



**AGENDA**  
**Regular Town Council**  
**Tuesday, December 13, 2022**  
**Council Chambers 4:00 PM**

	Page
1. CALL TO ORDER	
2. ADOPTION OF AGENDA	
2.1. Accept resignation: Councilmember Erin Gonyea	
3. INVOCATION- DEWEY CYCLONE BRETT	
4. PLEDGE OF ALLEGIANCE	
5. PUBLIC COMMENT	
6. CONSENT AGENDA	
6.1. Adoption of Minutes	3 - 14
<a href="#">Town Hall Meeting - 06 Oct 2022 Funding for Surface Water and Utility Infrastructure - Minutes - Pdf</a>	
<a href="#">Regular Town Council - 08 Nov 2022 - Minutes - Pdf</a>	
6.2. 2023 Town Council & Boards' Meeting Schedule Calendar	15 - 19
<a href="#">Output Document (Staff Report - 0736) - Pdf</a>	
6.3. Tax Release & Refunds	21 - 24
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7. NEW BUSINESS	
7.1. Resolution to request local control of the design of residential structures	25 - 28
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7.2. 2022 Financial Statement Presentation	29 - 120
Accept finding and financial statements	
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7.3. Consulting Proposal	121 - 130
Staff recommends approval of this proposal.	
<a href="#">Output Document (Staff Report - 0744) - Pdf</a>	
7.4. RFQ 2022 Grassy Gap WWTP Sewershed Study	131
<a href="#">Output Document (Staff Report - 0739) - Pdf</a>	
7.5. Mariah Circle Dumpster Location POA Request	133 - 145

	Staff does Not recommend approval of this request <a href="#">Output Document (Staff Report - 0737) - Pdf</a>	
7.6.	Board and Committee vacant terms <a href="#">Output Document (Staff Report - 0742) - Pdf</a>	147 - 166
7.7.	Res. Honoring Sergeant Christopher Ward and naming Watauga Bridge <a href="#">Output Document (Staff Report - 0748) - Pdf</a>	167 - 169
8.	TOWN MANAGER AND STAFF REPORTS	
8.1.	Police Department Monthly Report <a href="#">Output Document (Staff Report - 0734) - Pdf</a>	171 - 173
8.2.	Fire Department Monthly Report <a href="#">Output Document (Staff Report - 0735) - Pdf</a>	175 - 176
8.3.	November Recreation report 2022 <a href="#">Output Document (Staff Report - 0738) - Pdf</a>	177 - 179
8.4.	DOI Monthly Council Report <a href="#">Output Document (Staff Report - 0740) - Pdf</a>	181 - 191
8.5.	Finance Officer's Report for October 2022	193 - 197
	Review <a href="#">Output Document (Staff Report - 0741) - Pdf</a>	
8.6.	Planning and Inspections Monthly Report 2022-11 <a href="#">Output Document (Staff Report - 0745) - Pdf</a>	199 - 201
8.7.	TDA Report December 2022 <a href="#">Output Document (Staff Report - 0746) - Pdf</a>	203 - 208
9.	TOWN COUNCIL COMMENTS	
10.	CLOSED SESSION - PURSUANT TO NC GS 143-318.11 (A)(3) ATTORNEY CLIENT MATTERS	
11.	ADJOURNMENT	



# MINUTES

## Town Hall Meeting - Council & Citizens Meeting

4:00 PM - Thursday, October 6, 2022  
Buckeye Recreation Center

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The Town Hall Meeting - Council & Citizens of the Town of Beech Mountain was called to order on Thursday, October 6, 2022, at 4:00 PM, in the Buckeye Recreation Center, with the following members present:

**COUNCIL PRESENT:** Mayor Barry Kaufman  
Councilmember Weidner Abernethy  
Councilmember Erin Gonyea

**COUNCIL ABSENT:** [Kelly Melang and Jimmie Accardi]

**STAFF PRESENT:** Town Manager Bob Pudney  
Town Clerk Tamara Mercer  
Public Utilities Superintendent Daniel Davis  
Finance Officer Steve Smith

### 1. CALL TO ORDER

### 2. TOPIC - FUNDING FOR SURFACE WATER AND UTILITY INFRASTRUCTURE TOWN MANAGER REPORT

- 2.1. Mr. Pudney presented the Surface Water and Infrastructure report and explained the reasons and goals in order to accomplish the capital improvement project by 2025. He reviewed the past water supply shortage on the mountain, draught issues, and said the years of little rainfall contribute to the water shortage issues. There is the on-going capital improvement project for replacing the water and sewer lines and infrastructure, but the Town still has significant water loss due to leaks in the old lines pointed out Mr. Pudney.

Since this project was conceived, Town staff and consultants have determined that the project is likely feasible and is estimated to cost between \$10-million and \$15-million dollars. Discussions have taken place with the owner of Lake Santis, Beech Mountain Ski Resort, regarding a long-term 99-year lease as well as discussions with USDA-Rural Development as to financing. In addition, informal consultation with the Division of Water Resources and the NC Wildlife Resources Commission indicates that the proposed reservoir can be permitted with a minimum release requirement.

In 2018, the Town completed the construction of the Water Treatment Plant capital improvement project. Mr. Pudney explained that there are various water wells and supplemental water supply sources which have been added and the Town will continue to pursue alternate water sources. The current water plant was designed for and has a capacity to treat 35-million gallons and unfortunately Buckeye Lake has become silted and filled in, so we have less capacity than expected.

The purpose of the Town Hall meeting is to explain the need for more water capacity and the procedure for funding a second watershed. The Town looks to combine Lake Coffey with Lake Santis as a separate surface water source aside from Buckeye Lake in a public/private partnership. The operation, treatment and distribution of said water will be maintained by the Town.

Mr. Pudney introduced the team Finance Director, Steve Smith, Utility Director, Daniel Davis, Financial Analyst David Cheatwood from 1st Tryon, who will present the funding and financial model, and Engineer Benji Thomas from West Consultants will review the project design phase and construction specifications.

Mr. Pudney explained the current process for treating water on the mountain. The Lake Coffey Reservoir will have a capacity of 30-million gallons when the new dam is constructed with Lake Santis. The water would be pumped to Buckeye Lake Water Treatment Plant. The area around the two lakes, Lake Coffey and Lake Santis would be developed as a recreation area.

Mr. Pudney explained that Buckeye Lake becomes silted every year and the capacity is reduced. It is the single source of surface water supply for the town. The State restricts the Town as to the water capacity to be taken for treatment and we must be in compliance with the water release for the downstream creek watershed. In 2010, the draught of that year caused there to be only two days of water supply for the entire town. In 2018 there was a valve failure in the lake and the entire lake had to be drained.

Mr. Daniel Davis provided the Utility Infrastructure information and reported that the system water loss has a 61% loss due to thousands of small leaks through the service lines, couplings, and main line couplings, as the system has aged out over 60-years. The infrastructure replacement capital improvement project is on-going and is on-schedule to upgrade the system. The Town has received State SRF loans and replaced water and sewer distribution lines through its debt service. The costs to fund the town's secondary surface water project at Lake Coffey reservoir would be approximately 10-15-million dollars The water line replacement project is approximately 6-8 million dollars, and the sewer line infrastructure project is approximately 5-6 million dollars.

Mr. Pudney stated the Town Staff has been working with the consultants on the financial model to meet those goals and he introduced Mr. David Cheatwood.

**2.2.**

### 3. TOPIC - FUNDING FOR SURFACE WATER AND UTILITY INFRASTRUCTURE

- 3.1. David Cheatwood with 1st Tryon explained that the Local Government Commission (LGC) approves every bond or debt in the State, and municipalities must comply with State Statute. He reviewed how this major capital project fits as a major capital project and he further reviewed the available funding, repayment sources and structures options.

When an issuer is preparing to issue debt to fund a capital project, that entity has to decide the appropriate financing structure. An entity's bond counsel, financial advisor and/or the Local Government Commission are all resources to identify and evaluate the appropriate structure for financing. The financing structure is highly dependent on the type of project being financed:

- What is allowed under State Statutes?
- Can a lien/security interest be placed on the project?
- What financial resources are available to repay debt?

There are several different types of financing structures available to issuers in the State, including the following most commonly used structures:

- General Obligation Bonds
- Limited Obligation Bonds / Installment Financings
- Revenue Bonds

These financing structures can be issued in one of two markets, the Public market or the Bank market. And these financing structures can be sold in one of two ways as competitive or negotiated. The authorization is by the Local Government Bond Act (Article 4 of Chapter 159 of N.C.G.S.) and requires: Voter Approval except for 2/3s Bonds, Security or Full faith, credit and taxing power (no property liens).

