	<b><u>Sanitation Fund</u></b>	<b><u>Total</u></b>
<b>Cash Flows From Operating Activities:</b>			
Cash received from customers	\$ 3,569,846	\$ 780,723	\$ 4,350,569
Cash paid for goods and services	(1,373,107)	(189,403)	(1,562,510)
Cash paid to employees	<u>(712,632)</u>	<u>(534,230)</u>	<u>(1,246,862)</u>
Net cash provided (used) by operating activities	<u>1,484,107</u>	<u>57,090</u>	<u>1,541,197</u>
<b>Cash Flows from Capital and Related Financing Activities:</b>			
Acquisition and construction of capital assets	(7,428,348)	(900,997)	(8,329,345)
Proceeds from sale of capital assets	2,487	35,500	37,987
Interest paid on bond maturities and equipment contracts	(216,924)	(16,539)	(233,463)
Principal paid on bond maturities and equipment contracts	(428,515)	(31,200)	(459,715)
Installment purchase issued	4,068,255	299,268	4,367,523
Capital contributions	<u>2,231,541</u>	<u>485,680</u>	<u>2,717,221</u>
Net cash provided (used) by capital and related financing activities	<u>(1,771,504)</u>	<u>(128,288)</u>	<u>(1,899,792)</u>
<b>Cash Flows from Investing Activities:</b>			
Interest on Investments	<u>1,938</u>	<u>351</u>	<u>2,289</u>
Net increase (decrease) in cash and cash equivalents	(285,459)	(70,847)	(356,306)
Balances, beginning	<u>2,020,391</u>	<u>544,026</u>	<u>2,564,417</u>
Balances, ending	<u>\$ 1,734,932</u>	<u>\$ 473,179</u>	<u>\$ 2,208,111</u>

cont.

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**TOWN OF BEECH MOUNTAIN****Exhibit 10**  
**Page 2 of 2, cont.****Statement of Cash Flows**  
**Proprietary Funds**  
**For the Year Ended June 30, 2022**

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	<b>Major Enterprise Funds</b>		
	<b><u>Water and</u></b>	<b><u>Sanitation</u></b>	<b><u>Total</u></b>
	<b><u>Sewer Fund</u></b>	<b><u>Fund</u></b>	
<b>Reconciliation of Operating Income (Loss) to Net Cash Provided (Used) By Operating Activities:</b>			
Operating income	\$ 822,193	\$ (84,232)	\$ 737,961
<b>Adjustments to reconcile operating income (loss) to net cash provided (used) by operating activities:</b>			
Depreciation	631,844	139,279	771,123
Changes in assets, deferred outflows of resources, and liabilities:			
(Increase) decrease in accounts receivable, net	314,140	7,142	321,282
(Increase) decrease in due from other governments	48,253	6,107	54,360
(Increase) decrease in prepaids	(1,975)	-	(1,975)
Increase (decrease) in accounts payable and accrued liabilities	(327,973)	(10,093)	(338,066)
Increase (decrease) in customer deposits	(540)	-	(540)
Increase (decrease) in compensated absences payable	(1,835)	(1,113)	(2,948)
Total adjustments	<u>661,914</u>	<u>141,322</u>	<u>803,236</u>
Net cash provided (used) by operating activities	<u>\$ 1,484,107</u>	<u>\$ 57,090</u>	<u>\$ 1,541,197</u>

*The notes to the financial statements are an integral part of this statement.*

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## TOWN OF BEECH MOUNTAIN

### Notes to the Financial Statements For the Year Ended June 30, 2022

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#### I. Summary of Significant Accounting Policies

The accounting policies of the Town of Beech Mountain, North Carolina and its discretely presented component unit conform to generally accepted accounting principles as applicable to governments. The following is a summary of the more significant accounting policies:

##### A. Reporting Entity

The Town of Beech Mountain (the "Town"), North Carolina is a municipal corporation that is governed by a five-member council who appoints the mayor. As required by generally accepted accounting principles, these financial statements present the Town and its component unit, a legally separate entity for which the Town is financially accountable. The discretely presented component unit presented below is reported in a separate column in the Town's financial statements in order to emphasize that it is legally separate from the Town.

##### Beech Mountain Tourism Development Authority

The members of the Authority's governing board are appointed by the Town. The Authority which has a June 30 year-end is presented as if it were a government fund (discrete presentation). Complete financial statements for the Authority may be obtained from the entity's administrative offices at Beech Mountain Tourism Development Authority, 403 Beech Mountain Parkway, Beech Mountain, NC 28604.

##### B. Basis of Presentation

Government-wide Statements: The Statement of Net Position and the Statement of Activities display information about the primary government. These statements include the financial activities of the overall government. Eliminations have been made to minimize the double counting of internal activities. These statements distinguish between the *governmental* and *business-type activities* of the Town. Governmental activities generally are financed through taxes, intergovernmental revenues, and other non-exchange transactions. Business-type activities are financed in whole or in part by fees charged to external parties.

The Statement of Activities presents a comparison between direct expenses and program revenues for the different business-type activities of the Town and for each function of the Town's governmental activities. Direct expenses are those that are specifically associated with a program or function and, therefore, are clearly identifiable to a particular function. Indirect expense allocations that have been made in the funds have been reversed for the Statement of Activities. Program revenues include (a) fees and charges paid by the recipients of goods or services offered by the programs and (b) grants and contributions that are restricted to meeting the operational or capital requirements of a particular program. Revenues that are not classified as program revenues, including all taxes, are presented as general revenues.

Fund Financial Statements: The fund financial statements provide information about the Town's funds. Separate statements for each fund category - *governmental and proprietary* - are presented. The Town has no fiduciary funds to report. The emphasis of fund financial statements is on major governmental and enterprise funds, each displayed in a separate column. All remaining governmental funds are aggregated and reported as non-major funds.

Proprietary fund operating revenues, such as charges for services, result from exchange transactions associated with the principle activity of the fund. Exchange transactions are those in which each party receives and gives up essentially equal values. Non-operating revenues, such as subsidies, result from non-exchange transactions. Other non-operating revenues are ancillary activities such as investment earnings.

The Town reports the following major governmental funds:

**General Fund.** The General Fund is the general operating fund of the Town. The General Fund accounts for all financial resources except those that are required to be accounted for in another fund. The primary revenue sources are ad valorem taxes, State grants, and various other taxes and licenses. The primary expenditures are public safety and street maintenance and construction.

**Capital Project Fund.** This fund is used to account for the construction of a public works facility.

**Emergency Telephone System Special Revenue Fund.** This fund is used to account for 911 revenues received by the State 911 Board to enhance the State's 911 system.

The Town reports the following non-major governmental funds:

**Special Police Revenue Fund.** This fund is used to account for police revenues for special projects.

The Town reports the following major enterprise funds:

**Water and Sewer Fund.** This fund is used to account for the Town's water and sewer operations. Water and Sewer Capital Projects fund has been consolidated into the Water and Sewer Fund for financial reporting purposes. The budgetary comparison for various Water and Sewer Capital Projects has been included in the supplementary information.

**Sanitation Fund.** This fund is used to account for the Town's sanitation operations.

#### C. Measurement Focus and Basis of Accounting

In accordance with North Carolina General Statutes, all funds of the Town are maintained during the year using the modified accrual basis of accounting.

*Government-wide and Proprietary Fund Financial Statements:* The government-wide and proprietary fund financial statements are reported using the economic resources measurement focus. The government-wide and proprietary financial statements are reported using the accrual basis of accounting. Revenues are recorded when earned and expenses are recorded at the time liabilities are incurred, regardless of when the related cash flows take place. Non-exchange transactions, in which the Town gives (or receives) value without directly receiving (or giving) equal value in exchange, include property taxes, grants, and donations. On an accrual basis, revenue from property taxes is recognized in the fiscal year in which the taxes are levied. Revenue from grants and donations is recognized in the fiscal year in which all eligibility requirements have been satisfied.

Amounts reported as program revenues include (a) charges to customers or applicants for goods, services, or privileges provided, (b) operating grants and contributions, and (c) capital grants and contributions, including special assessments. Internally dedicated resources are reported as general revenues rather than program revenues. Likewise, general revenues include all taxes. Proprietary funds distinguish operating revenues and expenses from non-operating items. Operating revenues

and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the Town's enterprise funds are charges to customers for sales and services. The Town also recognizes as operating revenue the portion of tap fees intended to cover the cost of connecting new customers to the water and sewer system. Operating expenses for enterprise funds include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as non-operating revenues and expenses.

*Governmental Fund Financial Statements* - Governmental funds are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Under this method, revenues are recognized when measurable and available. Expenditures are recorded when the related fund liability is incurred, except for principal and interest on general long-term debt, claims and judgments, and compensated absences, which are recognized as expenditures to the extent they have matured. General capital asset acquisitions are reported as expenditures in governmental funds. Proceeds of general long-term debt and acquisitions under capital leases are reported as other financing sources.

The Town considers all revenues available if they are collected within 60 days after year-end, except for property taxes. Ad valorem taxes receivable are not accrued as revenue because the amount is not susceptible to accrual. At June 30, taxes receivable for property other than motor vehicles are materially past due and are not considered to be an available resource to finance the operations of the current year. Also, as of September 1, 2013, State law altered the procedures for the assessment and collection of property taxes on registered motor vehicles in North Carolina. Effective with this change in the law, the State of North Carolina is responsible for billing and collecting the property taxes on registered motor vehicles on behalf of all municipalities and special tax districts. Property taxes are due when vehicles are registered. The billed taxes are applicable to the fiscal year in which they are received. Uncollected taxes that were billed in periods prior to September 1, 2014, and for the limited registration plates are shown as a receivable in these financial statements and are offset by deferred inflows of resources.

Sales taxes and certain intergovernmental revenues, such as utilities franchise tax, collected and held by the State at the year-end on behalf of the Town, are recognized as revenue. Sales taxes are considered a shared revenue for the Town of Beech Mountain because the tax is levied by Watauga and Avery County and then remitted to and distributed by the State. Most intergovernmental revenues and sales and services are not susceptible to accrual because generally they are not measurable until received in cash. All taxes, including those dedicated for specific purposes are reported as general revenues rather than program revenues. Under the terms of grant agreements, the Town funds certain programs by a combination of specific cost-reimbursement grants, categorical block grants, and general revenues. Thus, when the program expenses are incurred, there are both restricted and unrestricted net position available to finance the program. It is the Town's policy to first apply cost-reimbursement grant resources to such programs, followed by categorical block grants, and then general revenues.

#### D. Budgetary Data

The Town's budgets are adopted as required by the North Carolina General Statutes. An annual budget is adopted for the General Fund, the Emergency Telephone Special Revenue Fund, and the Enterprise Funds. All annual appropriations lapse at the fiscal-year end. Project ordinances are adopted for the Capital Projects Funds. All budgets are prepared using the modified accrual basis of accounting. Expenditures may not legally exceed appropriations at the functional level for all annually budgeted funds and at the object level for the multi-year funds. All amendments must be approved by the governing board. During the year, several amendments to the original budget were

necessary. The budget ordinance must be adopted by July 1 of the fiscal year or the governing board must adopt an interim budget that covers that time until the annual ordinance can be adopted.

E. Assets, Liabilities, Deferred Outflows/Inflows of Resources and Fund Equity

1. Deposits and Investments

All deposits of the Town and the Authority are made in board-designated official depositories and are secured as required by State law (G.S. 159-31). The Town and the Authority may designate, as an official depository, any bank or savings association whose principal office is located in North Carolina. Also, the Town and the Authority may establish time deposit accounts such as NOW and SuperNOW accounts, money market accounts and certificates of deposit.

State law (G.S. 159-30 (c)) authorizes the Town and the Authority to invest in obligations of the United States or obligations fully guaranteed both as to principal and interest by the United States; obligations of the State of North Carolina; bonds and notes of any North Carolina local government or public authority; obligations of certain non-guaranteed federal agencies; certain high quality issues of commercial paper and bankers' acceptances and the North Carolina Capital Management Trust (NCCMT). The Town's and the Authority's investments are reported at fair value. The NCCMT Government Portfolio, a SEC-registered (2a-7) money market mutual fund, is measured at fair value. The NCCMT-Term Portfolio is a bond fund, has not rating and is measured at fair value. As of June 30, 2020, The Term portfolio has a duration of .15 years. Because the NCCMT Government and Term Portfolios have a weighted average maturity of less than 90 days, they are presented as an investment with a maturity of less than 6 months.

In accordance with State law, the Town has invested in securities which are callable, and which provide for periodic interest rate increases in specific increments until maturity. These investments are reported at fair value as determined by quoted market prices.

2. Cash and Cash Equivalents

The Town pools money from several funds to facilitate disbursement and investment and to maximize investment income. Therefore, all cash and investments are essentially demand deposits and are considered cash and cash equivalents. The Authority considers all highly liquid investments (including restricted assets) with a maturity of three months or less when purchased to be cash and cash equivalents.

3. Restricted Assets

Customer deposits held by the Town before any services are supplied are restricted to the service for which the deposit was collected. Powell Bill funds are also classified as restricted cash because they can be expended only for the purposes outlined in G.S. 136-41.1 through 136-41.4.