Mr. Cheatwood said typical projects by towns are for streets, sidewalks, greenways, community college, schools, courthouses, public usage buildings etc. They are characteristic of typically securing the strongest credit and the lowest interest rates. They can typically be subject to voter approval via a referendum. The project amortization can be up to 20 years per the LGC guidelines.

General Obligation Bonds or "G.O. Bonds" are backed by a pledge of the unit's full faith, credit and taxing power i.e., the entity's current and future ability to levy ad valorem taxes.

G.O. Bonds are viewed by investors as the safest, most secure credit and therefore typically get the lowest interest rate. While G.O. Bonds are secured by an entity's taxing power, the entity may use any other legally available funds to repay the debt instead of using or raising property taxes, noted Mr. Cheatwood. G.O. Bonds require voter approval with the exception of 2/3 Bonds.

Mr. Cheatwood explained that 2/3 Bonds allow an entity to issue G.O. Bonds without voter approval in an amount up to 2/3 of the amount of G.O. Bonds that the entity paid off in the prior fiscal year.

Limited Obligation Bonds (“LOBs”) or Installment Financings are secured by a lien on the assets being financed and debt service is subject to annual appropriation by the entity’s governing body from any legally available revenues. No specific revenues i.e. property tax revenues, water and sewer revenues, etc. are pledged. The lien on the asset being financing is either in the form of a Deed of Trust for real estate assets or a UCC filing for equipment such as vehicles and if the entity does not make its debt service payment, the lender can foreclose and take possession of the asset or assets.

Mr. Cheatwood said given the requirement of a lien, the projects being financed are often “bricks and mortar” or tangible assets as opposed to streets, sidewalks, greenways, etc. Given the appropriation backed structure, LOBs / Installment Financings are viewed as less secure than G.O. Bonds and therefore carry a higher interest rate and are approximately 0.25%.

The Local Government Commission (LGC) generally requires that LOBs / installment financings be amortized on a level principal basis and repaid over a 20-year period. Some exceptions can be granted if the primary repayment source is an enterprise system revenue.

#### **4. PUBLIC COMMENTS**

4.1. There was a lengthy question and answer period wherein the citizens addressed concerns and comments. In response to Mr. Urs Gsteiger's question regarding the LGC requirements for repayment, Mr. Cheatwood explained how revenues could pay from a unique makeup of sources versus only property tax and/or only water and sewer revenues. So, some towns have a hybrid system set-up for repayment he added, just as some funding monies go towards pipes and lines, so utility revenues will fund that.

There was a discussion as to costs and rate increases for utility accounts, the ad valorem tax rate and cost-effective options for funding was discussed. The infrastructure system, water and sewer lines replacement and pipe materials were explained by Mr. Davis. Community outreach and education, referendums and bonds and schedule timelines were discussed in depth by Mr. Pudney. The current water capacity and future capacity expectations and future growth and development were discussed.

Mr. Cheatwood reiterated the funding mechanisms such as how some funding might be assessed from taxpayers, such as property tax valuation and millage rate, how a hybrid system of using utility customer payments and /or how GO bonds are required to have a 20-year payback with the exception of 30-year payback, all under the approval and scrutiny of the LGC.

Further questions by citizens were about the exact costs to the taxpayers and residential utility bills comparison to other towns. The process of building the Lake Coffey/ Lake Santis reservoir project, dredging and the timeline for

shutting down Buckeye Lake was explained by Mr. Pudney wherein he said the lake will take months to dredge.

Mr. Pudney noted the next budget session gives staff a better assessment for moving forward with the surface water project. We may be looking at a 20-million-dollar project and will look for federal money grants. Staff will continue to search for grants and funding as this is a multiyear process. If we were to receive grants, then we will reduce the Town's debt. A general obligation bond schedule was plotted out for 2023 if we decided to fund through a general obligation bond.

Options for other means of funding were discussed if voters don't approve the terms of finance structure bonds. Mr. Thomas is meeting with the State regulators in Raleigh. The State permitting office approved a FEMA grant. That route would be the quickest as it could feasibly be accomplished in three years.

In response to Mr. Rick Lott, Mr. Pudney said the Ski Resort would be assured of retaining its snow making capabilities. We are asking for a 99-year lease from the property owner and the town has priority resort needs assurances that can make snow.

## **5. TOWN COUNCIL COMMENTS**

### **5.1.**

In response to Councilmember Abernethy's question regarding the fees charged to secure loans, Mr. Cheatwood explained the banks' loan fees, amortization, provisions and penalties. The GO bond assets are to pledge the taxing power. Limited obligation bond requirements of LGC, was further explained with regards to putting a project out for bids and securing permits in hand.

There were general comments if the town were to run out of water and therefore is vital to have a backup water source. Councilmember Gonyea thanked the citizens for the input and encouraged citizens to participate in the upcoming budget retreat process. There will always be a water problem with growth and new construction. She agreed with Councilmember Abernethy that property values have doubled.

Mayor Kaufman said everyone was surprised by their tax bills. The Town Hall meeting gives the taxpayers an idea of the need for the project, and the financial impact. Mr. Pudney added that the financial model shows the increase to the utility bill as \$5.00. We have been implementing the increases in the billing calculation through using the model and so the gradual increases have been planned.

Mayor Kaufman stated that the process and funding procedures will remain transparent throughout the process.

## **6. ADJOURNMENT**

- 6.1.** There being no further questions, Mayor Kaufman adjourned the Town Hall meeting at 5:40 p.m.

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Town Clerk

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Mayor, Town of Beech Mountain



# MINUTES

## Regular Town Council Meeting

4:00 PM - Tuesday, November 8, 2022  
Council Chambers

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The Regular Town Council of the Town of Beech Mountain was called to order on Tuesday, November 8, 2022, at 4:00 PM, in the Council Chambers, with the following members present:

**COUNCIL PRESENT:** Mayor Barry Kaufman  
Vice Mayor Jimmie Accardi  
Councilmember Weidner Abernethy  
Councilmember Kelly Melang  
Councilmember Erin Gonyea

**COUNCIL EXCUSED:**

**STAFF PRESENT:** Attorney Stacy Eggers, IV  
Town Manager Bob Pudney  
Town Clerk Tamara Mercer  
Director of Special Projects Riley Hatch

### 1. CALL TO ORDER

1.1. Mayor Kaufman requested a motion to call the meeting to order.

#### Motion

Jimmie Accardi made a motion to call the meeting to order and Weidner Abernethy seconded the motion. CARRIED. unanimously.

### 2. ADOPTION OF AGENDA

2.1. Mayor Kaufman requested a motion to adopt the agenda, but corrected a typo error on page 19, 'snow' plow not 'slow' plow.

#### Motion

Jimmie Accardi made a motion to accept the agenda with the aforementioned correction and Erin Gonyea seconded the motion. CARRIED. unanimously.

### 3. INVOCATION- DEWEY CYCLONE BRETT

### 4. PLEDGE OF ALLEGIANCE

**5. FEATURED LOCAL BUSINESS- ATLANTIC ALE HOUSE, JACOB GRIEB**

- 5.1. Mr. Pudney introduced Mr. Jacob Grieb owner of the Atlantic Ale House. Mr. Grieb said he and his wife opened their first location in Johnson City Tennessee eight years ago. This year they opened the second establishment on Beech Mountain. The Ale House provides local and regional craft beer bar, sours, and wine to the public. They do not serve food, but people are welcome to bring food from other restaurants. He thanked the Town for recognizing the new business.

**6. PUBLIC COMMENT**

- 6.1. Mayor Kaufman opened the public comment portion of the meeting.

Mr. Nick Wilson of Charter Hills Road requested Council to lower the tax millage rate and for the community to be involved and to review the budget. He questioned the colors of the town flag. Some are blue and some are white, and Mr. Wilson wants the flags to be the same color. Mr. Wilson disagreed with the yard debris policy. Currently collection is only four times a year and he has more leaves and yard debris than is allowed. The town should allow more bags of leaves and collections for properties. Mr. Wilson suggested that the councilmembers to spend time in each department. He pointed out that Vice Mayor Accardi was at the Convenience Center following staff and the sanitation procedures and he encouraged other members to follow departments.