Town of Beech Mountain Restricted Cash:

Governmental activities:	
American Rescue Plan	\$ 51,629
Business-type activities	
Water and Sewer Fund:	
Customer deposits	<u>246,277</u>
Total restricted cash	<u>\$297,906</u>

4. Ad Valorem Taxes Receivable

In accordance with State Law [G.S. 105-347 and G.S. 159-13(a)], the Town levies ad valorem taxes on property other than motor vehicles on July 1, the beginning of the fiscal year. The taxes are due on September 1 (lien date); however, interest does not accrue until the following January 6th. These taxes are based on the assessed values of January 1, 2021.

5. Allowances for Doubtful Accounts

All receivables that historically experience uncollectible accounts are shown net of an allowance for doubtful accounts. This amount is estimated by analyzing the percentage of receivables that were written off in prior years.

6. Inventory and Prepaid Items

The inventories of the Town are valued at cost (first-in, first-out), which approximates market. The Town's General Fund inventory consists of gasoline and diesel fuel that are recorded as expenditures as used rather than when purchased.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements and expensed as the items are used.

7. Capital Assets

Capital assets are defined by the government as assets with an initial, individual cost of more than a certain cost and an estimated useful life in excess of two years. Minimum capitalization costs are as follows: land, \$5,000; buildings, improvements, substations, lines, and other plant and distribution systems, \$5,000; infrastructure, \$5,000; equipment and furniture, \$5,000; vehicles and motorized equipment, \$5,000; \$5,000 computer software and computer equipment. Donated capital assets received prior to June 30, 2015 are recorded at their estimated fair value at the date of donation. Donated capital assets received after June 30, 2015 are recorded at acquisition value. All other purchased or constructed capital assets are reported at cost or estimated historical cost. General infrastructure assets acquired prior to July 1, 2003, consist of the road network and water and sewer system assets that were acquired or that received substantial improvements subsequent to July 1, 1980, and are reported at estimated historical cost using deflated replacement cost. The cost of normal maintenance and repairs that do not add to the value of the asset or materially extend value of the asset or materially extend assets' lives are not capitalized.

Capital assets are depreciated using the straight-line method over the following estimated useful lives:

<b>Asset Class</b>	<b>Estimated Useful Lives</b>
Infrastructure	20
Buildings and equipment	40
Improvements	40
Vehicles	5
Furniture and equipment	7
Computer equipment and software	5

## 8. Compensated Absences

The vacation policy of the Town provides for the accumulation of up to thirty (30) days earned vacation with such leave being fully vested when earned. For the Town's government-wide and proprietary funds, an expense and a liability for compensated absences and the salary-related payments are recorded as the leave is earned. The Town has assumed a first-in, first-out method of using accumulated compensated time.

The Town's sick leave policy provides for an unlimited accumulation of earned sick leave. Sick leave does not vest, but any unused sick leave accumulated at the time of retirement may be used in the determination of length of service for retirement benefit purposes. Since the Town does not have any obligation for the accumulated sick leave until it is actually taken, no accrual for sick leave has been made.

## 9. Deferred Outflows/Inflows of Resources

In addition to assets, the Statement of Financial Position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, *Deferred Outflows of Resources*, represents a consumption of net position that applies to a future period and so will not be recognized as an expense or expenditure until then. The Town has one item that meets this criterion, pension and OPEB deferrals in the 2022 fiscal year. In addition to liabilities, the Statement of Financial Position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, *Deferred Inflows of Resources*, represents an acquisition of net position that applies to a future period and so will not be recognized as revenue until then. The Town has two items that meet the criterion for this category - property taxes receivable and pension and OPEB deferrals.

## 10. Long-Term Obligations

In the government-wide financial statements, and proprietary fund types in the fund financial statements, long-term debt and other long-term obligations are reported as liabilities in the applicable governmental activities, business-type activities, or proprietary fund type statement of net position. Bond premiums and discounts are deferred and amortized over the life of the bonds using the straight-line method that approximates the effective interest method. Bonds payable are reported net of the applicable bond premiums or discount. Bond issuance costs, except for prepaid insurance costs, are expensed in the reporting period in which they are incurred. Prepaid insurance costs are expensed over the life of the debt.

In the fund financial statements, governmental fund types recognize bond premiums and discounts, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

## 11. Net Position/Fund Balances

### Net Position

Net position in government-wide and proprietary fund financial statements is classified as net investment in capital assets; restricted; and unrestricted. Restricted net position represents constraints on resources that are either externally imposed by creditors, grantors, contributors, or laws or regulations of other governments or imposed by law through state statute.

## Fund Balances

In the governmental fund financial statements, fund balance is composed of five classifications designed to disclose the hierarchy of constraints placed on how fund balance can be spent.

The governmental fund types classify fund balances as follows:

**Nonspendable Fund Balance** - This classification includes amounts that cannot be spent because they are either (a) not in spendable form or (b) legally or contractually required to be maintained intact.

Inventories - portion of fund balance that is not an available resource because it represents the year end balance of ending inventories, which are not expendable resources.

Prepaid expenses - portion of fund balance that is not an available resource because it represents prepaid items, which are not spendable resources.

**Restricted Fund Balance** - This classification includes amounts that are restricted to specific purposes externally imposed by creditors or imposed by law.

Restricted for Stabilization by State Statute - North Carolina G.S. 159-8 prohibits units of government from budgeting or spending a portion of their fund balance. This is one of several statutes enacted by the North Carolina State Legislature in the 1930's that were designed to improve and maintain the fiscal health of local government units. Restricted by State Statute (RSS), is calculated at the end of each fiscal year for all annually budgeted funds. The calculation in G.S. 159-8(a) provides a formula for determining what portion of fund balance is available for appropriation. The amount of fund balance not available for appropriation is what is known as "restricted by State statute". *Appropriated fund balance in any fund shall not exceed the sum of cash and investments minus the fund balance in any fund shall not exceed the sum of cash and investments minus the sum of liabilities, encumbrances, and deferred revenues arising from cash receipts, as those figures stand at the close of the fiscal year next preceding the budget.* Per GASB guidance, RSS is considered a resource upon which a restriction is "imposed by law through constitutional provisions or enabling legislation." RSS is reduced by inventories and prepaids as they are classified as nonspendable. Outstanding Encumbrances are included within RSS. RSS is included as a component of Restricted Net position and Restricted fund balance on the face of the balance sheet.

Restricted for Streets - Powell Bill portion of fund balance that is restricted by revenue source for street construction and maintenance expenditures. This amount represents the balance of unexpended Powell Bill Funds.

**Committed Fund Balance** - portion of fund balance that can only be used for specific purposes imposed by majority vote by quorum of the Town's governing body (highest level of decision-making authority). The governing body can, by adoption of an ordinance prior to the end of the fiscal year, commit fund balance. Once adopted, the limitation imposed by the ordinance remains in place until similar action is taken (the adoption of another ordinance) to remove or revise the limitation.

Committed for Uninsured Claims - portion of fund balance that is set aside to cover uninsured claims of employees in the amount of \$100,000.

Assigned Fund Balance - portion of fund balance that the Town intends to use for specific purposes.

Subsequent year's expenditures - portion of fund balance that is appropriated in the next year's budget that is not already classified in restricted or committed. The governing body approves the appropriation; however, the budget ordinance authorizes the manager to modify the appropriation by resource or appropriation within funds up to 10% of the departmental appropriation.

Unassigned Fund Balance - portion of fund balance that has not been restricted, committed, or assigned to specific purposes or other funds.

The Town of Beech Mountain has a revenue spending policy that provides guidance for programs with multiple revenue sources. The Finance Officer will use resources in the following hierarchy: bond/debt proceeds, Federal funds, State funds and local non-Town funds, and Town funds. For purposes of fund balance classification expenditures are to be spent from restricted fund balance first, followed in-order by committed fund balance, assigned fund balance and lastly unassigned fund balance. The Finance Officer has the authority to deviate from this policy if it is in the best interest of the Town.

The Town of Beech Mountain has also adopted a minimum fund balance policy for the general fund which instructs management to conduct the business of the Town in such a manner that available fund balance is at least equal to or greater than 10% of budgeted expenditures. Any portion of the general fund balance in excess of 10% of budgeted expenditures may be appropriated for a one-time expenditures and may not be used for any purpose that would obligate the Town in a future budget.

## 12. Interfund Transactions

Interfund services provided are accounted for as revenues or expenses in the government-wide financial statements since they would be treated as such if they involved organizations external to the Town. Transactions that constitute reimbursements to a fund or expenditures/expenses initially made from it that are properly applicable to another fund are recorded as expenditures/expenses in the reimbursing fund and as reductions of expenditures/expenses in the fund that is reimbursed. All other interfund transactions are reported as transfers.

## 13. Use of Estimates

The preparation of financial statements, in conformity with generally accepted accounting principles, requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates. Significant areas where estimates are made are: allowance for doubtful accounts and depreciation lives.

## 14. Defined Benefit Cost-Sharing Plans

For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the Local Governmental Employees Retirement System (LGERS) and additions to/deductions from LGERS' fiduciary net position have been determined on the same basis as they are reported by LGERS. For this purpose, plan member contributions are recognized in the period in which the contributions are due. The Town of Beech Mountain's employer contributions are recognized when due and the Town of Beech Mountain has a legal requirement to provide the contributions. Benefits and refunds are recognized when due and payable in accordance with the terms of LGERS. Investments are reported at fair value.

For purposes of measuring the net pension expense, information about the fiduciary net position of the Firefighters' and Rescue Squad Workers' Pension Fund (FRSWPF) and additions to/deductions from FRSWPF's fiduciary net position have been determined on the same basis as they are reported by FRSWPF. For this purpose, benefit payments (including refunds of employee contributions) are recognized when due and payable in accordance with the benefit terms. Investments are reported at fair value.

## **II. Stewardship, Compliance and Accountability**

### **A. Excess of Expenditures over Appropriations**

None noted.

## **III. Detail Notes on All Funds**

### **A. Assets**

#### **1. Deposits**

All the deposits of the Town are either insured or collateralized by using one of two methods. Under the Dedicated Method, all deposits that exceed the federal depository insurance coverage level are collateralized with securities held by the Town's agents in this unit's name. Under the Pooling Method, which is a collateral pool, all uninsured deposits are collateralized with securities held by the State Treasurer's agent in the name of the State Treasurer. Since the State Treasurer is acting in a fiduciary capacity for the Town, these deposits are considered to be held by the Town's agents in their name. The amount of the pledged collateral is based on an approved averaging method for non-interest bearing deposits and the actual current balance for interest bearing deposits. Depositories using the Pooling Method report to the State Treasurer the adequacy of their pooled collateral covering uninsured deposits. The State Treasurer does not confirm this information with the Town or the escrow agent. Because of the inability to measure the exact amounts of collateral pledged for the Town under the Pooling Method, the potential exists for undercollateralization, and this risk may increase in periods of high cash flows. However, the State Treasurer of North Carolina enforces strict standards of financial stability for each depository that collateralizes public deposits under the Pooling Method. The Town has no formal policy regarding custodial credit risk for deposits, but relies on the State Treasurer to enforce standards of minimum capitalization for all Pooling Method financial institutions and to monitor them for compliance. The Town complies with provisions of G.S. 159-31 when designating official depositories and verifying that deposits are properly secured. The Authority has no formal policy regarding custodial credit risk for deposits.

At June 30, 2022, the Town's deposits had a carrying amount of \$2,882,618, and a bank balance of \$2,679,895. Of the bank balance, \$250,000 was covered by FDIC and the remainder was covered by collateral held under the pooling method. At June 30, 2022, the Town's petty cash fund totaled \$250.

At June 30, 2022, the Authority deposits had a carrying amount of \$570,324 and a bank balance of \$587,623. Of the bank balance, \$250,000 was covered by FDIC and the remainder was covered by collateral held under the pooling method.

2. Investments

At June 30, 2022, the Town’s investments consisted of the following:

Investment Type	Valuation Measurement Method	Fair Value	Maturity	Rating
NC Capital Management Trust - Government Porfolio	Fair Value - Level 1	<u>\$7,024,242</u>	N/A	AAAm
Total		<u>\$7,024,242</u>		

At June 30, 2022, the Authority’s investments consisted of the following:

Investment Type	Valuation Measurement Method	Fair Value	Maturity	Rating
NC Capital Management Trust - Government Portfolio	Fair Value - Level 1	<u>\$390,634</u>	N/A	AAAm
Total		<u>\$390,634</u>		

All investments are measured using the market approach: using prices and other relevant information generated by market transactions involving identical or comparable assets or a groups of assets.

Level of fair value hierarchy: Level 1: Debt Securities valued using the directly observable, quoted prices (unadjusted) in active markets for identical assets.

Interest Rate Risk. The Town does not have a formal investment policy regarding interest rate risk.

Credit Risk. The Town has no formal policy regarding credit risk but has internal management procedures that limit the Town’s investments to the provisions of G.S. 159-30 and restricts the purchase of securities to the highest possible ratings whenever particular types of securities are rated. The Town’s investment in the NC Capital Management Trusts Government Portfolio carried a credit rating of AAAm by Standard and Poor’s and AAAm-mf by Moody’s Investors Service as of June 30, 2022.