**7. CONSENT AGENDA**

- 7.1. Adoption of Minutes- October 11, 2022, regular meeting, October 18, 2022, Neighborhood Skiloft Road Area infrastructure, September 13, 2022 & Oct. 11, 2022, Closed Session minutes
- 7.2. Budget Amendment Budget Ordinance No. 2019-10
- 7.3. 2019 PUBLIC WORKS FACILITY CAPITAL PROJECT ORDINANCE #2019-10

In response to Vice Mayor Accardi's question regarding this agenda item, Mr. Pudney explained that this was for the completion of the Public Works Facility Capital Project, and this ordinance closes out that project in the Finance Department.

**Motion**

Motion to close project ordinance #2019-10

- 7.4. FY 2023 Budget Ordinance Amendment #2023-01

Mayor Kaufman corrected a typo error on page 19 'snowplow' not 'slow plow'

**Motion**

Weidner Abernethy made a motion to approve the above items including the correction and Kelly Melang seconded the motion. CARRIED. unanimously.

- 7.5. 2022 Water System Service Line Replacements Capital Projects Budget Ordinance #2023-01

**Motion**

Approve the proposed Capital Budget Ordinance #2023-01

- 7.6. 2018 Collection System Rehabilitation Capital Project Ordinance DWI #E-SRP-W-17-0104

**Motion**

Jimmie Accardi made a motion Recommend motion to close Capital Ordinance Erin Gonyea seconded the motion. CARRIED. unanimously.

- 7.7. Tax Release

**Motion**

Kelly Melang made a motion Release the tax values for administration and Erin Gonyea seconded the motion. CARRIED. unanimously.

**8. TOWN MANAGER AND STAFF REPORTS**

- 8.1. Mr. Pudney reviewed the financial report noting the first quarter benchmarks for the fiscal year in the water and sewer and sanitation enterprise funds. He pointed out the budget amendment submitted for a vehicle, an item that was ordered but not received in the last budget calendar.

Skiloft Road improvement project neighborhood meeting was held on October 18, 2022, but was sparsely attended, updated Mr. Pudney. The town is working to obtain construction easements and agreements from property owners.

Lake Coffey Reservoir Update-

- Progress with the long-term agreement with the resort. One last issue to be resolved.
- Applications for grant funding update and submitted to the State by West Consultants
- Meeting with Hagerty Consulting for professional assistance with specific grants both federal and state.
- A proposal for Council's review will be forthcoming

Mr. Pudney announced the Planning Department launched the new IWORQs software for the permitting process, which can be found online on the Town's website portal at:

<https://beechmountain.portal.iworq.net/portalhome/beechmountain>, which was funded by Tourism Development Authority as this assist's new homeowners with the permitting process and application. TDA occupancy tax up 9.4%. The Ski Resort purchased the Alpen Inn, for their workforce staff and the Inn was converted to workforce afford housing.

There is a diesel fuel shortage, but the town has planned and stored a three-month supply in order to run vehicles and infrastructure. Mr. Pudney said the MAPS Groups Pay plan and study is underway. The employees participated in the questionnaire and completed by all employees' job description of job duties and responsibilities. There are one-on-one interviews with 50 employees scheduled for next week. The contract bids for the Town Hall and Visitor Center expansion project will conclude on Thursday, November 10th.

Mr. Pudney reviewed the departmental reports as:

#### Department Reports-

- Page 46 Parks and Recreation revenue is slightly higher over same period last year
- Page 48 Parks and Recreation held sixteen special events over a 31-day period
- Page 50 Planning and Building Inspections:
  - 140 permits over same period last year
- Page 51 Sixteen new homes permitted this quarter
  - IWorq online permitting and records management program up and running which was funded by the TDA
- Page 64 TDA occupancy tax up a record 9.4% over same period last year
- Page 67 workforce housing report – note Alpine Inn conversion to Ski Resort workforce housing

Diesel fuel shortage plan- plan to ensure the town can continue essential operations (snowplow and sanitation)

Christmas parade theme is “a Beary Merry Christmas”

- Parade is December 22nd at 4:00 pm beginning at Fire Station #1
- Contact Parks and Recreation for including a float in the parade
- Photos and hot chocolate with Santa at Town Hall immediately after the parade

Special “bears” will be handed out during the month of December.

- Stuffed bears from those who care will be given out by the Police and Fire Departments
- Bears for boo-boos will be handed out by our EMS personnel
- Look for random stuffed teddy bears placed on vehicles in public parking areas

Mr. Pudney recognized Veterans Day with a special thank you to all veterans for their service to our country. The Town and Public Works Department is ready for the forecasted snow.

**8.2. Finance Director's Monthly Report**

**Motion**

Review

**8.3. Fire Department Monthly Report**

**8.4. Police Department Monthly Report**

**8.5. October 2022 Recreation Report**

**8.6. Planning and Inspection Monthly Report 2022-10**

**8.7. DOI Monthly Report**

**8.8. TDA November Report 2022**

**9. TOWN COUNCIL COMMENTS**

- 9.1.** Vice Mayor Accardi thanked the TDA for funding the new software for the Planning Department assisting new homeowners. He addressed Mr. Wilson's comments regarding the flag color question, and asked staff to follow-up with a uniform color. Vice Mayor Accardi announced that the Town has open vacancies on Beech Mountain boards and citizens can apply to serve as a member. He thanked our veterans.

Councilmember Gonyea thanked the Parks and Recreation Department for all this year's fall events. She agreed Council should look at the milage rate next year.

Councilmember Abernethy requested to look at cutting costs, and he suggested reducing three employees to two employees at the recycling center. He requested residents to share insights and ideas during the budget process. The Council will evaluate the tax milage rate as the report on page 50 shows the town's growth. Numbers don't lie, we have doubled construction permits, and we are at a record pace for sustainable growth. The Town is in a better financial position and can reduce the milage rate. Councilmember Abernethy said he is in favor of expansion of the Town Hall as he has been in the Police Department. The building is too small. The TDA pays for half of the project with the Town.

In response to Councilmember Melang inquiry about the sanitation report, Mr. Pudney said the recycling numbers and the solid waste tonnage numbers are down from a year ago, as we deliver gross tonnage. He stated that it has helped that commercial properties are served by Republic and that waste is out of our waste stream.

Councilmember Melang noted that Shane Park is open until November and reiterated her thanks to our veterans, and that positions are open on boards and committees.

Mayor Kaufman said the tax rate review and budget process begins in January at the first budget retreat, the meetings open to the public. He also

encouraged citizens to participate on boards and committees. The Council will address the available positions in December and will look to fill appointments as this is an opportunity for citizens to voice opinions.

Link found at: [https://townofbeechmountain.com/wp-content/uploads/2018/10/Board.Application.Form\\_.Fillable.pdf](https://townofbeechmountain.com/wp-content/uploads/2018/10/Board.Application.Form_.Fillable.pdf)

## 10. ADJOURNMENT

- 10.1. There being no further business, Mayor Kaufman requested a motion to adjourn at 4:45 p.m.

### Motion

Kelly Melang made a motion to adjourn the meeting and no second was needed seconded the motion. CARRIED. unanimously.

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Town Clerk

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Mayor, Town of Beech Mountain



## COUNCIL ACTION ITEM

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**TO:** Mayor and Town Council  
**FROM:** Tamara Mercer  
**DATE:** December 13, 2022  
**SUBJECT:** 2023 Town Council & Boards' Meeting Schedule Calendar

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**FOR THE PURPOSE OF:**

Pursuant to §G.S. 143-318.12, Staff recommends adoption of the 2023 Calendar Schedule for Town Council regular meetings, retreats and work sessions, and Boards' and Committees' regular meetings schedule, and to adopt the FY: 2023-2024 Annual Budget Calendar meeting schedule.

**SIGNATURES:**

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**Town Manager**

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**Town Clerk**



**Town of Beech Mountain**  
**2023 Town Council Regular Meetings and Retreat/Work Sessions & Town Boards' Meeting Schedule**  
**January - June**

Board	Day of Month*	Time	January	February	March	April	May	June
<b>*Town Council- Regular Meeting</b>	2nd Tuesday	4:00:00 PM - Public Meeting Closed Session follows if scheduled	1/10/23	2/14/23	3/14/23	4/11/23	5/9/23	6/13/23
<b>*Town Council</b>	Retreat/ Worksession	please note date and times may vary	1/25/23 @ 8:30am			4/19/2023 @ 10:00	5/17/2023 @2:00	
<b>Planning Board</b>	Last Tuesday	9:00 AM	1/31	2/28	3/28	4/25	5/30	6/27
<b>Rec Committee @ Buckeye Rec Center</b>	1st Thursday	8:30 AM	1/5	2/2	3/2	4/6	5/4	6/1
<b>TDA</b>	2nd Wednesday	3:00 PM	1/11	2/8	3/8	4/12	5/10	6/14/2023
<b>Board of Adjustment</b>	1st Tuesday	4:00 PM	1/3	2/7	3/7	4/4	5/2	6/6
<b>Tree Committee</b>	1st Monday	10:00 AM	1/2	2/6	3/6	4/3	5/1	6/5
<b>Chamber of Commerce</b>	2nd Monday	4:00 PM	1/9	2/13	3/13	4/10	5/8	6/12
<b>Historical Society</b>	3rd Tuesday	1:00 PM					5/16	6/20

**July - December**

Board	Day of Month*	Time	July	August	September	October	November	December
<b>Town Council-regular</b>	2nd Tuesday	4:00:00 PM - Public Meeting Closed Session follows if scheduled	7/11/23	8/8/23	9/12/23	10/10/23	11/14/23	12/12/23
<b>*Town Council Town Hall meeting</b>		*At Buckeye Rec Center		TBD				
<b>Planning Board</b>	Last Tuesday	9:00 AM	7/25	8/29	9/26	10/31	11/28	*12/19/2023
<b>Rec Committee @ Buckeye Rec</b>	1st Thursday	8:30 AM	7/6	8/3	9/7	10/5	11/2	12/7
<b>TDA</b>	2nd Wednesday	3:00 PM	7/12	8/9	9/13	10/11	11/8	12/13
<b>Board of Adjustment</b>	1st Tuesday	4:00 PM	7/11	8/1	9/5	10/3	11/7	12/5



<b>Tree Committee</b>	1st Monday	10:00 AM	7/3	8/7	*9/11/2023	10/2	11/7	12/4
<b>Chamber of Commerce</b>	2nd Monday	4:00 PM	7/10	8/14	9/11	10/9	11/13	12/11
<b>Historical Society</b>	3rd Tuesday	1:00 PM	7/18	8/15	9/19	10/17		

\* Dates highlighted in yellow indicate a change in the regular meeting date due to a scheduling conflict or due to Holidays

\*State of Emergency pursuant to Governor's Orders §166A-19.24 for any remote meetings

Public Notice: All reasonable steps are provided for Public Access if a remote meeting is scheduled. Town Council meetings are live and accessible from the website via the YouTube Channel, & if remote a Zoom link is provided for the public to attend by viewing, and a Toll-free phone number is provided for the public to attend by listening to the live meeting. Town Council meetings are archived and posted via the Archive section in the Town's website in the Civic Engagement Portal and available at access point:								
<a href="https://townofbeechmountain.civicweb.net/Portal/">https://townofbeechmountain.civicweb.net/Portal/</a>								
<a href="http://www.townofbeechmountain.com">www.townofbeechmountain.com</a>								



**2023 Annual Budget  
Calendar for  
Fiscal Year:2023-2024**

Date	Time	Meeting Information and Budget Schedule
December 13, 2022	4:00 p.m.	<b>Town Council Regular Meeting - Adoption of Budget &amp; Meeting Calendar</b>
December 15, 2022		FY:2023-2024 Budget Calendar & Meeting Calendar placed on town website
January 25, 2023 Wed.	8:30 a.m.	<b>Town Council Planning &amp; Budget Retreat</b>
February 7, 2023		Distribute budget information to Department Heads
TBD		Town Council schedules an added Budget Retreat
February 14, 2023	4:00 p.m.	Town Council Regular Meeting
March 1-10, 2023		Town Manager and Finance Officer meet individually with Department Heads to discuss budget and receive all budget requests ( <i>1<sup>st</sup> meeting</i> )
March 27, 2023		Finalize departmental budget requests with Department Heads ( <i>2<sup>nd</sup> meeting</i> )
Spring 2023		Manager & Tax Administrator submits projected ad valorem tax calculation for fiscal year's budget
April 19, 2023 Wed.	10:00 a.m.	<b>Town Council Meeting – Budget Workshop I - Public Presentation of the Budget</b>
May 1, 2, 3, 4, 2023		Town Manager and Finance Officer meet individually with Department Heads ( <i>meetings as needed</i> )



**2023 Annual Budget  
Calendar for  
Fiscal Year:2023-2024**

Date	Time	Meeting Information and Budget Schedule
May 4, 2023		Proposed FY:2023-2024 Annual Budget placed on town website and made available to the public
May 9, 2023	4:00 p.m.	<b>Town Council Regular Meeting – 1<sup>st</sup> Reading &amp; Public Hearing on Budget</b>
May 17, 2023 Wed.	2:00 p.m.	<b>Town Council Meeting – Budget Workshop II</b>
June 13, 2023	4:00 p.m.	<b>Town Council Meeting – 2<sup>nd</sup> Reading on Budget; Town Council Adopts FY: 2022-2023 Budget</b>

\*Public Notice:§ 143-318.10 All official meetings of public bodies open to the public.

Town Council meetings are archived and posted via the Archive section in the Town’s website in the Civic Engagement Portal and available to the public at access point [Town of Beech Mountain - Home \(civicweb.net\)](https://townofbeechmountain.civicweb.net/).  
<https://townofbeechmountain.civicweb.net/Portal> [www.townofbeechmountain.com](http://www.townofbeechmountain.com)





## COUNCIL ACTION ITEM

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**TO:** Mayor & Council  
**FROM:** Rebecca Ward  
**DATE:** December 13, 2022  
**SUBJECT:** Tax Release & Refunds

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**FOR THE PURPOSE OF:**  
To approve all refunds and releases

**SIGNATURES:**

---

Town Manager

---

Town Clerk



**TOWN OF BEECH MOUNTAIN TAX OFFICE**

**RELEASE REQUEST**

PROPERTY OWNER	LAST	FIRST	MIDDLE
	Mather	Donald	
ADDRESS	1605 Rainesview Lane Apex, NC 27502		
LOCATION			COUNTY: Watauga

I HEREBY REQUEST RELEASE OF TAX UNDER G.S. 105-381 FOR THE FOLLOWING YEAR:

YEAR	ASSESSMENT		TAX AMOUNT			RECEIPT NUMBER
	TOWN	DISTRICT	TOWN	DISTRICT	TOTAL	

ACCOUNT NUMBER	
PARCEL NUMBER	1950343385000

AMOUNT OF RELEASE	\$
-------------------	----

DATE OF COUNCIL MEETING	12-13-2022
-------------------------	------------

**SPECIFIC REASON FOR RELEASE**

\_\_\_\_\_  
Tax Administrator

\_\_\_\_\_  
Approved By

\_\_\_\_\_  
Date

**REFUND REQUEST**

I HEREBY REQUEST REFUND OF TAX UNDER G.S. 105-380 FOR THE FOLLOWING YEARS:

YEAR	TAX	INTEREST PENALTIES COSTS	TOTAL PAID	DATE PAID	TOTAL REFUND
2022	2473.16		4946.32	10-16 & 11-7	2473.16
<b>MAKE CHECK TOTAL</b>					2473.16

**SPECIFIC REASON FOR REFUND**  
Paid twice..... Check needs to go back to Corelogic Tax Collection, LLC ref # 58922

*[Signature]*

\_\_\_\_\_  
Tax Administrator

\_\_\_\_\_  
Approved By

\_\_\_\_\_  
Date

**TOWN OF BEECH MOUNTAIN TAX OFFICE**

**RELEASE REQUEST**

PROPERTY OWNER	LAST	FIRST	MIDDLE
	487 ST. ANDREWS LLC		
ADDRESS	PO BOX 2117 GOLDENROD, FL 32733		
LOCATION	487 ST ANDREWS RD	COUNTY	Watauga

I HEREBY REQUEST RELEASE OF TAX UNDER G.S. 105-381 FOR THE FOLLOWING YEAR:

YEAR	ASSESSMENT		TAX AMOUNT			RECEIPT NUMBER
	TOWN	DISTRICT	TOWN	DISTRICT	TOTAL	
2022	114200.00				776.56	

ACCOUNT NUMBER	
PARCEL NUMBER	1941719894000

AMOUNT OF RELEASE	\$776.56
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DATE OF COUNCIL MEETING	12-13-2022
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**SPECIFIC REASON FOR RELEASE**  
RELEASE PER WATAUGA CTY

*Rebecca Williams*

Tax Administrator

Approved By

Date

**REFUND REQUEST**

I HEREBY REQUEST REFUND OF TAX UNDER G.S. 105-380 FOR THE FOLLOWING YEARS:

YEAR	TAX	INTEREST PENALTIES COSTS	TOTAL PAID	DATE PAID	TOTAL REFUND
<b>MAKE CHECK TOTAL</b>					

**SPECIFIC REASON FOR REFUND**  
Paid twice.....

Tax Administrator

Approved By

Date



## RESOLUTION

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**TO:** Town Council  
**FROM:** Preston Yates  
**DATE:** December 13, 2022  
**SUBJECT:** Resolution to request local control of the design of residential structures

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**FOR THE PURPOSE OF:**

A Resolution to request local control of residential design and appearance.