3. Receivables - Allowance for Doubtful Accounts

The amounts presented in the Balance Sheet and the Statement of Net Position for the year ended June 30, 2022 are net of the following allowances for doubtful accounts:

<b>Fund</b>	
<b>General Fund:</b>	
Taxes receivable	\$20,200
<b>Enterprise Fund:</b>	
Utilities receivable	<u>32,888</u>
Total	<u>\$53,088</u>

4. Capital Assets

**Primary Government**

Capital asset activity for the Primary Government for the year ended June 30, 2022 was as follows:

	Beginning Balances	Increases	Decreases	Transfers	Ending Balances
<b>Governmental Activities:</b>					
<b>Capital assets not being depreciated:</b>					
Land	\$ 1,042,736	\$ -	\$ -	\$ -	\$1,042,736
Construction in progress	<u>2,389,133</u>	<u>-</u>	<u>2,389,133</u>	<u>-</u>	<u>-</u>
Total capital assets not being depreciated	<u>3,431,869</u>	<u>-</u>	<u>2,389,123</u>	<u>-</u>	<u>1,042,736</u>
<b>Capital assets being depreciated:</b>					
Buildings	4,026,578	3,947,118	-	-	7,973,696
Other improvements	-2,597,265	494,411	-	-	3,091,676
Equipment and furniture	3,606,464	191,011	50,348	-	3,747,127
Vehicles	2,859,021	504,999	163,068	-	3,200,952
Infrastructure	<u>2,653,355</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>2,653,355</u>
Total capital assets being depreciated	<u>15,742,683</u>	<u>5,137,539</u>	<u>213,416</u>	<u>-</u>	<u>20,666,806</u>
<b>Less accumulated depreciation for:</b>					
Buildings	1,784,182	194,787	-	-	1,978,969
Other improvements	565,026	157,612	-	-	722,638
Equipment and furniture	2,978,755	208,779	46,422	-	3,141,112
Vehicles	2,294,827	261,117	163,068	-	2,392,876
Infrastructure	<u>978,721</u>	<u>89,628</u>	<u>-</u>	<u>-</u>	<u>1,068,349</u>
Total accumulated depreciation	<u>8,601,511</u>	<u>911,922</u>	<u>209,490</u>	<u>-</u>	<u>9,303,944</u>
Total capital assets being depreciated, net	<u>7,141,172</u>	<u>4,225,616</u>	<u>3,926</u>	<u>-</u>	<u>11,362,860</u>
Governmental activity capital assets, net	<u>\$10,573,041</u>				<u>\$12,405,596</u>

Depreciation expense was charged to function/programs of the primary government as follows:

<b>Governmental activities:</b>	
General government	\$ 87,827
Public safety	213,817
Cultural and Recreational	201,932
Transportation	<u>408,346</u>
Total depreciation expense	<u>\$911,922</u>

**Proprietary Capital Assets:**

Capital assets of the proprietary fund of the Town at June 30, 2022 were as follows:

	<b>Beginning</b>				<b>Ending</b>
	<b><u>Balances</u></b>	<b><u>Increases</u></b>	<b><u>Decreases</u></b>	<b><u>Transfers</u></b>	<b><u>Balances</u></b>
<b>Business-type Activities:</b>					
<b>Sanitation Fund:</b>					
<b>Capital assets not being depreciated:</b>					
Construction in progress	\$441,071	\$ -	\$441,071	\$ -	\$ -
<b>Capital assets being depreciated:</b>					
Buildings	-	624,000	-	-	624,000
Land Improvements	122,888	-	-	-	122,888
Equipment	34,209	65,154	-	-	99,363
Vehicles	<u>875,539</u>	<u>152,850</u>	<u>150,420</u>	-	<u>877,969</u>
Total capital assets being depreciated	<u>1,032,636</u>	<u>842,004</u>	<u>150,420</u>	-	<u>1,724,220</u>
<b>Less accumulated depreciation for:</b>					
Buildings	-	15,600	-	-	15,600
Land improvements	41,292	3,051	-	-	44,343
Equipment	25,847	5,820	-	-	31,667
Vehicles	<u>562,178</u>	<u>114,808</u>	<u>150,420</u>	-	<u>526,542</u>
Total accumulated depreciation	<u>629,318</u>	<u>139,279</u>	<u>150,420</u>	-	<u>618,152</u>
Total capital assets being depreciated	<u>403,318</u>				<u>1,106,068</u>
Sanitation fund capital assets, net	<u>\$844,389</u>				<u>\$1,106,068</u>
	<b>Beginning</b>				<b>Ending</b>
	<b><u>Balances</u></b>	<b><u>Increases</u></b>	<b><u>Decreases</u></b>	<b><u>Transfers</u></b>	<b><u>Balances</u></b>
<b>Business-type Activities:</b>					
<b>Water and Sewer Fund:</b>					
<b>Capital assets not being depreciated:</b>					
Land	\$ 765	\$ -	\$ -	\$ -	\$ 765
Construction in progress	<u>3,114,163</u>	<u>2,297,998</u>	-	-	<u>5,412,161</u>
Total capital assets not being depreciated	<u>3,114,928</u>	<u>2,297,998</u>	-	-	<u>5,412,926</u>
<b>Capital assets being depreciated:</b>					
Buildings and land improvements	95,710	1,205,833	-	-	1,301,543
Water facilities	13,869,587	2,065,468	-	-	15,935,055
Sewer facilities	6,326,289	2,201,003	-	-	8,527,292
Furniture and equipment	925,680	29,855	-	-	955,535
Vehicles	<u>731,715</u>	<u>128,255</u>	<u>21,991</u>	-	<u>837,979</u>
Total capital assets being depreciated	<u>21,948,981</u>	<u>5,630,414</u>	<u>21,991</u>	-	<u>27,557,404</u>
<b>Less accumulated depreciation for:</b>					
Buildings and land improvements	25,949	32,916	-	-	58,865
Water facilities	3,959,832	216,976	-	-	4,176,808
Sewer facilities	3,723,593	202,078	-	-	3,925,671
Furniture and equipment	460,158	103,946	-	-	564,104
Vehicles	<u>539,301</u>	<u>75,928</u>	<u>21,991</u>	-	<u>593,238</u>
Total accumulated depreciation	<u>8,708,833</u>	<u>631,844</u>	<u>21,991</u>	-	<u>9,318,686</u>
Total assets being depreciated, net	<u>13,240,148</u>				<u>18,238,718</u>
Water and sewer fund capital assets, net	<u>16,335,076</u>				<u>23,651,644</u>
Business-type activities capital assets, net	<u>\$17,199,465</u>				<u>\$24,757,686</u>

## B. Liabilities

### 1. Pension Plan and Postemployment Obligations

#### a. Local Governmental Employees' Retirement System

Plan Description - The Town of Beech Mountain is a participating employer in statewide Local Governmental Employees' Retirement System (LGERS), a cost-sharing multiple-employer defined benefit pension plan administered by the State of North Carolina. LGERS membership is comprised of general employees and local law enforcement officers (LEOs) of participating local governmental entities. Article 3 of G.S. Chapter 128 assigns the authority to establish and amend benefit provisions to the North Carolina General Assembly. Management of the plan is vested in the LGERS Board of Trustees, which consists of 13 members - nine appointed by the Governor, one appointed by the State Senate, one appointed by the State House of Representatives, and the State Treasurer and State Superintendent, who serve as ex-officio members. The Local Governmental Employees' Retirement System is included in the Annual Comprehensive Financial Report for the State of North Carolina. The State's Annual Comprehensive Financial Report includes financial statements and required supplementary information for LGERS. That report may be obtained by writing to the Office of the State Controller, 1410 Mail Service Center, Raleigh, North Carolina 27699-1410, by calling 919-981-5454 or at [www.osc.nc.gov](http://www.osc.nc.gov).

Benefits Provided: LGERS provides retirement and survivor benefits. Retirement benefits are determined as 1.85% of the member's average final compensation times the member's years of creditable service. A member's average final compensation is calculated as the average of a member's four highest consecutive years of compensation. Plan members are eligible to retire with full retirement benefits at age 65 with five years of creditable service, at age 60 with 25 years of creditable service, or at any age with 30 years of creditable service. Plan members are eligible to retire with partial retirement benefits at age 50 with 20 years of creditable service or at age 60 with five years of creditable service (age 55 for firefighters). Survivor benefits are available to eligible beneficiaries of members who die while in active service or within 180 days of their last day of service and who have either completed 20 years of creditable service regardless of age (15 years of creditable service for firefighters and rescue squad members who are killed in the line of duty) or have completed five years of service and have reached age 60. Eligible beneficiaries may elect to receive a monthly Survivor's Alternate Benefit for life or a return of the member's contributions. The plan does not provide for automatic post-retirement benefit increases. Increases are contingent upon actuarial gains of the plan.

LGERS plan members who are LEOs are eligible to retire with full retirement benefits at age 55 with five years of creditable service as an officer, or at any age with 30 years of creditable service. LEO plan members are eligible to retire with partial retirement benefits at age 50 with 15 years of creditable service as an officer. Survivor benefits are available to eligible beneficiaries of LEO members who die while in active service or within 180 days of their last day of service and who also have either completed 20 years of creditable service regardless of age, or have completed 15 years of service as a LEO and have reached age 50, or have completed five years of creditable service as a LEO and have reached age 55, or have completed 15 years of creditable service as a LEO if killed in the line of duty. Eligible beneficiaries may elect to a monthly Survivor's Alternate Benefit for life or a return of the member's contributions.

Contributions: Contribution provisions are established by General Statute 128-30 and may be amended only by the North Carolina General Assembly. The Town of Beech Mountain

employees are required to contribute 6% of their compensation. Employer contributions are actuarially determined and set annually by the LGERS Board of Trustees. The Town’s contractually required contribution rate for the year ended June 30, 2021 was 10.9 % of compensation for law enforcement officers and 10.15% for general employees, actuarially determined as an amount that, when combined with employee contributions, is expected to finance the costs of benefits earned by employees during the year. Contributions to the pension plan from the Town were \$315,895 for the year ended June 30, 2022.

Refunds of Contributions: Town employees who have terminated service as a contributing member of LGERS may file an application for a refund of their contributions. By state law, refunds to members with at least five years of service include 4% interest. State law requires a 60-day waiting period after service termination before the refund may be paid. The acceptance of a refund payment cancels the individual’s right to employer contributions or any other benefit provided by LGERS.

**Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions**

At June 30, 2022, the Town reported a liability of \$603,623 for its proportionate share of the net pension liability. The net pension liability was measured as of June 30, 2021. The total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of December 31, 2020. The total pension liability was then rolled forward to the measurement date of June 30, 2021 utilizing update procedures incorporating the actuarial assumptions. The Town’s proportion of the net pension liability was based on a projection of the Town’s long-term share of future payroll covered by the pension plan, relative to the projected future payroll covered by the pension plan of all participating LGERS employers, actuarially determined. At June 30, 2022, the Town’s proportion was .03936%, which was an increase of .003% from its portion measured as of June 30, 2021.

For the year ended June 30, 2022, the Town recognized pension expense of \$228,547. At June 30, 2022, the Town reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	<b>Deferred Outflows of Resources</b>	<b>Deferred Inflows of Resources</b>
Differences between expected and actual experience	\$ 192,034	\$ -
Changes of assumptions	379,230	-
Net difference between projected and actual earnings on pension plan investments	-	862,396
Changes in proportion and differences between employer contributions and proportionate share of contributions	62,852	4,056
Employer contributions subsequent to the measurement date	<u>315,894</u>	<u>-</u>
Total	<u>\$950,010</u>	<u>\$866,452</u>

\$315,894 reported as deferred outflows of resources related to pensions resulting from Town contributions subsequent to the measurement date will be recognized as a decrease of the net pension liability in the year ending June 30, 2022. Other amounts reported as deferred inflows or outflows of resources related to pensions will be recognized in pension expense as follows:

<b>Year Ending June 30</b>	<b>Amount</b>
2022	\$74,271
2023	3,903
2024	(46,612)
2025	(263,899)
2026	-
Thereafter	<u>-</u>
<b>Total</b>	<b><u>\$(232,337)</u></b>

Actuarial Assumptions: The total pension liability in the December 31, 2020 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation	3.0%
Salary increase	3.5% to 8.10%, including inflation and productivity factor
Investment rate of return	7.00%, net of pension plan investment expense, including inflation

The plan currently uses mortality tables that vary by age, gender, employee group (i.e. general, law enforcement officer) and health status (i.e. disabled and healthy). The current mortality rates are based on published tables and based on studies that cover significant portions of the U.S. population. The healthy mortality rates also contain a provision to reflect future mortality improvements.

The actuarial assumptions used in the December 31, 2020 valuation were based on the results of an actuarial experience study of the period ending January 1, 2010 through December 31, 2014.

Future ad hoc COLA amounts are not considered to be substantively automatic and are, therefore, not included in the measurement.

The projected long-term investment returns and inflation assumptions are developed through review of current and historical capital markets data, sell-side investment research, consultant whitepapers, and historical performance of investment strategies. Fixed income return projections reflect current yields across the U.S. Treasury yield curve and market expectations of forward yields projected and interpolated for multiple tenors and over multiple year horizons. Global public equity return projections are established through analysis of the equity risk premium and the fixed income return projections. Other asset categories and strategies' return projections reflect the foregoing and historical data analysis. These projections are combined to

produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. The target allocation and best estimates of arithmetic real rates of return for each major asset class as of June 30, 2021 are summarized in the following table:

<b>Asset Class</b>	<b>Target Allocation</b>	<b>Long-Term Expected Real Rate of Return</b>
Fixed income	29.0%	1.4%
Global equity	42.0%	5.3%
Real estate	8.0%	4.3%
Alternatives	8.0%	8.9%
Credit	7.0%	6.0%
Inflation protection	<u>6.0%</u>	4.0%
<b>Total</b>	<b><u>100%</u></b>	

The information above is based on 30-year expectations developed with the consulting actuary for the 2020 asset, liability and investment policy study for the North Carolina Retirement Systems, including LGERS. The long-term nominal rates of return underlying the real rates of return are arithmetic annualized figures. The real rates of return are calculation from nominal rates multiplicatively subtracting a long-term inflation assumption of 3.00%. All rates of return and inflation are annualized.

Discount Rate: The discount rate used to measure the total pension liability was 7.0%. The projection of cash flows used to determine the discount rate assumed that contribution from plan members will be made at the current contribution rate and that contributions from employers will be made at statutorily required rates, actuarially determined. Based on these assumptions, the pension plan’s fiduciary net position was projected to be available to make all projected future benefit payments of the current plan member. Therefore, the long-term expected rate of return on pension plan investments was applied to all period of projected benefits payments to determine the total pension liability.

Sensitivity of the Town’s Proportionate Share of the Net Pension Liability (Asset) to Changes in the Discount Rate: The following presents the Town’s proportionate share of the net pension liability (asset) calculated using the discount rate of 6.50%, as well as what the Town’s proportionate share of the net pension asset or net pension liability would be if it were calculated using a discount rate that is 1-percentage-point lower (5.50%) or 1-percentage-point higher (7.50%) than the current rate:

	<b>1% Decrease (5.50%)</b>	<b>Discount Rate (6.50%)</b>	<b>1% Increase (7.50%)</b>
Town’s proportionate share of the net pension liability (asset)	<u>\$2,343,216</u>	<u>\$603,623</u>	<u>\$(827,960)</u>

Pension Plan Fiduciary Net Position: Detailed information about the pension plan’s fiduciary net position is available in the separately issued Annual Comprehensive Financial Report for the State of North Carolina.

b. Law Enforcement Officers’ Special Separation Allowance

**1. Plan Description**

The Town administers a public employee retirement system (the “Separation Allowance”), a single-employer defined benefit pension plan that provides retirement benefits to the Town’s qualified sworn law enforcement officers under the age of 62 who have completed at least 30 years of creditable service or have attained 55 years of age and have completed five or more years of creditable service. The Separation Allowance is equal to .85% of the annual equivalent of the base rate of compensation most recently applicable to the officer for each year of creditable service. The retirement benefits are not subject to any increases in salary or retirement allowances that may be authorized by the General Assembly. Article 12D of G.S. Chapter 143 assigns that authority to establish and amend benefit provisions to the North Carolina General Assembly.

All full-time law enforcement officers of the Town are covered by the Separation Allowance. At December 31, 2020, the Separation Allowance’s membership consisted of:

Inactive members currently receiving benefits	-
Active plan members	<u>10</u>
Total	<u><u>10</u></u>

**2. Summary of Significant Accounting Policies**

Basis of Accounting: The Town has chosen to fund the Separation Allowance on a pay-as-you-go basis. Pension expenditures are made from the General Fund, which is maintained on the modified accrual basis of accounting. Benefits and refunds are recognized when due and payable in accordance with the terms of the plan.

The Separation Allowance has no assets accumulated in a trust that meets the criteria which are outlined in GASB Statements 73.

**3. Actuarial Assumptions**

The entry age normal actuarial cost method was used in the December 31, 2020 evaluation. The total pension liability was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation	2.50%
Salary increase	3.25% to 7.75%, including inflation and productivity factor
Discount rate	1.93%

The discount rate used to measure the TPL is S&P Municipal Bond 20 Year High Grade Rate Index.

The actuarial assumptions used in the December 31, 2020 valuation were based on the results of an experience study completed by the Actuary for the Local Governmental Employees' Retirement System for the five-year period ending December 31, 2019.

***MORTALITY ASSUMPTION:*** All mortality rates use Pub-2010 amount-weighted tables.

***MORTALITY PROJECTION:*** All mortality rates are projected from 2010 using generatioanl improvement with Scale MP-2019.

***DEATHS AFTER RETIREMENT (Healthy):*** Mortality rates are based on the Safety Mortality Table for Retirees. Rates for all members are mulltiplied by 97% and Set Forward by 1 year.

***DEATHS AFTER RETIREMENT (Disabled Members at Retirement):*** Mortality rates are based on the Non-Safety Mortality Table for Disabled Retirees. Rates are Set Back 3 years for all ages.

***DEATHS AFTER RETIREMENT (Survivors of Deceased Members):*** Mortality rates are based on the Below-median Teachers Mortality Table for the Contingent Survivors. Rates for male members are Set Forward 3 years. Rates for female members are Set Forward 1 year. Because the contingent suvivor tables have no rates prior to age 45, the Below-median Teachers Mortality Table for Employees is used for ages less than 45.

***DEATHS PRIOR TO RETIREMENT:*** Mortality rates are based on the Safety Mortality Table for Employees.

#### **4. Contributions**

The Town is required by Article 12D of G.S. Chapter 143 to provide these retirement benefits and has chosen to fund the amounts necessary to cover the benefits earned on a pay-as-you-go basis through appropriations made in the General Fund operation budget. There were no contributions made by the employees. The Town's obligation to contribute to this plan is established and may be amended by the North Carolina General Assembly. Administration costs of the Separation Allowance are financed through investment earnings. The Town paid \$6,080 as benefits came due for the reporting period.

#### **Pension Liabilities, Pension Expense, and Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions**

At June 30, 2022, the Town reported a total pension liability of \$405,105. The total pension liability was measured as of December 31, 2021 based on a December 31, 2020 actuarial valuation. The total pension liability was then rolled forward to the measurement date of December 31, 2021, utilizing update procedures incorporating the actuarial assumptions. For the year ended June 30, 2022, the Town recognized pension expense of \$54,046.

	<b>Deferred Outflows of Resources</b>	<b>Deferred Inflows of Resources</b>
Differences between expected and actual experience	\$52,377	\$6,276
Changes of assumptions and other inputs	77,144	11,521
Benefit payments and plan administrative expenses subsequent to the measurement date	<u>5,967</u>	<u>-</u>
Total	<u>\$135,488</u>	<u>\$17,797</u>

\$5,967 reported as deferred outflows of resources related to pensions resulting from benefit payments made and administrative expenses incurred subsequent to the measurement date will be recognized as a decrease of the total pension liability in the year ended June 30, 2022. Other amounts reported as deferred inflows of resources related to pensions will be recognized in pension expense as follows:

<b>Year Ending June 30</b>	<b>Amount</b>
20223	\$ 25,138
2024	24,183
2025	26,682
2026	21,474
2027	13,192
Thereafter	<u>1,055</u>
Total	<u>\$111,724</u>

\$5,967 paid as benefits came due and \$-0- of administrative expenses subsequent to the measurement date are reported as deferred outflows of resources.

Sensitivity of the Town's Total Pension Liability to Changes in the Discount Rate: The following presents the Town's total pension liability calculated using the discount rate of 2.25%, as well as what the Town's total pension liability would be if it were calculated using a discount rate that is 1-percentage point lower (1.25%) or 1-percentage-point higher (3.25%) than the current:

	<b>1% Decrease (1.25%)</b>	<b>Discount Rate (2.25%)</b>	<b>1% Increase (3.25%)</b>
Town's proportionate share of the net pension liability (asset)	<u>\$438,191</u>	<u>\$405,105</u>	<u>\$374,786</u>

**Schedule of Changes in Total Pension Liability  
Law Enforcement Officers' Special Separation Allowance**

Beginning balance	\$353,743
Service cost at end of year	22,674
Interest	6,691
Changes of benefit terms	-
Differences between expected and actual experience	46,426
Changes of assumptions and other inputs	(10,277)
Benefit payments	(14,152)
Other changes	<u>-</u>
Ending balance of the total pension liability	<u>\$405,105</u>

The plan currently uses mortality tables that vary by age and health status (i.e. disabled and healthy). The current mortality rates are based on published tables and based on studies that cover significant portions of the U.S. population. The healthy mortality rates also contain a provision to reflect future mortality improvements.

The actuarial assumptions used in the December 31, 2020 valuation were based on the results of an actuarial experience study for the period January 1, 2010 through December 31, 2014.

**Total Expense, Liabilities, and Deferred Outflows and Inflows of Resources  
Related to Pensions**

Following is information related to the proportionate share and expense for all pension plans:

	LGERS	LEOSSA	Total
Pension Expense	\$228,547	\$54,046	\$282,593
Pension Liability	603,623	405,105	1,008,728
Proportionate share of the net pension liability	0.03936%	N/A	
Deferred of Outflows of Resources:			
Difference between expected and actual experience	192,034	52,377	244,411
Change in assumptions and other inputs	379,230	77,144	456,374
Net difference between projected and actual earnings on plan investments	-	-	-
Change in proportion and differences between contributions and proportionate share of contributions	62,852	-	62,852
Benefit payments and administrative cost paid subsequent to measurement date	315,894	5,967	321,861

	LGERS	LEOSSA	Total
Deferred of Inflows of Resources:			
Difference between expected and actual experience	\$ -	\$ 6,276	\$ 6,276
Change in assumptions	-	11,521	11,521
Net difference between projected and actual earnings on pension plan investments	862,396	-	862,396
Change in proportion and differences between contributions and proportionate share of contributions	4,056	-	4,056

c. Supplemental Retirement Income Plan for Law Enforcement Officers

Plan Description: The Town contributes to the Supplemental Retirement Income Plan (Plan), a defined contribution pension plan administered by the Department of State Treasurer and a Board of Trustees. The plan provides retirement benefits to law enforcement officers employed by the Town. Article 5 of G.S. Chapter 135 assigns the authority to establish and amend benefit provisions to the North Carolina General Assembly. The Supplemental Retirement Income Plan for Law Enforcement Officers is included in the Annual Comprehensive Financial Report for the State of North Carolina. The State's Annual Comprehensive Report includes the pension trust fund financial statements for the Internal Revenue Code Section 401(k) Plan that includes the

Supplemental Retirement Income Plan for Law Enforcement Officers. That report may be obtained by writing to the Office of the State Controller, 1410 Mail Serve Center, Raleigh, North Carolina 27699-1410, or by calling 919-981-5454.

Funding Policy: Article 12E of G.S. Chapter 143 requires the Town to contribute each month an amount equal to 5% of each officer's salary, and all amounts contributed are vested immediately. Also, the law enforcement officers may make voluntary contributions to the plan. Contributions for the year ended June 30, 2022 were \$46,547, which consisted of \$27,042 from the Town and \$19,505 from the law enforcement officers.

The Town has also elected for all employees not engaged in law enforcement to be covered under the Supplemental Retirement Income Plan. The Town contributes a match up to 6% of the employee's monthly compensation to the plan. Total contributions for the year ended June 30, 2022 were \$235,929, which consisted of \$122,241 from the Town and \$113,688 from the employees.

d. Other Employment Benefits

The Town has elected to provide death benefits to employees through the Death Benefit Plan for members of the Local Governmental Employees Retirement System (Death Benefit Plan), a multiple-employer, state-administered, cost-sharing plan funded on a one-year term cost basis. The beneficiaries of those employees who die in active service after one year of contributing membership in the System, or who die within 180 days after retirement or termination of service and have at least one year of contributing membership service in the System at the time of death are eligible for death benefits. Lump-sum death benefit payments to beneficiaries are equal to the employee's 12 highest months's salary in a row during the 24 months prior to the employee's death, but the benefit will be a minimum of \$25,000 and will not exceed \$50,000. All death benefit payments are made from the Death Benefit Plan and not by the Town. The Town does not determine the number of eligible participants. The Town has no liability beyond

the payment of monthly contributions. The contributions to the Death Benefit Plan cannot be separated between the post-employment benefit amount and the other benefit amount.

Contributions are determined as a percentage of monthly payroll based upon rates established annually by the state. Separate rates are not set for employees not engaged in law enforcement and for law enforcement officers. The Town considers these contributions to be immaterial.