**SIGNATURES:**

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**Town Manager**

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**Town Clerk**



Resolution

Town of Beech Mountain  
North Carolina

Date: 12/13/2022

**TOWN OF BEECH MOUNTAIN**

**A RESOLUTION TO REQUEST LOCAL CONTROL TO REGULATE  
RESIDENTIAL DWELLING APPEARANCES**

**Resolution No. 2022-11**

**WHEREAS**, the Town of Beech Mountain is a resort town and travel destination which relies heavily upon its natural beauty and mountainous terrain to support its economy; and

**WHEREAS**, the Town Council of the Town of Beech Mountain believes that the natural and manmade aesthetics of the area are an essential and integral part of the attraction of this mountain community; and

**WHEREAS**, N.C. General Statutes §160D-702 grants municipalities statewide the ability to adopt zoning regulations; however, §160D-702(b) specifically excludes buildings governed by the North Carolina Residential Building Code from local zoning regulation unless a specific historic district exception applies; and

**WHEREAS**, the Town of Beech Mountain is not eligible to qualify for the historic district exceptions in the statute; and

**WHEREAS**, single-family dwellings are the predominant buildings within the Town of Beech Mountain; and

**WHEREAS**, the draw for tourists and residents to the Town of Beech Mountain is the traditional mountain appearance of the community, including the residential dwellings located therein; and

**WHEREAS**, modernist designs and bright colors are incompatible with the aesthetic quality and character of the Town of Beech Mountain; and

**WHEREAS**, due to the mountainous terrain, homes built on the ridgelines and the slopes of the Town are highly visible for greater distances than in other parts of the State; and

**WHEREAS**, the Town is mindful of the desire to control the cost of residential housing, but finds that the negative effects which it desires to curb would not unduly increase the costs of housing and the need for such aesthetic control outweighs the benefits sought by §160D-702(b) and (c); and

**WHEREAS**, the need to regulate the appearance of structures within the jurisdiction of the Town of Beech Mountain, including single-family residential dwellings, outweighs the desire of homeowners to construct potentially incompatible dwellings which have appearances more suited to Miami, Florida than a quaint mountain Town.

**NOW THEREFORE** be it resolved by the Town Council of the Town of Beech Mountain, North Carolina as follows:

1. The Town of Beech Mountain requests its legislative delegation to sponsor, support, and pass a Local Bill to amend N.C. General Statutes §160D-702 to include the following section:

“§160D-702(d): The limitations set forth above in §160D-702(b) and (c) above shall not apply within the zoning jurisdiction of the Town of Beech Mountain.”

2. That the Town Clerk to the Town of Beech Mountain shall forward a copy of this Resolution to our duly elected North Carolina House Member and North Carolina Senator with the request that they act upon this Resolution as expeditiously as possible.

READ, CONSIDERED, PASSED AND APPROVED at a regular meeting of the Town Council for the Town of Beech Mountain, North Carolina, at which a quorum was present and which was held on the 13th day of December, 2022.

ADOPTED this the \_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_  
Barry Kaufman, Mayor

ATTEST:

\_\_\_\_\_  
(SEAL)

Tamara Mercer  
Clerk to the Board



## COUNCIL ACTION ITEM

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**TO:** Town Council  
**FROM:** Steve Smith  
**DATE:** December 13, 2022  
**SUBJECT:** 2022 Financial Statement Presentation

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**FOR THE PURPOSE OF:**

Cindy Randolph CPA to present audit findings and review the 2022 fiscal year financial statements

**ATTACHED FOR YOUR CONSIDERATION:**

Town of Beech Mountain 2022 Financial Statements

**STAFF RECOMMENDATION:**

Accept finding and financial statements

**SIGNATURES:**

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Town Manager

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Town Clerk

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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**

*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**

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 responsive 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.

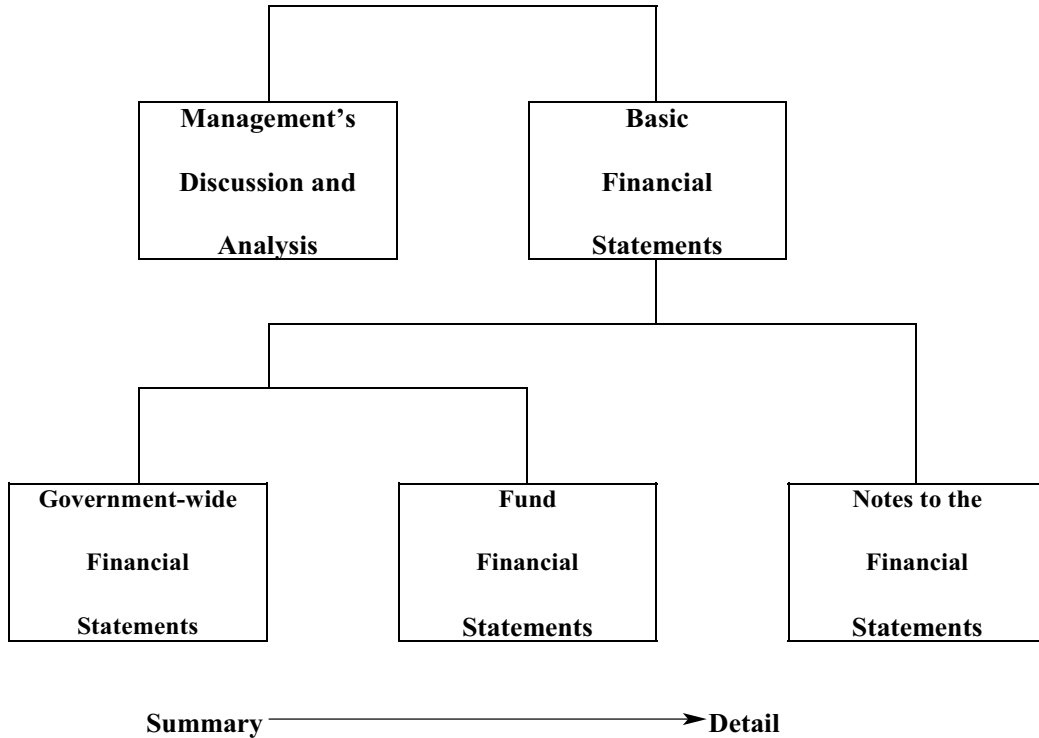
### Financial Highlights

- 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

	Governmental Activities		Business-type Activities		Total	
	2022	2021	2022	2021	2022	2021
<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	-	-	4,601,620	2,602,699	4,601,620	2,602,699
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)	405,105	353,743	-	-	405,105	353,743
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**

	<b>Primary Government</b>			<b>Beech Mountain Tourism Development Authority</b>
	<b>Governmental Activities</b>	<b>Business-type Activities</b>	<b>Total</b>	
<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	-
<b>Total current assets</b>	<b>8,624,416</b>	<b>2,499,014</b>	<b>11,123,430</b>	<b>1,034,096</b>
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	11,362,860	19,344,760	30,707,620	-
<b>Total capital assets</b>	<b>12,405,596</b>	<b>24,757,686</b>	<b>37,163,282</b>	<b>-</b>
<b>Total assets</b>	<b>21,030,012</b>	<b>27,256,700</b>	<b>48,286,712</b>	<b>1,034,096</b>
<b><u>Deferred Outflows of Resources</u></b>				
Pension deferrals	943,184	136,347	1,079,531	-
Total deferred outflows of resources	943,184	136,347	1,079,531	-