2. Deferred Outflows and Inflows of Resources

Deferred outflows of resources at year end are comprised of the following:

Contributions to pension plan in current fiscal year	\$ 315,894
Benefit payments made and administrative expenses for LEOSSA	5,967
Differences between expected and actual experience	244,411
Changes of assumptions and other inputs	456,374
Net difference between projected and actual earnings on pension plan investments	-
Changes in proportion and differences between employer contributions and proportionate share of contributions	<u>62,852</u>
Total	<u>\$1,085,498</u>

Deferred inflows of resources at year end are comprised of the following:

	<b>Statement of Net Position</b>	<b>General Fund Balance Sheet</b>
Taxes receivable (General Fund), less penalties	\$ -	\$156,584
Changes in assumptions	11,521	-
Difference between expected and actual experience	6,276	
Net difference between projected and actual earnings on pension plan investments	862,396	-
Changes in proportion and differences between employer contributions and proportionate share of contributions	<u>4,056</u>	<u>-</u>
Total	<u>\$884,249</u>	<u>\$156,584</u>

3. Risk Management

The Town is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The Town participates in two self-funded risk-financing pools administered by the North Carolina League of Municipalities. Through these pools, the Town obtains general liability and auto liability coverage of \$1 million per occurrence, property coverage up to the total insured values of the property policy, and workers' compensation coverage up to statutory limits. The pools are reinsured through commercial companies for single occurrence claims against general liability, auto liability. The property liability pool has an aggregate limit for the total property losses in a single year, with the reinsurance limit based upon a percentage of the total insurance values. The pools are audited annually by certified public accountants, and the audited financial statements are available to the Town upon request.

The Town carries commercial coverage for all other risks of loss. There have been no significant reductions in insurance coverage in the prior year, and settled claims have not exceeded coverage in any of the past three fiscal years. The Town does not carry flood insurance.

In accordance with G.S. 159-29, the Town's employees that have access to \$100 or more at any given time of the Town's funds are performance-bonded through a commercial surety bond. The finance officer and tax collector are each individually bonded for \$220,000, \$50,000, respectively. The remaining employees that have access to funds are bonded under a blanket bond for \$10,000.

#### 4. Long-Term Obligations

##### **Installment Purchases**

The Town has entered into a promissory note to finance a sanitary sewer project. The proceeds of this loan was made available by the U.S. Environment Protection Agency, and the loan is administered by the N.C. Department of Environment and Natural Resources. The note requires principal payments of \$99,602 plus interest at a rate of 2.265%. The outstanding principal balance at June 30, 2022 was \$597,614.

On March 17, 2020, the Town entered into an installment purchase contract with Truist Bank for the construction of a public works facility. The financing service contract is being serviced by the General Fund (65%), the Water and Sewer Fund (23%), and the Sanitation Fund (12%) and requires principal payments of \$260,000 plus interest at a rate of 2.79%. The total outstanding principal balance at June 30, 2022 was \$4,680,000.

On July 16, 2021, the Town entered into an installment purchase contract with Truist Bank for vehicles and equipment. The financing service contract is being serviced by the General Fund (53.5%), the Water and Sewer Fund (13.9%), and the Sanitation Fund (32.5%) and requires principal payments of \$191,069, including interest at a rate of 1.27%. The outstanding principal balance at June 30, 2022 was \$920,000.

On August 27, 2021, the Town entered into an installment purchase contract with the Department of Environmental Quality - Division of Water Infrastructure for a sanitary sewer project. The note requires annual principal payments of \$110,000 plus interest at a rate of 1.82%. The outstanding principal balance at June 30, 2022 was \$2,090,000.

On August 27, 2021, the Town entered into an installment purchase contract with the Department of Environmental Quality - Division of Water Infrastructure for a water project. The note requires annual principal payments of \$87,000 plus interest at a rate of 1.82%. The outstanding principal balance at June 30, 2022 was \$1,653,000.

The future minimum payments of installment purchases as of June 30, 2022 are as follows:

<u>Year Ending June 30</u>	<u>Governmental Activities</u>		<u>Business Type Activities</u>	
	<u>Principal</u>	<u>Interest</u>	<u>Principal</u>	<u>Interest</u>
2023	\$ 264,508	\$ 95,838	\$ 469,479	\$ 270,960
2024	266,372	89,904	469,894	259,431
2025	267,860	83,954	470,965	247,820
2026	268,860	77,989	471,049	236,127
2027	270,129	72,008	473,146	226,611
2028-2032	845,000	282,906	1,626,205	995,580
2033-2037	845,000	165,029	1,424,000	768,564
2038-2042	<u>507,000</u>	<u>47,151</u>	<u>1,001,399</u>	<u>535,064</u>
Total	<u>\$ 3,534,477</u>	<u>\$914,780</u>	<u>\$6,406,137</u>	<u>\$2,850,157</u>

**Revenue Bond**

\$4,300,000 Water and Sewer Revenue Bonds, Series 2017, issued for water and sewer system improvements. Principal installments are due annually on June 1<sup>st</sup> and their interest rate is 3.375%. The total outstanding principal balance at June 30,2022 was \$3,513,865.

The future payments of the revenue bonds are as follows:

Year Ending June 30	Principal	Interest
2023	\$ 64,000	\$133,549
2024	66,000	131,389
2025	68,000	129,161
2026	71,000	126,866
2027	73,000	124,470
2028-2032	403,000	582,741
2033-2037	476,000	510,975
2038-2042	562,000	425,015
2043-2047	664,000	323,563
2048-2052	784,000	203,614
2053-2057	<u>282,865</u>	<u>62,169</u>
Total	<u>\$3,513,865</u>	<u>\$2,753,512</u>

At June 30, 2022, the Town of Beech Mountain had a legal debt margin of \$31,895,611.

**Changes in Long-Term Liabilities:**

	<b>Balance</b>			<b>Balance</b>	<b>Current</b>
	<b>July 1, 2021</b>	<b>Increases</b>	<b>Decreases</b>	<b>June 30, 2022</b>	<b>Portion of</b>
<b>Governmental activities:</b>					<b>Long-term</b>
					<b>Debt</b>
Installment purchases	\$ 3,272,635	\$492,477	\$230,635	\$3,534,477	\$264,508
Net pension liability (LGERS)	1,299,298	-	695,675	603,623	-
Total pension liability (LEO)	353,743	51,362	-	405,105	-
Compensated absences	<u>214,539</u>	<u>29,973</u>	<u>52,751</u>	<u>191,761</u>	<u>-</u>
Governmental activity long-term liabilities	<u>\$5,140,215</u>	<u>\$573,812</u>	<u>\$979,061</u>	<u>\$4,734,966</u>	<u>\$264,508</u>
<b>Business-type activities:</b>					
Installment purchases	\$2,445,996	\$4,367,523	\$407,382	\$6,406,137	\$469,479
Revenue bonds	3,575,865	-	62,000	3,513,865	64,000
Net pension liability (LGERS)	170,417	-	-	170,417	-
Compensated absences	<u>43,246</u>	<u>6,637</u>	<u>9,584</u>	<u>40,299</u>	<u>-</u>
Business-type activity long-term liabilities	<u>\$6,235,524</u>	<u>\$4,374,160</u>	<u>\$478,966</u>	<u>\$10,130,718</u>	<u>\$533,479</u>

5. Net Investment in Capital Assets

	<b>Governmental Activities</b>	<b>Business-type Activities</b>
Capital assets	\$12,405,596	\$24,757,686
Less: long-term debt	<u>( 3,534,477 )</u>	<u>(9,920,002)</u>
Net investment in capital asset	<u>\$ 8,871,119</u>	<u>\$ 14,837,684</u>

6. Fund Balance

The following schedule provides management and citizens with information on the portion of General fund balance that is available for appropriation:

Total fund balance-General Fund	\$6,872,321
Less:	
Stabilization by State Statute	603,264
Inventories	78,298
Uninsured Claims	100,000
Prepays	<u>20,799</u>
Remaining fund balance	<u>\$6,069,960</u>

The Town has adopted a minimum fund balance policy for the General Fund which instructs management to conduct the business of the Town in such a manner that available fund balance is at least equal to or greater than 10% of budgeted expenditures.

#### **IV. Related Party Transactions and Commitments**

On July 9, 1996, the Town entered into a contractual agreement with the Beech Mountain Volunteer Fire Department which expresses the intent of the Town to support the Fire Department financially in return for adequate fire protection for all property located within the Beech Mountain Fire District. The agreement requires the Town to pay at least \$25,210 to the Fire Department annually as of January 1 each year beginning with 1997 and ending in the year 2005. The agreement is automatically renewable each year unless terminated in writing by either party. During the year ended June 30, 2022, the Town paid \$72,987 to the Fire Department in accordance with the terms of this agreement.

The Town entered into an agreement with the Beech Mountain Volunteer Fire Department in October 2014 to provide fire and emergency services within the corporate limits of the Town beginning July 1, 2014 and ending June 30, 2022. The Town did not assume responsibility for the obligations of the outstanding loans; however paid \$63,000 to the Beech Mountain Volunteer Fire Department to pay principal and interest.

#### **V. Prior Period Restatement**

A prior period restatement in the amount of \$9,668 has been made to the Water and Sewer Fund as of June 30, 2022. This restatement was due to notes payable being overstated in the prior year.

#### **VI. Summary Disclosure of Significant Contingencies**

Federal and State Assisted Programs:

The Town has received proceeds from several Federal and State grants. Periodic audits of these grants are required and certain costs may be questioned as not being appropriate expenditures under the grant agreements. Such audits could result in the refund of grant moneys to the grantor agencies. Management believes that any required refunds will be immaterial. No provision has been made in the accompanying financial statements for the refund of grant monies.

During the fiscal year 2020, the World Health Organization declared the spread of Coronavirus Disease (COVID-19) a worldwide pandemic. The COVID-19 pandemic has had significant effects on global markets, supply chains, businesses, and communities. Specific to the Town, COVID-19 is expected to impact various parts of its fiscal year 2021-22 operations and financial results. Management believes the Town is taking appropriate actions to mitigate the negative impact. However, the full impact of COVID-19 is unknown and cannot be reasonably estimated as events associated with the pandemic continue to develop.

#### **VII. Significant Effects of Subsequent Events**

Management has evaluated subsequent events through November 4, 2022, the date on which the financial statements were available to be issued. During the period from the end of the year and through this date, no circumstances occurred that require recognition or disclosure in these financial statements.

**REQUIRED  
SUPPLEMENTARY  
INFORMATION**

**TOWN OF BEECH MOUNTAIN**

**Schedule 1**

**Schedule of Proportionate Share of Net Pension Liability (Asset)  
Required Supplementary Information  
Local Government Employees' Retirement System  
Last Nine Fiscal Years\***

	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>	<u>2014</u>
Proportion of the net pension liability (asset) (%)	0.03936%	0.03636%	0.03643%	0.03712%	0.03956%	0.03800%	0.03454%	0.03713%	0.03830%
Proportion of the net pension liability (asset) (\$)	\$ 603,623	\$1,299,298	\$ 994,875	\$ 880,613	\$ 604,367	\$ 806,487	\$ 155,018	\$ (218,973)	\$ 461,662
Town of Beech Mountain's covered-employee payroll	\$3,040,462	\$2,818,656	\$2,563,363	\$2,308,645	\$2,432,357	\$2,436,264	\$2,436,264	\$2,140,659	\$ 2,010,980
Proportionate share of the net pension liability (asset) as a percentage of its covered employee payroll	19.85%	46.10%	38.81%	38.14%	24.85%	33.10%	6.36%	-10.23%	22.96%
Plan fiduciary net position as a percentage of the total pension liability**	92.00%	94.18%	91.47%	98.09%	99.07%	102.64%	94.35%	96.45%	98.22%

\* The amounts presented for each fiscal year were determined as of the prior fiscal year ending June 30.

Pension schedules are intended to show information for ten years, additional years' information will be displayed as it comes available.

\*\* This will be the same percentage for all participant employers in the LGERS plan.

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**TOWN OF BEECH MOUNTAIN**

**Schedule 2**

**Schedule of Employer Contributions  
Required Supplementary Information  
Local Government Employees' Retirement System  
Last Nine Fiscal Years**

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	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>	<u>2016</u>	<u>2015</u>	<u>2014</u>
Contractually required contribution	\$ 315,894	\$ 245,346	\$ 234,499	\$ 202,035	\$ 177,308	\$ 176,758	\$ 154,696	\$ 153,802	\$ 142,896
Contributions in relation to the contractually required contribution	<u>315,894</u>	<u>245,346</u>	<u>234,499</u>	<u>202,035</u>	<u>177,308</u>	<u>176,758</u>	<u>154,696</u>	<u>153,802</u>	<u>142,896</u>
Contribution deficiency (excess)	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Town of Beech Mountain's covered payroll	\$ 3,473,873	\$ 3,040,462	\$ 2,818,656	\$ 2,563,363	\$ 2,308,645	\$ 2,432,357	\$ 2,436,264	\$ 2,140,659	\$ 2,010,980
Contributions as a percentage of covered payroll	9.09%	8.07%	8.32%	7.88%	7.68%	7.27%	6.35%	7.18%	7.11%

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**TOWN OF BEECH MOUNTAIN**

**Schedule 3**

**Schedule of Changes in Total Pension Liability  
Law Enforcement Officers' Special Separation Allowance  
Last Six Years**

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	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>
Beginning Balance	\$ 353,743	\$ 231,673	\$ 182,642	\$ 190,621	\$ 168,068	\$ 155,826
Service Cost	22,674	13,424	12,266	10,502	11,086	11,129
Interest	6,691	7,553	6,569	5,952	6,424	5,563
Differences between expected and actual experience	46,426	(1,687)	27,293	(12,046)	(5,634)	-
Changes of assumptions or other inputs	(10,277)	102,780	7,253	(7,863)	13,983	(4,450)
Benefit payments	<u>(14,152)</u>	<u>-</u>	<u>(4,350)</u>	<u>(4,524)</u>	<u>(3,306)</u>	<u>-</u>
Ending balance of the total pension liability	<u>\$ 405,105</u>	<u>\$ 353,743</u>	<u>\$ 231,673</u>	<u>\$ 182,642</u>	<u>\$ 190,621</u>	<u>\$ 168,068</u>

The amounts presented for each fiscal year were determined as of the prior December 31.

\*Pension schedules are intended to show information for ten years, additional years' information will be displayed as it comes available.

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**TOWN OF BEECH MOUNTAIN**

**Schedule 4**

**Schedule of Total Pension Liability as a Percentage of Covered Payroll  
Law Enforcement Officers' Special Separation Allowance  
Last Six Fiscal Years**

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	<u>2022</u>	<u>2021</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>
Total pension liability	\$ 405,105	\$ 353,743	\$ 231,673	\$ 182,642	\$ 190,621	\$ 168,068
Covered-employee payroll	\$ 500,020	\$ 466,582	\$ 481,714	\$ 432,234	\$ 455,944	\$ 436,781
Total pension liability as a percentage of covered-employee payroll	81.02%	75.82%	48.09%	42.26%	41.81%	38.48%

**Notes to the Schedules:**

The Town of Beech Mountain has no assets accumulated in a trust that meets the criteria in paragraph 4 of GASB Statement 73 to pay related benefits.

**INDIVIDUAL FUND  
SCHEDULES AND  
OTHER SCHEDULES**

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**TOWN OF BEECH MOUNTAIN**

Schedule 5

Page 1 of 5

**General Fund**  
**Schedule of Revenues, Expenditures and Changes in Fund Balances**  
**Budget and Actual**  
**For the Year Ended June 30, 2022**

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	<u>2022</u>		<u>Variance</u>	<u>2021</u>
	<u>Budget</u>	<u>Actual</u>	<u>Positive</u>	<u>Actual</u>
			<u>(Negative)</u>	
<b>Revenues:</b>				
Ad valorem taxes:				
Taxes	\$ -	\$ 4,142,462	\$ -	\$ 4,139,228
Penalties and interest	-	20,019	-	23,936
Total	<u>4,071,876</u>	<u>4,162,481</u>	<u>90,605</u>	<u>4,163,164</u>
Other taxes and licenses:				
Fire district	-	118,849	-	102,005
Total	<u>108,000</u>	<u>118,849</u>	<u>10,849</u>	<u>102,005</u>
Unrestricted intergovernmental revenues:				
Local option sales taxes	-	1,768,022	-	1,559,629
Utilities franchise tax	-	276,124	-	270,896
Hold harmless	-	301,557	-	285,566
Video franchise Tax	-	47,585	-	29,226
Beer and wine tax	-	2,671	-	1,403
Total	<u>2,371,450</u>	<u>2,395,959</u>	<u>24,509</u>	<u>2,146,720</u>
Restricted intergovernmental revenues:				
Powell Bill street aid allocation	-	125,505	-	99,406
Miscellaneous grants	-	100,000	-	9,269
FEMA funds	-	12,096	-	148,057
CARES Act	-	-	-	118,444
Total	<u>259,005</u>	<u>237,601</u>	<u>(21,404)</u>	<u>375,176</u>
Permits and fees:				
Inspection Fees	-	78,527	-	46,565
Planning and zoning Fees	-	9,572	-	5,140
Total permits and fees	<u>43,000</u>	<u>88,099</u>	<u>45,099</u>	<u>51,705</u>

cont.

**TOWN OF BEECH MOUNTAIN**

Schedule 5

Page 2 of 5

**General Fund  
Schedule of Revenues, Expenditures and Changes in Fund Balances  
Budget and Actual  
For the Year Ended June 30, 2022**

	<u>2022</u>		<u>Variance Positive (Negative)</u>	<u>2021 Actual</u>
	<u>Budget</u>	<u>Actual</u>		
Sales and services:				
Recreation department fees	\$ -	\$ 72,372	\$ -	\$ 59,364
Total sales and service	<u>51,000</u>	<u>72,372</u>	<u>21,372</u>	<u>59,364</u>
Investment earnings:				
General	-	11,130	-	3,662
Total investment earnings	<u>16,900</u>	<u>11,130</u>	<u>(5,770)</u>	<u>3,662</u>
Miscellaneous:				
Beech Mtn. Tourism Development Authority	-	925,157	-	323,862
Other	-	162,425	-	185,181
Total miscellaneous	<u>1,168,805</u>	<u>1,087,582</u>	<u>(81,223)</u>	<u>509,043</u>
Total revenues	<u>8,090,036</u>	<u>8,174,073</u>	<u>84,037</u>	<u>7,410,839</u>
<b>Expenditures:</b>				
General government:				
Administration:				
Salaries and employee benefits	-	516,686	-	391,883
Operating expenditures	-	1,391,370	-	1,348,141
Capital outlay	-	192,614	-	14,207
Total administration	<u>2,454,259</u>	<u>2,100,670</u>	<u>353,589</u>	<u>1,754,231</u>
Tax collection:				
Salaries and employee benefits	-	40,678	-	40,245
Operating expenditures	-	9,911	-	9,505
Total tax collection	<u>54,239</u>	<u>50,589</u>	<u>3,650</u>	<u>49,750</u>
Total general government	<u>2,508,498</u>	<u>2,151,259</u>	<u>357,239</u>	<u>1,803,981</u>

cont.

**TOWN OF BEECH MOUNTAIN**

Schedule 5

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**General Fund  
Schedule of Revenues, Expenditures and Changes in Fund Balances  
Budget and Actual  
For the Year Ended June 30, 2022**

	<u>2022</u>		<u>Variance Positive (Negative)</u>	<u>2021 Actual</u>
	<u>Budget</u>	<u>Actual</u>		
Public safety:				
Police:				
Salaries and employee benefits	\$ -	\$ 994,393	\$ -	\$ 957,971
Operating expenditures	-	190,017	-	130,068
Capital outlay	-	198,486	-	187,804
Total police	<u>1,415,837</u>	<u>1,382,896</u>	<u>32,941</u>	<u>1,275,843</u>
Fire Department:				
Salaries and employee benefits	-	204,164	-	196,549
Other expenditures	-	249,413	-	202,378
Capital outlay	-	24,563	-	-
Total fire department	<u>479,742</u>	<u>478,140</u>	<u>1,602</u>	<u>398,927</u>
Inspections:				
Salaries and employee benefits	-	187,239	-	123,365
Other operating expenditures	-	17,223	-	10,669
Total inspections	<u>209,621</u>	<u>204,462</u>	<u>5,159</u>	<u>134,034</u>
Planning:				
Salaries and employee benefits	-	96,808	-	93,788
Other operating expenditures	-	12,078	-	14,281
Capital outlay	-	-	-	60,240
Total planning	<u>136,290</u>	<u>108,886</u>	<u>27,404</u>	<u>168,309</u>
Total public safety	<u>2,241,490</u>	<u>2,174,384</u>	<u>67,106</u>	<u>1,977,113</u>
Transportation:				
Vehicle maintenance:				
Salaries and employee benefits	-	134,889	-	90,419
Other expenditures	-	68,973	-	40,110
Capital outlay	-	-	-	14,606
Total vehicle maintenance	<u>255,027</u>	<u>203,862</u>	<u>51,165</u>	<u>145,135</u>

cont.

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**TOWN OF BEECH MOUNTAIN**

Schedule 5

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**General Fund  
Schedule of Revenues, Expenditures and Changes in Fund Balances  
Budget and Actual  
For the Year Ended June 30, 2022**

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	2022		Variance Positive (Negative)	2021 Actual
	Budget	Actual		
Road Maintenance:				
Salaries and employee benefits	\$ -	\$ 987,464	\$ -	\$ 862,466
Other expenditures	-	1,576,365	-	590,665
Capital outlay	-	409,005	-	1,135,577
Total road maintenance	<u>3,146,600</u>	<u>2,972,834</u>	<u>173,766</u>	<u>2,588,708</u>
Total transportation	<u>3,401,627</u>	<u>3,176,696</u>	<u>224,931</u>	<u>2,733,843</u>
Cultural and Recreation:				
Salaries and employee benefits	-	529,607	-	451,174
Other expenditures	-	278,427	-	336,129
Capital outlay	-	932,871	-	348,223
Total cultural and recreation	<u>1,786,185</u>	<u>1,740,905</u>	<u>45,280</u>	<u>1,135,526</u>
Debt Service:				
Principal retirement	-	246,354	-	261,975
Interest and other charges	-	107,323	-	127,258
Total debt service	<u>384,519</u>	<u>353,677</u>	<u>30,842</u>	<u>389,233</u>
Total expenditures	<u>10,322,319</u>	<u>9,596,921</u>	<u>725,398</u>	<u>8,039,696</u>

cont.

**TOWN OF BEECH MOUNTAIN**

Schedule 5

Page 5 of 5, cont.

**General Fund  
Schedule of Revenues, Expenditures and Changes in Fund Balances  
Budget and Actual  
For the Year Ended June 30, 2022**

	<u>2022</u>		<b>Variance Positive (Negative)</b>	<b>2021 Actual</b>
	<u>Budget</u>	<u>Actual</u>		
Revenues over (under) expenditures	\$ (2,232,283)	\$ (1,422,848)	\$ 809,435	\$ (628,857)
<b>Other Financing Sources (Uses):</b>				
Transfers In:				
Special Police Revenue fund	3,200	-	(3,200)	-
Transfers Out:				
Public Works Facility capital project fund	(77,910)	(77,910)	-	257,146
Emergency Telephone System fund	(13,757)	(2,572)	11,185	-
Americian Rescue Plan fund	(42,211)	-	42,211	-
Installment purchase issued	448,879	492,496	43,617	-
Sale of Capital Assets	<u>77,000</u>	<u>102,769</u>	<u>25,769</u>	<u>15,253</u>
Total other financing sources (uses)	<u>395,201</u>	<u>514,783</u>	<u>119,582</u>	<u>272,399</u>
Fund balance appropriated	<u>1,837,082</u>	<u>-</u>	<u>(1,837,082)</u>	<u>-</u>
Net change in fund balance	<u>\$ -</u>	(908,065)	<u>\$ (908,065)</u>	(356,458)
Fund balance-beginning		<u>7,780,387</u>		<u>8,136,845</u>
Fund balance - ending		<u>\$ 6,872,321</u>		<u>\$ 7,780,387</u>

**TOWN OF BEECH MOUNTAIN**

Schedule 6

**Capital Projects Fund - Public Works Facility**  
**Schedule of Revenues, Expenditures, and Changes in Fund Balance**  
**Budget and Actual**  
**From Inception and For the Year Ended June 30, 2022**

	<u>Project Authorization</u>	<u>Actual</u>		<u>Total to Date</u>	<u>Variance Positive (Negative)</u>
		<u>Prior Years</u>	<u>Current Year</u>		
<b>Revenues:</b>					
Miscellaneous revenue	\$ -	\$ -	\$ 9,932	\$ 9,932	\$ 9,932
Investment earnings	-	190	-	190	190
Total revenues	-	190	9,932	10,122	10,122
<b>Expenditures:</b>					
Utilities, building and grounds	3,022,058	2,288,645	308,051	2,596,696	425,362
Supplies	210,249	4,322	-	4,322	205,927
Contract services	147,693	96,166	11,496	107,662	40,031
Total expenditures	3,380,000	2,389,133	319,547	2,708,680	671,320
Revenues over (under) expenditures	(3,380,000)	(2,388,943)	(309,615)	(2,698,558)	681,442
<b>Other Financing Sources (Uses):</b>					
Transfer from General Fund	-	-	77,910	77,910	77,910
Installment purchase issued	3,380,000	3,380,000	-	3,380,000	-
Revenues and other sources over (under) expenditures	\$ -	\$ 991,057	(231,705)	\$ 759,352	\$ 759,352
Fund balance, beginning			991,057		
Fund balance, ending			\$ 759,352		

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**TOWN OF BEECH MOUNTAIN**

Schedule 7

**Schedule of Revenues, Expenditures, and Changes in Fund Balance  
Budget and Actual  
Emergency Telephone System Fund  
For the Year Ended June 30, 2022**

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	<b><u>Final Budget</u></b>	<b><u>Actual</u></b>	<b><u>Variance Positive (Negative)</u></b>
<b>Revenues:</b>			
Restricted intergovernmental	\$ 88,442	\$ 90,143	\$ 1,701
Investment earnings	<u>30</u>	<u>117</u>	<u>87</u>
Total revenues	88,472	90,260	1,788
<b>Expenditures:</b>			
Operating	<u>88,472</u>	<u>38,208</u>	<u>50,264</u>
Total expenditures	<u>88,472</u>	<u>38,208</u>	<u>50,264</u>
Revenues over (under) expenditures	-	52,052	52,052
<b>Other Financing Sources (Uses):</b>			
Transfer to general fund	(13,757)	-	13,757
Transfer from capital reserve fund	<u>13,757</u>	<u>2,572</u>	<u>(11,185)</u>
Net change in fund balance	<u>\$ -</u>	54,624	<u>\$ 54,624</u>
Fund balance - beginning of year		<u>166,260</u>	
Fund balance - end of year		<u>\$ 220,884</u>	