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>	<u>Program Revenues</u>				<u>Net (Expense) Revenue and Changes in Net Position</u>			<u>Beech Moutain Tourism Development Authority</u>
	<u>Expenses</u>	<u>Charges for Services</u>	<u>Operating Grants and Contributions</u>	<u>Capital Grants and Contributions</u>	<u>Governmental Activities</u>	<u>Business-type Activities</u>	<u>Total</u>	
<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 & LEOSA)		(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 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>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
Net change in fund balances	(908,065)	(231,705)	54,624	103,258	88,748	(893,140)
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**

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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 is estimated useful lives and reported as depreciation expense. This is the amount by which capital outlays exceeded depreciation

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 LEOSA 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 \$ 664,321

*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	544,677	1,168,805	1,087,582	(81,223)
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	384,519	384,519	353,677	30,842
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	5,000	77,000	102,769	25,769
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	<u>(1,720,984)</u>	<u>(1,837,082)</u>	<u>(908,065)</u>	<u>929,017</u>
Appropriated Fund Balance	<u>1,720,984</u>	<u>1,837,082</u>	<u>-</u>	<u>(1,837,082)</u>
Net change in fund balance	<u>\$ -</u>	<u>\$ -</u>	<u>(908,065)</u>	<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 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	\$ 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**

	<b><u>Water and Sewer Fund</u></b>	<b><u>Sanitation Fund</u></b>	<b><u>Total</u></b>
<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.*

**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**

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

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

**TOWN OF BEECH MOUNTAIN**

**Exhibit 10  
Page 1 of 2**

**Statement of Cash Flows  
Proprietary Funds  
For the Year Ended June 30, 2022**

	<b>Major Enterprise Funds</b>		
	<b>Water and Sewer Fund</b>	<b>Sanitation Fund</b>	<b>Total</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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	<u>Major Enterprise Funds</u>		
	<u>Water and</u> <u>Sewer Fund</u>	<u>Sanitation</u> <u>Fund</u>	<u>Total</u>
<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 group 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 Balances</b>	<b>Increases</b>	<b>Decreases</b>	<b>Transfers</b>	<b>Ending Balances</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	875,539	152,850	150,420	-	877,969
Total capital assets being depreciated	1,032,636	842,004	150,420	-	1,724,220
<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	562,178	114,808	150,420	-	526,542
Total accumulated depreciation	629,318	139,279	150,420	-	618,152
Total capital assets being depreciated	403,318				1,106,068
Sanitation fund capital assets, net	\$844,389				\$1,106,068
<b>Business-type Activities:</b>					
<b>Water and Sewer Fund:</b>					
<b>Capital assets not being depreciated:</b>					
Land	\$ 765	\$ -	\$ -	\$ -	\$ 765
Construction in progress	3,114,163	2,297,998	-	-	5,412,161
Total capital assets not being depreciated	3,114,928	2,297,998	-	-	5,412,926
<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	731,715	128,255	21,991	-	837,979
Total capital assets being depreciated	21,948,981	5,630,414	21,991	-	27,557,404
<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	539,301	75,928	21,991	-	593,238
Total accumulated depreciation	8,708,833	631,844	21,991	-	9,318,686
Total assets being depreciated, net	13,240,148				18,238,718
Water and sewer fund capital assets, net	16,335,076				23,651,644
Business-type activities capital assets, net	\$17,199,465				\$24,757,686

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>
Total	<u><u>\$(232,337)</u></u>

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>10</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 generation 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 multiplied 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 survivor 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:

	<b>LGERS</b>	<b>LEOSSA</b>	<b>Total</b>
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>Current Portion of Long-term Debt</b>	
	<b>July 1, 2021</b>	<b>Increases</b>	<b>Decreases</b>	<b>Balance June 30, 2022</b>	<b>Debt</b>
<b>Governmental activities:</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.

**TOWN OF BEECH MOUNTAIN**

Schedule 2

**Schedule of Employer Contributions  
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>
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**

**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**

	<u>2022</u>		<u>Variance Positive (Negative)</u>	<u>2021 Actual</u>
	<u>Budget</u>	<u>Actual</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

Page 3 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>		
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.

**TOWN OF BEECH MOUNTAIN**

Schedule 5

Page 4 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>		
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>Prior Years</u>	<u>Actual</u>		<u>Variance Positive (Negative)</u>
			<u>Current Year</u>	<u>Total to Date</u>	
<b>Revenues:</b>					
Miscellaneous revenue	\$ -	\$ -	\$ 9,932	\$ 9,932	\$ 9,932
Investment earnings	-	190	-	190	190
Total revenues	<u>-</u>	<u>190</u>	<u>9,932</u>	<u>10,122</u>	<u>10,122</u>
<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	<u>147,693</u>	<u>96,166</u>	<u>11,496</u>	<u>107,662</u>	<u>40,031</u>
Total expenditures	<u>3,380,000</u>	<u>2,389,133</u>	<u>319,547</u>	<u>2,708,680</u>	<u>671,320</u>
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	<u>3,380,000</u>	<u>3,380,000</u>	<u>-</u>	<u>3,380,000</u>	<u>-</u>
Revenues and other sources over (under) expenditures	<u>\$ -</u>	<u>\$ 991,057</u>	(231,705)	<u>\$ 759,352</u>	<u>\$ 759,352</u>
Fund balance, beginning			<u>991,057</u>		
Fund balance, ending			<u>\$ 759,352</u>		

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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>Final Budget</b>	<b>Actual</b>	<b>Variance Positive (Negative)</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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	<u>Final Budget</u>	<u>Current Actual</u>	<u>Variance Positive (Negative)</u>
<b>Revenues:</b>			
Restricted intergovernmental	\$ 103,258	\$ 103,258	\$ -
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.

**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>	 42,196	 <u>\$ 42,196</u>
 <b>Reconciliation From Budgetary Basis (Modified Accrual) to Full Accrual:</b>			
 <b>Reconciling items:</b>			
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

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

		Actual			
	<u>Project</u>	<u>Prior</u>	<u>Current</u>	<u>Total</u>	<u>Variance</u>
	<u>Authorization</u>	<u>Years</u>	<u>Year</u>	<u>to</u>	<u>Positive</u>
				<u>Date</u>	<u>(Negative)</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, building 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>Project Authorization</u>	<u>Prior Years</u>	<u>Actual</u>		<u>Variance Positive (Negative)</u>
			<u>Current Year</u>	<u>Total to Date</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	<u>57,400</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>(57,400)</u>
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**

		Actual			
	<u>Project Authorization</u>	<u>Prior Years</u>	<u>Current Year</u>	<u>Total to Date</u>	<u>Variance Positive (Negative)</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**

	<b><u>Budget</u></b>	<b><u>Actual</u></b>	<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		

**TOWN OF BEECH MOUNTAIN**

Schedule 20

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

<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	<u>30,837</u>	<u>-</u>	<u>30,837</u>	<u>-</u>
	<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**

	Town-Wide		Total Levy		
	Property Valuation	Rate	Amount of Levy	Property excluding Registered Motor Vehicles	Registered Motor Vehicles
Original levy:					
Property taxes at current year's rate	\$ 562,684,184	0.0732	\$ 4,118,848	\$ 3,990,602	\$ 128,246
Penalties	<u>965,984</u>	0.0732	<u>7,071</u>	<u>7,071</u>	<u>-</u>
Total	563,650,168		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

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**TOWN OF BEECH MOUNTAIN, NORTH CAROLINA**

**Schedule of Findings and Responses  
For the Year Ended June 30, 2022**

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**I. Summary of Auditor's Results**

**Financial Statements**

Type of report the auditor issued on whether the financial statements audited were prepared in accordance to GAAP: Unmodified

Internal control over financial reporting:

- Material weakness(es) identified?                   \_\_\_yes      x  no
- Significant deficiency(ies) identified               \_\_\_yes      x  none reported
- Noncompliance material to financial statements noted?   \_\_\_yes      x  no

**II. Financial Statement Findings**

None noted.

**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.



## COUNCIL ACTION ITEM

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**TO:** Town Council  
**FROM:** Bob Pudney  
**DATE:** December 13, 2022  
**SUBJECT:** Consulting Proposal

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**FOR THE PURPOSE OF:**

This request involves securing professional consulting services to assist the Town in identifying available Federal and State funding sources for the Public Utility infrastructure, assist in preparing relevant grant and funding documents and importantly, provide liaison and access to both State and Federal decision makers.