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**TOWN OF BEECH MOUNTAIN**

Schedule 8

**American Rescue Plan Fund**  
**Schedule of Revenues, Expenditures, and Changes in Fund Balance**  
**Budget and Actual**  
**For the Year Ended June 30, 2022**

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	<b><u>Final</u></b>	<b><u>Current</u></b>	<b><u>Variance</u></b>
	<b><u>Budget</u></b>	<b><u>Actual</u></b>	<b><u>Positive</u></b>
			<b><u>(Negative)</u></b>
<b>Revenues:</b>			
Restricted intergovernmental	\$ <u>103,258</u>	\$ <u>103,258</u>	\$ <u>-</u>
Total revenues	103,258	103,258	-
<b>Expenditures:</b>	<u>-</u>	<u>-</u>	<u>-</u>
Revenues over (under) expenditures	103,258	103,258	-
<b>Other Financing Sources (Uses):</b>			
Transfers (to) from other funds:			
General Fund	<u>(103,258)</u>	<u>-</u>	<u>103,258</u>
Revenues and other sources over (under) expenditures	<u>\$ -</u>	103,258	<u>\$ 103,258</u>
Fund balance, beginning		<u>-</u>	
Fund balance, ending		<u>\$ 103,258</u>	

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**TOWN OF BEECH MOUNTAIN**

Schedule 9

**Schedule of Revenues, Expenditures, and Changes in Fund Balance  
Budget and Actual  
Nonmajor Special Revenue Fund - Special Police Revenue Fund  
For the Year Ended June 30, 2022**

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	<b><u>Final Budget</u></b>	<b><u>Actual</u></b>	<b><u>Variance Positive (Negative)</u></b>
<b>Revenues:</b>			
Donations	\$ -	\$ 83,142	\$ 83,142
Miscellaneous	<u>5,000</u>	<u>9,223</u>	<u>4,223</u>
Total revenues	5,000	92,365	87,365
<b>Expenditures:</b>			
Other	<u>5,000</u>	<u>3,617</u>	<u>1,383</u>
Revenues over (under) expenditures	-	88,748	88,748
<b>Other Financing Sources (Uses):</b>			
Appropriated fund balance	9,200	-	(9,200)
Transfer to General Fund	<u>(9,200)</u>	<u>-</u>	<u>9,200</u>
Net change in fund balance	<u>\$ -</u>	88,748	<u>\$ 88,748</u>
Fund balance - beginning of year		<u>61,833</u>	
Fund balance - end of year		<u>\$ 150,581</u>	

**TOWN OF BEECH MOUNTAIN**

Schedule 10

Page 1 of 2

**Schedule of Revenues and Expenditures - Budget and Actual (Non-GAAP)  
Water and Sewer Fund  
For the Year Ended June 30, 2022**

	<u>Budget</u>	<u>Actual</u>	<u>Variance Positive (Negative)</u>
<b>Revenues:</b>			
Operating revenues:			
Charges for services	\$ 2,773,792	\$ 3,200,888	\$ 427,096
Other operating revenues:			
Miscellaneous	46,500	9,592	(36,908)
Nonoperating revenues:			
Interest earnings	500	1,938	1,438
Total revenues	<u>2,820,792</u>	<u>3,212,418</u>	<u>391,626</u>
<b>Expenditures:</b>			
Water and sewer administration:			
Salaries and employee benefits	195,951	231,662	(35,711)
Other operating expenditures	<u>282,312</u>	<u>232,481</u>	<u>49,831</u>
Total water and sewer administration	<u>478,263</u>	<u>464,143</u>	<u>14,120</u>
Water treatment:			
Salaries and employee benefits	337,090	341,306	(4,216)
Other operating expenditures	<u>581,680</u>	<u>565,668</u>	<u>16,012</u>
Total water treatment	<u>918,770</u>	<u>906,974</u>	<u>11,796</u>
Waste collection and treatment:			
Salaries and employee benefits	128,991	139,664	(10,673)
Other operating expenditures	<u>181,450</u>	<u>169,785</u>	<u>11,665</u>
Total waste collection and treatment	<u>310,441</u>	<u>309,449</u>	<u>992</u>
Tap and system maintenance:			
Other operating expenditures	<u>88,700</u>	<u>87,666</u>	<u>1,034</u>
Total tap and system maintenance	<u>88,700</u>	<u>87,666</u>	<u>1,034</u>
Debt service:			
Interest and other charges	232,093	216,924	15,169
Principal retirement	<u>438,234</u>	<u>428,515</u>	<u>9,719</u>
Total debt service	<u>670,327</u>	<u>645,439</u>	<u>24,888</u>
			cont.

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**TOWN OF BEECH MOUNTAIN**

Schedule 10, cont.

Page 2 of 2

**Schedule of Revenues and Expenditures - Budget and Actual (Non-GAAP)****Water and Sewer Fund****For the Year Ended June 30, 2022**

---

	<u>Budget</u>	<u>Actual</u>	<u>Variance Positive (Negative)</u>
Capital outlay:			
Capital outlay	\$ 850,500	\$ 494,413	\$ 356,087
Total expenditures	<u>3,317,001</u>	<u>2,908,084</u>	<u>408,917</u>
Revenues over (under) expenditures	<u>(496,209)</u>	<u>304,334</u>	<u>800,543</u>
<b>Other Financing Sources (Uses):</b>			
Transfer to:			
Public Works Facility	(27,567)	(27,567)	-
Capital Reserve	(222,100)	(208,899)	13,201
Source Water Development	(153,591)	(153,927)	(336)
Installment purchase issued	140,000	128,255	(11,745)
Fund balance appropriated	<u>759,467</u>	<u>-</u>	<u>(759,467)</u>
Total other financing sources (uses)	<u>496,209</u>	<u>(262,138)</u>	<u>(758,347)</u>
Revenues and other sources over (under) expenditures and other uses	<u>\$ -</u>	<u>42,196</u>	<u>\$ 42,196</u>

**Reconciliation From Budgetary Basis (Modified Accrual) to Full Accrual:****Reconciling items:**

Principal retirement	428,515
Depreciation	(631,844)
Capital outlay	494,413
(Increase) decrease in accrued vacation	14,276
Issuance of long-term debt	(128,255)
Transfers to water and sewer capital project funds	390,393
Capital contributions	<u>2,231,541</u>
Change in net position	<u>\$ 2,841,235</u>

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**TOWN OF BEECH MOUNTAIN**

Schedule 11

**Capital Reserve Fund**  
**Schedule of Revenues, Expenditures, and Changes in Fund Balance - Budget and Actual**  
**Water and Sewer Fund**  
**For the Year Ended June 30, 2022**

---

	<u>Final Budget</u>	<u>Current Actual</u>	<u>Variance Positive (Negative)</u>
<b>Revenues:</b>			
Availability fees	\$ -	\$ -	\$ -
Total revenues	-	-	-
<b>Expenditures:</b>	-	-	-
Revenues over (under) expenditures	-	-	-
<b>Other Financing Sources (Uses):</b>			
Transfers (to) from other funds:			
Water and Sewer fund	-	208,899	208,899
Revenues and other sources over (under) expenditures	<u>\$ -</u>	208,899	<u>\$ 208,899</u>
Fund balance, beginning		<u>95,393</u>	
Fund balance, ending		<u><u>\$ 304,292</u></u>	

**TOWN OF BEECH MOUNTAIN**

Schedule 12

**Water and Sewer Capital Project - Source Water Development**  
**Schedule of Revenues, Expenditures, and Changes in Fund Balance**  
**Budget and Actual**  
**From Inception and For the Year Ended June 30, 2022**

	<u>Project Authorization</u>	<u>Actual</u>		<u>Total to Date</u>	<u>Variance Positive (Negative)</u>
		<u>Prior Years</u>	<u>Current Year</u>		
<b>Revenues:</b>					
Capital credits	\$ -	\$ 79,261	\$ -	\$ 79,261	\$ 79,261
Miscellaneous revenue	-	100	184	284	284
Total revenues	<u>-</u>	<u>79,361</u>	<u>184</u>	<u>79,545</u>	<u>79,545</u>
<b>Expenditures:</b>					
Utilities, buidling and grounds	339,576	29,876	124,152	154,028	185,548
Contract services	45,000	2,371	450	2,821	42,179
Total expenditures	<u>384,576</u>	<u>32,247</u>	<u>124,602</u>	<u>156,849</u>	<u>227,727</u>
Revenues over (under) expenditures	<u>(384,576)</u>	<u>47,114</u>	<u>(124,418)</u>	<u>(77,304)</u>	<u>307,272</u>
<b>Other Financing Sources (Uses):</b>					
Transfers from other funds:					
General Fund	300,000	-	-	-	(300,000)
Water and Sewer Fund	84,576	74,206	153,927	228,133	143,557
Total other financing sources (uses)	<u>384,576</u>	<u>74,206</u>	<u>153,927</u>	<u>228,133</u>	<u>(156,443)</u>
Revenues and other sources over (under) expenditures	<u>\$ -</u>	<u>\$ 121,320</u>	29,509	<u>\$ 150,829</u>	<u>\$ 150,829</u>
Fund balance, beginning			<u>121,320</u>		
Fund balance, ending			<u>\$ 150,829</u>		

**TOWN OF BEECH MOUNTAIN**

Schedule 13

**Water and Sewer Capital Project - Sewer System Rehabilitation Project  
Schedule of Revenues, Expenditures, and Changes in Fund Balance  
Budget and Actual  
From Inception and For the Year Ended June 30, 2022**

	<u>Project Authorization</u>	<u>Actual</u>		<u>Total to Date</u>	<u>Variance Positive (Negative)</u>
		<u>Prior Years</u>	<u>Current Year</u>		
<b>Revenues:</b>	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Expenditures:</b>					
Utilities, buidling and grounds	2,093,400	783,364	884,507	1,667,871	425,529
Contingency	<u>146,600</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>146,600</u>
Total expenditures	<u>2,240,000</u>	<u>783,364</u>	<u>884,507</u>	<u>1,667,871</u>	<u>572,129</u>
Revenues over (under) expenditures	<u>(2,240,000)</u>	<u>(783,364)</u>	<u>(884,507)</u>	<u>(1,667,871)</u>	<u>572,129</u>
<b>Other Financing Sources (Uses):</b>					
State revolving loan proceeds	2,200,000	662,160	1,076,401	1,738,561	(461,439)
Transfers from other funds:					
Water and Sewer Fund	<u>40,000</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>(40,000)</u>
Total other financing sources (uses)	<u>2,240,000</u>	<u>662,160</u>	<u>1,076,401</u>	<u>1,738,561</u>	<u>(501,439)</u>
Revenues and other sources over (under) expenditures	<u>\$ -</u>	<u>\$ (121,204)</u>	191,894	<u>\$ 70,690</u>	<u>\$ 70,690</u>
Fund balance, beginning			<u>(121,204)</u>		
Fund balance, ending			<u>\$ 70,690</u>		

**TOWN OF BEECH MOUNTAIN**

Schedule 14

**Water and Sewer Capital Project - Water System Rehabilitation Project**  
**Schedule of Revenues, Expenditures, and Changes in Fund Balance**  
**Budget and Actual**  
**From Inception and For the Year Ended June 30, 2022**

	<u>Project Authorization</u>	<u>Actual</u>		<u>Total to Date</u>	<u>Variance Positive (Negative)</u>
		<u>Prior Years</u>	<u>Current Year</u>		
<b>Revenues:</b>	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Expenditures:</b>					
Utilities, buidling and grounds	1,734,447	1,485,413	306,084	1,791,497	(57,050)
Contingency	<u>74,982</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>74,982</u>
Total expenditures	<u>1,809,429</u>	<u>1,485,413</u>	<u>306,084</u>	<u>1,791,497</u>	<u>17,932</u>
Revenues over (under) expenditures	<u>(1,809,429)</u>	<u>(1,485,413)</u>	<u>(306,084)</u>	<u>(1,791,497)</u>	<u>17,932</u>
<b>Other Financing Sources (Uses):</b>					
State revolving loan proceeds	1,774,629	1,378,467	424,415	1,802,882	28,253
Transfers from other funds:					
Water and Sewer Fund	<u>34,800</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>(34,800)</u>
Total other financing sources (uses)	<u>1,809,429</u>	<u>1,378,467</u>	<u>424,415</u>	<u>1,802,882</u>	<u>(6,547)</u>
Revenues and other sources over (under) expenditures	<u>\$ -</u>	<u>\$ (106,946)</u>	118,331	<u>\$ 11,385</u>	<u>\$ 11,385</u>
Fund balance, beginning			<u>(106,946)</u>		
Fund balance, ending			<u>\$ 11,385</u>		

**TOWN OF BEECH MOUNTAIN**

Schedule 15

**Water and Sewer Fund Capital Project - Public Works Facility  
Schedule of Revenues, Expenditures, and Changes in Fund Balance  
Budget and Actual  
From Inception and For the Year Ended June 30, 2022**

	<u>Project Authorization</u>	<u>Actual</u>		<u>Total to Date</u>	<u>Variance Positive (Negative)</u>
		<u>Prior Years</u>	<u>Current Year</u>		
<b>Revenues:</b>					
Miscellaneous revenues	\$ -	\$ -	\$ 3,514	\$ 3,514	\$ 3,514
Investment earnings	-	67	-	67	67
Total revenues	-	67	3,514	3,581	3,581
<b>Expenditures:</b>					
Utilities, building and grounds	1,069,343	826,501	109,003	935,504	133,839
Supplies	74,396	1,529	-	1,529	72,867
Contract services	52,261	17,356	4,068	21,424	30,837
Total expenditures	1,196,000	845,386	113,071	958,457	237,543
Revenues over (under) expenditures	(1,196,000)	(845,319)	(109,557)	(954,876)	241,124
<b>Other Financing Sources (Uses):</b>					
Transfer from Water & Sewer Fund	-	-	27,567	27,567	27,567
Installment purchase issued	1,196,000	1,196,000	-	1,196,000	-
Revenues and other sources over (under) expenditures	\$ -	\$ 350,681	(81,990)	\$ 268,691	\$ 268,691
Fund balance, beginning			350,681		
Fund balance, ending			\$ 268,691		

**TOWN OF BEECH MOUNTAIN**

Schedule 16

**Water and Sewer Capital Project - Sewer Main Improvement Project**  
**Schedule of Revenues, Expenditures, and Changes in Fund Balance**  
**Budget and Actual**  
**From Inception and For the Year Ended June 30, 2022**

	<u>Actual</u>			<u>Total to Date</u>	<u>Variance Positive (Negative)</u>
	<u>Project Authorization</u>	<u>Prior Years</u>	<u>Current Year</u>		
<b>Revenues:</b>	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Expenditures:</b>					
Construction	2,796,500	-	261,463	261,463	2,535,037
Contract services	16,100	-	-	-	16,100
Contingency	114,800	-	-	-	114,800
Total expenditures	<u>2,927,400</u>	<u>-</u>	<u>261,463</u>	<u>261,463</u>	<u>2,665,937</u>
Revenues over (under) expenditures	<u>(2,927,400)</u>	<u>-</u>	<u>(261,463)</u>	<u>(261,463)</u>	<u>2,665,937</u>
<b>Other Financing Sources (Uses):</b>					
State revolving loan proceeds	2,870,000	-	-	-	(2,870,000)
Transfers from other funds:					
Water and Sewer Fund	57,400	-	-	-	(57,400)
Total other financing sources (uses)	<u>2,927,400</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>(2,927,400)</u>
Revenues and other sources over (under) expenditures	<u>\$ -</u>	<u>\$ -</u>	<u>(261,463)</u>	<u>\$ (261,463)</u>	<u>\$ (261,463)</u>
Fund balance, beginning			<u>-</u>		
Fund balance, ending			<u>\$ (261,463)</u>		

**TOWN OF BEECH MOUNTAIN**

Schedule 17

**Water and Sewer Capital Project - Water System Improvement Project  
Schedule of Revenues, Expenditures, and Changes in Fund Balance  
Budget and Actual  
From Inception and For the Year Ended June 30, 2022**

	<u>Project Authorization</u>	<u>Actual</u>		<u>Total to Date</u>	<u>Variance Positive (Negative)</u>
		<u>Prior Years</u>	<u>Current Year</u>		
<b>Revenues:</b>	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Expenditures:</b>					
Construction	2,840,630	-	75,960	75,960	2,764,670
Contract services	16,100	-	-	-	16,100
Contingency	114,800	-	-	-	114,800
Total expenditures	<u>2,971,530</u>	<u>-</u>	<u>75,960</u>	<u>75,960</u>	<u>2,895,570</u>
Revenues over (under) expenditures	<u>(2,971,530)</u>	<u>-</u>	<u>(75,960)</u>	<u>(75,960)</u>	<u>2,895,570</u>
<b>Other Financing Sources (Uses):</b>					
State revolving loan proceeds	2,913,265	-	-	-	(2,913,265)
Transfers from other funds:					
Water and Sewer Fund	58,265	-	-	-	(58,265)
Total other financing sources (uses)	<u>2,971,530</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>(2,971,530)</u>
Revenues and other sources over (under) expenditures	<u>\$ -</u>	<u>\$ -</u>	<u>(75,960)</u>	<u>\$ (75,960)</u>	<u>\$ (75,960)</u>
Fund balance, beginning			<u>-</u>		
Fund balance, ending			<u>\$ (75,960)</u>		

**TOWN OF BEECH MOUNTAIN**

Schedule 18

**Sanitation Fund  
Schedule of Revenues and Expenditures  
Budget and Actual (Non-GAAP)  
For the Year Ended June 30, 2022**

	<u>Budget</u>	<u>Actual</u>	<b>Variance Positive (Negative)</b>
<b>Revenues:</b>			
Charges for services	\$ 710,149	\$ 737,187	\$ 27,038
Solid waste disposal tax	180	452	272
Recycling revenues	<u>67,000</u>	<u>29,835</u>	<u>(37,165)</u>
Total operating revenues	777,329	767,474	(9,855)
 Nonoperating revenues			
Interest earnings	<u>150</u>	<u>351</u>	<u>201</u>
Total revenues	<u>777,479</u>	<u>767,825</u>	<u>(9,654)</u>
 <b>Expenditures:</b>			
Sanitation:			
Salary and employee benefits	505,713	534,230	(28,517)
Other expenditures	<u>164,027</u>	<u>179,309</u>	<u>(15,282)</u>
	<u>669,740</u>	<u>713,539</u>	<u>(43,799)</u>
 Debt service:			
Principal retirement	31,200	31,200	-
Interest and other charges	<u>16,539</u>	<u>16,539</u>	<u>-</u>
	<u>47,739</u>	<u>47,739</u>	<u>-</u>
 Capital outlay:			
Sanitation	<u>315,000</u>	<u>218,004</u>	<u>96,996</u>
Total expenditures	<u>1,032,479</u>	<u>979,282</u>	<u>53,197</u>
Revenues over (under) expenditures	(255,000)	(211,457)	43,543
 <b>Other Financing Sources (Uses):</b>			
Appropriated fund balance	14,383	-	(14,383)
Sale of capital assets	-	35,500	35,500
Transfer (to) from other funds	(74,383)	(14,383)	60,000
Installment purchase issued	<u>315,000</u>	<u>299,268</u>	<u>(15,732)</u>
Change in net position	<u>\$ -</u>	<u>108,928</u>	<u>\$ 108,928</u>
 <b>Reconciliation from budgetary basis (modified (accrual) to full accrual:</b>			
Reconciling items:			
Depreciation expense		(139,279)	
Capital outlay		218,004	
Issuance of long-term debt		(299,268)	
Principal retirement		31,200	
(Increase) decrease in accrued vacation		1,112	
Transfer to sanitation capital project fund		14,383	
Capital contributions		<u>485,680</u>	
Change in net position		<u>\$ 420,760</u>	

**TOWN OF BEECH MOUNTAIN**

Schedule 19

**Sanitation Fund Capital Project - Public Works Facility**  
**Schedule of Revenues, Expenditures, and Changes in Fund Balance**  
**Budget and Actual**  
**From Inception and For the Year Ended June 30, 2022**

	<u>Project Authorization</u>	<u>Actual</u>		<u>Total to Date</u>	<u>Variance Positive (Negative)</u>
		<u>Prior Years</u>	<u>Current Year</u>		
<b>Revenues:</b>					
Miscellaneous revenue	\$ -	\$ -	\$ 1,834	\$ 1,834	\$ 1,834
Investment earnings	-	35	-	35	35
Total revenues	-	35	1,834	1,869	1,869
<b>Expenditures:</b>					
Utilities, building and grounds	557,918	431,218	56,871	488,089	69,829
Supplies	38,815	798	-	798	38,017
Contract services	27,266	9,055	2,122	11,177	16,089
Total expenditures	624,000	441,071	58,993	500,064	123,936
Revenues over (under) expenditures	(624,000)	(441,036)	(57,159)	(498,195)	125,805
<b>Other Financing Sources (Uses):</b>					
Transfers (to) from other funds	-	-	14,383	14,383	14,383
Installment purchase issued	624,000	624,000	-	624,000	-
Revenues and other sources over (under) expenditures	\$ -	\$ 182,964	(42,776)	\$ 140,188	\$ 140,188
Fund balance, beginning			182,964		
Fund balance, ending			\$ 140,188		

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**TOWN OF BEECH MOUNTAIN**

Schedule 20

**Schedule of Ad Valorem Taxes Receivable  
June 30, 2022**

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<u>Fiscal year:</u>	<u>Uncollected Balance June 30, 2019</u>	<u>Additions</u>	<u>Collections and Credits</u>	<u>Uncollected Balance June 30, 2020</u>
2021-2022	\$ -	\$ 4,149,533	\$ 4,106,189	\$ 43,344
2020-2021	26,356	-	9,081	17,275
2019-2020	34,613	-	10,621	23,992
2018-2019	36,686	-	10,738	25,948
2017-2018	24,041	-	2,341	21,700
2016-2017	11,296	-	1,379	9,917
2015-2016	13,284	-	1,103	12,181
2014-2015	11,934	-	484	11,450
2013-2014	7,170	-	363	6,807
2012-2013	4,332	-	163	4,169
2011-2012	30,837	-	30,837	-
	<u>\$ 200,549</u>	<u>\$ 4,149,533</u>	<u>\$ 4,173,299</u>	176,783
Less allowance for uncollectible accounts				<u>(20,200)</u>
Ad valorem taxes receivable - net				<u>\$ 156,583</u>
<b>Reconciliation to Revenues:</b>				
Ad valorem taxes - General Fund				\$ 4,162,481
Reconciling items:				
Interest and penalties collected				(20,019)
Taxes written off				<u>30,837</u>
Total collections and credits				<u>\$ 4,173,299</u>

**TOWN OF BEECH MOUNTAIN**

Schedule 21

**Analysis of Current Tax Levy  
Town -Wide Levy  
June 30, 2022**

	<b>Town-Wide</b>			<b>Total Levy</b>	
	<b>Property Valuation</b>	<b>Rate</b>	<b>Amount of Levy</b>	<b>Property excluding Registered Motor Vehicles</b>	<b>Registered Motor Vehicles</b>
Original levy:					
Property taxes at current year's rate	\$ 562,684,184	0.0732	\$ 4,118,848	\$ 3,990,602	\$ 128,246
Penalties	965,984	0.0732	7,071	7,071	-
Total	<u>563,650,168</u>		4,125,919	3,997,673	128,246
Discoveries:					
Current and prior year taxes	3,225,956	0.0732	23,614	23,614	-
Penalties	-	0.0732	-	-	-
Abatements	<u>-</u>	0.0732	<u>-</u>	<u>-</u>	<u>-</u>
Total property valuation	<u>\$ 566,876,124</u>				
Net levy			4,149,533	4,021,287	128,246
Uncollected taxes at June 30, 2022			<u>(43,344)</u>	<u>(43,344)</u>	<u>-</u>
Current year's taxes collected			<u>\$ 4,106,189</u>	<u>\$ 3,977,943</u>	<u>\$ 128,246</u>
Current levy collection percentage			<u>98.96%</u>	<u>98.92%</u>	<u>100.00%</u>

**COMPLIANCE  
SECTION**

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## **C. Randolph CPA, PLLC**

*Certified Public Accountant*

560 Beaver Creek School Rd.  
West Jefferson, North Carolina 28694

Phone: (336) 846-3211

Fax: (336) 846-1142

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### **Independent Auditor's Report on Internal Control Over Financial Reporting and On Compliance and Other Matters Based On An Audit of Financial Statements Performed in Accordance with *Government Auditing Standards***

To the Honorable Mayor and Members of the Town Council  
Town of Beech Mountain, North Carolina

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Town of Beech Mountain, North Carolina, as of and for the year ended June 30, 2022, and the related notes to the financial statements, which collectively comprise the Town of Beech Mountain, North Carolina's basic financial statements and have issued our report thereon dated November 4, 2022.

#### **Report on Internal Control over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the Town of Beech Mountain, North Carolina's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Town of Beech Mountain, North Carolina's internal control. Accordingly, we do not express an opinion on the effectiveness of the Town of Beech Mountain, North Carolina's internal control.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses or significant deficiencies. However, material weaknesses may exist that have not been identified.

#### **Report on Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the Town of Beech Mountain, North Carolina's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

**Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

*C. Randolph CPA, PLLC*

West Jefferson, North Carolina

November 4, 2022



**Council Members**

Barry Kaufman, Mayor  
Jimmie Accardi, Vice  
Mayor  
Weidner Abernethy  
Kelly Melang  
Erin Gonyea



**Town Manager**

Bob Pudney

**Town Attorney**

Stacy C. Eggers IV

**Corrective Action Plan  
For the Year Ended June 30, 2022**

**II. Financial Statement Findings**

None noted.

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**TOWN OF BEECH MOUNTAIN, NORTH CAROLINA**

**Schedule of Prior Year Audit Findings  
For the Year Ended June 30, 2022**

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**Finding: 2021-001**

Status: Corrected.