The Town is currently seeking a 14-million-dollar grant for the construction of a 30-million-gallon surface water reservoir at the Lake Coffey site. The Federal Government (FEMA) has substantial funding available through the Infrastructure Investment and Jobs Act (IIJA) via the Environmental Protection Agency (EPA). These funds are usually distributed through the States as grants. Currently the Town does not have the expertise to effectively navigate the various and complex agency and political processes to secure this type of funding. This proposal for professional consulting services provides the expertise required to move this project forward.

This proposal is based upon an hourly rate structure (time and materials) with a "Not to Exceed" ceiling to better identify and control the costs associated with the relationship. The Town has the ability to cease work by the Hagerty group at any time. Funding for this request is provided in the "Source Water Development Fund" currently budgeted for this type of expense.

Staff believes this request is vital for the successful progress of the Lake Coffey Surface Water and Utility Project.

**STAFF RECOMMENDATION:**

Staff recommends approval of this proposal.

**SIGNATURES:**

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**Town Manager**

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**Town Clerk**

# Federal and State Funding Support

Town of Beech Mountain, North Carolina  
Hagerty Consulting, Inc.

December 6, 2022

**PREPARED BY:**

Hagerty Consulting, Inc.  
1618 Orrington Ave, Suite 201  
Evanston, IL 60201  
847-492-8454

**CONTACT:**

Katie Freeman  
Director of Operations  
[katie.freeman@hagertyconsulting.com](mailto:katie.freeman@hagertyconsulting.com)  
847-492-8454 x119





December 6, 2022

Bob Pudney  
Town of Beech Mountain  
403 Beech Mountain Pkwy  
Beech Mountain, NC 28604

**Subject: Letter Proposal for Federal and State Funding Support to the Town of Beech Mountain Public Water System**

Dear Mr. Pudney and the Town of Beech Mountain,

Hagerty Consulting, Inc. (Hagerty) is pleased to offer the Town of Beech Mountain our qualifications to understand federal and state funding support associated with the Public Water System. Hagerty is a management consulting firm at heart, providing support to cities and states across the nation to increase their ability to withstand and recover from natural, man-made, and technological disasters.

Hagerty's work has included extensive support for federal funds management, including traditional programs associated with mitigation and resilience as well as the new and emerging programs that can be brought to bear to support the Town of Beech Mountain. Because we provide a full suite of federal funds management services, our professionals are well-suited to support the Town of Beech Mountain Public Water System in identifying potential federal and state funding opportunities to support the Town of Beech Mountain Water Supply Drought Mitigation Project.

We appreciate the opportunity to submit this proposal and look forward to serving as a partner to the Town of Beech Mountain.

Sincerely,

**Katie Freeman**

Director of Operations, Hagerty Consulting, Inc.

[katie.freeman@hagertyconsulting.com](mailto:katie.freeman@hagertyconsulting.com)

847-492-8454 x119 | 510-851-2664



[www.hagertyconsulting.com](http://www.hagertyconsulting.com)

CHICAGO  
1618 ORRINGTON AVE, SUITE 201  
EVANSTON, IL 60201  
847-492-8454

## Project Delivery

Hagerty estimates that it will take approximately four months to perform the activities described in this proposal. Hagerty proposes a time and materials contract with a not-to-exceed amount of \$125,075.00 in order to complete the scope of services, which is envisioned to be performed on a remote basis. The period of performance is anticipated to begin on January 1, 2023 and end on June 30, 2023.

### Project Review and Funding Assessment

Hagerty will work with the Town of Beech Mountain to review the Beech Mountain Public Water Supply System Drought Mitigation Project (the project) to understand the project's scope and its components. Our review will include meeting with the Town of Beech Mountain leadership and other recommended stakeholders to assess the project and its potential benefits to the Town of Beech Mountain, the surrounding region, and the state at-large.

Concurrently, Hagerty will assess potential Federal and State funding opportunities that may be able to support the project, either in whole or in part. Hagerty will conduct a review of the *Infrastructure Investment and Jobs Act (IIJA)*, programs under the United States (US) Environmental Protection Agency, programs under the US Department of the Interior, programs administered by the State of North Carolina, and other federal and state programs that may be applicable.

Hagerty will develop a Funding Source Matrix that can assist the Town of Beech Mountain in understanding the federal and state funding landscape, including which funding programs may be able to support the project.

### Liaise with Federal and State Agencies and Advisory Support for Grant Application(s)

Upon completing the project review and funding assessment, Hagerty will support the Town of Beech Mountain in their communications with federal and state agencies. Hagerty will conduct due diligence on key stakeholders the Town of Beech Mountain may want to meet with, prepare key talking points and collateral on behalf of the Town of Beech Mountain, and attend meetings if requested by the Town of Beech Mountain.

To the extent the Town of Beech Mountain decides to pursue federal and/or state funding for this project, Hagerty will provide advisory support for grant application development. Hagerty will identify key requirements of the grant application, create a timeline that culminates in grant application submission, and provide advisory support during grant application writing development. Hagerty will not perform grant writing services.

## Pricing

Hagerty proposes a time and materials contract with a not-to-exceed amount of \$125,075.00 in order to complete the scope of services, which is envisioned to be performed on a remote basis. Appendix B provides a breakdown of project pricing and additional assumptions.



## Appendix A: Terms & Conditions

These terms and conditions are incorporated into Hagerty's proposal, which when signed by both parties will govern the services provided by Hagerty to the Town of Beech Mountain.

1. **Payment Terms:** Hagerty will bill on a regular basis, normally each month, for both fees and costs. Bills will be sent via email unless alternative delivery is requested. You agree to make payment within 30 days of receiving our bill. Unpaid fees and costs accrue interest at the rate of 1% per month from the beginning of the month in which they become overdue.

Should your balance extend beyond 60 days, we reserve the right, upon written notice, to cease performing services, to terminate our engagement, and to pursue collection of your account balance. If Hagerty has to pursue collection, you agree to pay, in addition to all amounts due and payable hereunder, all costs of collection incurred by the Hagerty in collecting or enforcing this agreement, including, without limitation, reasonable attorneys' fees and expenses actually incurred.

2. **Limitation of Liability:** The Parties agree that the maximum liability of Hagerty to the Town of Beech Mountain for any kind of damages that arise from the performance or non-performance of this Agreement, or that are in any way related to this Agreement, and without regard to whether such liability sounds in contract, in tort, or in any other theory of action, is to be limited to the lesser of: i) the amount to be paid to Hagerty as compensation by the Town of Beech Mountain for its Services pursuant to this Agreement, or ii) five thousand dollars.

The Town of Beech Mountain hereby affirms and agrees that it will not, under any circumstances, in any arbitration or judicial proceeding that arises from or relates to this agreement, be entitled to, or be awarded, any special, incidental, consequential, or punitive damages, or any categories of damages of a similar nature.

3. **Governing Law:** This Agreement is to be governed by, construed, and enforced in accordance with the law of the State of Illinois. All questions or disputes that arise from the performance or non-performance of this Agreement, or that arise from or relate in any way to this Agreement are to be resolved pursuant to the law of the State of Illinois. The Parties agree that the sole exception to the foregoing is that no effect is to be given, in any court proceeding or arbitration, to any conflict of law provisions that would result in an application of the law of any other State or jurisdiction.
4. **Force Majeure:** Each of the Parties will be excused from a failure to perform, or a delay in performing, its obligations under this Agreement, where that failure or delay is caused by or arises from an event of force majeure that is not the fault of that Party. Such events of force majeure are to include, but are not limited to: any law, ordinance, regulation, ruling, order or other governmental action, an act of God, fire, flood, war, sabotage, accident, labor dispute or strike, shortages of materials, transportation delays, or a similar event beyond the control of the Party whose performance is affected. Where the event of force majeure occasions a delay in the performance by a Party of its duties under this Agreement, any applicable time period for that performance will be extended, if feasible, by the duration of that delay.

## Appendix B: Project Pricing

### Town of Beech Mountain, NC: Federal and State Funding Support

Activity	Budget Assumptions	Project Executive		Federal Funds Management SME		Project Manager		Project Coordinator		Total	
		Hours	Cost	Hours	Cost	Hours	Cost	Hours	Cost	Hours	Cost
<b>1. Program Management</b>											
1a. Program Management	Weekly client meeting + weekly team meeting for 17 weeks	0	\$0	34	\$7,140	51	\$9,435	51	\$7,140	136	\$23,715
<i>Subtotal</i>		0	\$0	34	\$7,140	51	\$9,435	51	\$7,140	136	\$23,715
<b>2. Project Review</b>											
2a. Review and assess project		0	\$0	30	\$6,300	20	\$3,700	20	\$2,800	70	\$12,800
<i>Subtotal</i>		0	\$0	30	\$6,300	20	\$3,700	20	\$2,800	70	\$12,800
<b>3. Federal and State Funding Assessment</b>											
3a. Review potential Federal and State funding sources		0	\$0	20	\$4,200	30	\$5,550	40	\$5,600	90	\$15,350
3b. Develop funding source matrix of potential funding sources		0	\$0	10	\$2,100	30	\$5,550	40	\$5,600	80	\$13,250
<i>Subtotal</i>		0	\$0	30	\$6,300	60	\$11,100	80	\$11,200	170	\$28,600

**4. Liaise with Federal and State Agencies and Provide Advisory Support for Grant Application(s)**

<u>Activity</u>	<u>Budget Assumptions</u>	<u>Project Executive</u>		<u>Federal Funds Management SME</u>		<u>Project Manager</u>		<u>Project Coordinator</u>		<u>Total</u>	
		Hours	Cost	Hours	Cost	Hours	Cost	Hours	Cost	Hours	Cost
4a. Prepare client and participate meetings	Up to nine meetings with federal and state agencies	27	\$8,100	36	\$7,560	54	\$9,990	54	\$7,560	171	\$33,210
4b. Provide advisory support for grant application(s)		0	\$0	50	\$10,500	50	\$9,250	50	\$7,000	150	\$26,750
<i>Subtotal</i>		27	\$8,100	86	\$18,060	104	\$19,240	104	\$14,560	321	\$59,960
<b>TOTAL</b>		<b>27</b>	<b>\$8,100</b>	<b>180</b>	<b>\$37,800</b>	<b>235</b>	<b>\$43,475</b>	<b>255</b>	<b>\$35,700</b>	<b>697</b>	<b>\$125,075</b>

<b>Labor Category</b>	<b>Rate per Hour</b>
Project Executive	\$300
Federal Funds Management Subject Matter Expert	\$210
Project Manager	\$185
Project Coordinator	\$140

**Additional Assumptions Include:**

1. Town of Mountain Beech acknowledges there is no guarantee of federal or state funding eligibility and/or award and that Hagerty Consulting does not guarantee federal or state funding awarded by proceeding with these services.
2. This agreement is limited to the following project: Town of Beech Mountain Water Supply Drought Mitigation Project. Should the Town of Beech Mountain require the same or similar services for other projects, Hagerty and the Town of Beech Mountain shall negotiate a separate agreement.
3. Hagerty expects the engagement to be performed on a remote basis.



## COUNCIL ACTION ITEM

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**TO:** Town Council  
**FROM:** Daniel Davis  
**DATE:** December 13, 2022  
**SUBJECT:** RFQ 2022 Grassy Gap WWTP Sewershed Study

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**FOR THE PURPOSE OF:**

Selection of Qualified Engineer to continue with the 2022 Grassy Gap WWTP Sewershed Study. NCSRP funding has allowed for this study to be finance and will help determine areas of repair needed in the Grassy Gap Basin. Please approve recommendation of selected engineering firm to continue this project.

**SIGNATURES:**

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**Town Manager**

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**Town Clerk**





## COUNCIL ACTION ITEM

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**TO:** Mayor and Town Council  
**FROM:** Bob Pudney  
**DATE:** December 13, 2022  
**SUBJECT:** Mariah Circle Dumpster Location POA Request

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**FOR THE PURPOSE OF:**

Mariah Circle Property Owner Association easement request for dumpster location.

**SUPPORTING DOCUMENTS:**

**Background**

- A Solid Waste Ordinance amendment was adopted by the Town Council in May of 2021, which among other things, required certain properties within Town to utilize dumpster service.
- Although the ordinance took effect immediately, it was decided to allow the properties required to utilize dumpsters a six-month grace period to comply.
- During this period, most properties complied with the requirement to utilize dumpster service, but very few had them properly screened. Mariah North IV was one of the properties to obtain a dumpster during this period but did not have it screened.
- During the first week of November 2021, a Courtesy Notice was sent to a list of the properties, including Mariah North IV, that had received a dumpster, but didn't have it properly screened per the code requirements.
- During the second week of March 2022, a second Courtesy Notice was sent to the same list of properties.
- In June 2022, a field survey was conducted by Planning and Inspection staff to identify properties that were still not compliant with the dumpster screening requirements.
- During the second week of July 2022, an official Notice of Violation was sent to those properties that were still not compliant with the screening requirements, which included Mariah North IV.
- On July 22, 2022, Town staff were notified that Phil Henderson of Henderson Properties was now managing Mariah North IV and that an enclosure was in progress.

- During the latter half of July and into August, several discussions were held with Mr. Henderson in which he assured Town staff that the bid process was underway for the dumpster enclosure and that the issue would be resolved as quickly as possible. No further enforcement action was taken as it was apparent that Mariah North was moving toward compliance.

**Current Situation**

- On September 18, 2022, a Code Enforcement complaint was received that Mariah North IV had placed their dumpster on private property not owned by Mariah North IV.
- Following the code complaint, Town staff investigated the location of the dumpster and determined that it was not on the private property of the complainant but was on Town Right-of-Way and not on property owned by Mariah North IV.
- On September 28, 2022, a Notice of Violation was sent to Mariah North IV for a violation of placing an object in the public right-of-way.

**STAFF RECOMMENDATION:**

Staff does *Not* recommend approval of this request

**SIGNATURES:**

\_\_\_\_\_  
Town Manager

\_\_\_\_\_  
Town Clerk

Dear Mayor Kaufman and Town Council:

I am writing on behalf of the Mariah North IV Condominium Association ("Mariah IV") to request that the Town of Beech Mountain (the "Town") grant Mariah IV an easement on a small portion of the Town's right of way property at the turn on Mariah Circle (see Exhibit A for approximate location) (the "Easement Area") for the purpose of placing a dumpster and corresponding improvements to serve Mariah North I, Mariah North III, Mariah North IV, and other Mariah North duplexes for a total of 46 units that have a collective agreement to utilize the dumpster.

As you may be aware, Mariah IV has already improved the Easement Area with a concrete apron and bollards based on a good faith belief that we had the Town's approval to place the dumpster there. In support of our request, we've set forth below the current situation, **and we ask that this matter be added as an agenda topic to the December 13, 2022 Town Council meeting** so that we have an opportunity to address this matter with the Town Council.

**Current Situation:**

- The Town passed a Solid Waste Ordinance (the "Ordinance") requiring condo properties to be served by a dumpster. The Ordinance required the exact location of the dumpster to be agreed upon by Owner and Director of Public Works or his or her designee.
- Based on an on-site visit on Oct 21, 2021 by Town of Beech Mountain Public Works Director Daniel Davis, Republic representative Peggy Poston, and representatives of the various Mariah North condo associations, several sites were reviewed for potential options for dumpster placement. The Easement Area (aka the Mariah Circle turn) was identified as the best option and was discussed further with Daniel Davis with what was thought at the time verbal approval for this site given appropriate surveys were completed that the dumpster does not impede on any personal property (see Exhibit B).
- The Mariah Circle turn is aesthetically the best location, is in good proximity to all of the 46 units that the dumpster would serve and is not used as part of the roadway and also does not appear to be serving an economic purpose for the Town (see Exhibit C for photo prior to development).
- Surveys, detailed location / enclosure diagrams, and location development estimates (@\$24,000) were completed (see Exhibit D). City building permits were prepared in August 2022 including the attached detailed diagrams and estimates for approval based on the city requirements of any project being greater than \$15,000 (see Exhibit E).
- When permits were ready to be submitted in August, a Town inspector indicated that no permit was required due to the mandated dumpster enclosures. Therefore no review of location was completed by the Town clearly showing dumpster location on Town property.
- Mariah IV then spent approximately \$14,000 of the \$24,000 budget developing the Easement Area as a location for the dumpster and with an enclosure satisfying the Ordinance (we will supplement this email with Exhibit F which will be photos of improvements completed to date). The Town stopped the development of the location after the concrete pad was constructed with a notice of non-compliance.

- Mariah IV acted in good faith given the verbal approvals of the location site and would have corrected the location if the Town would have applied its permit process and required Mariah IV to submit plans and specifications for approval.

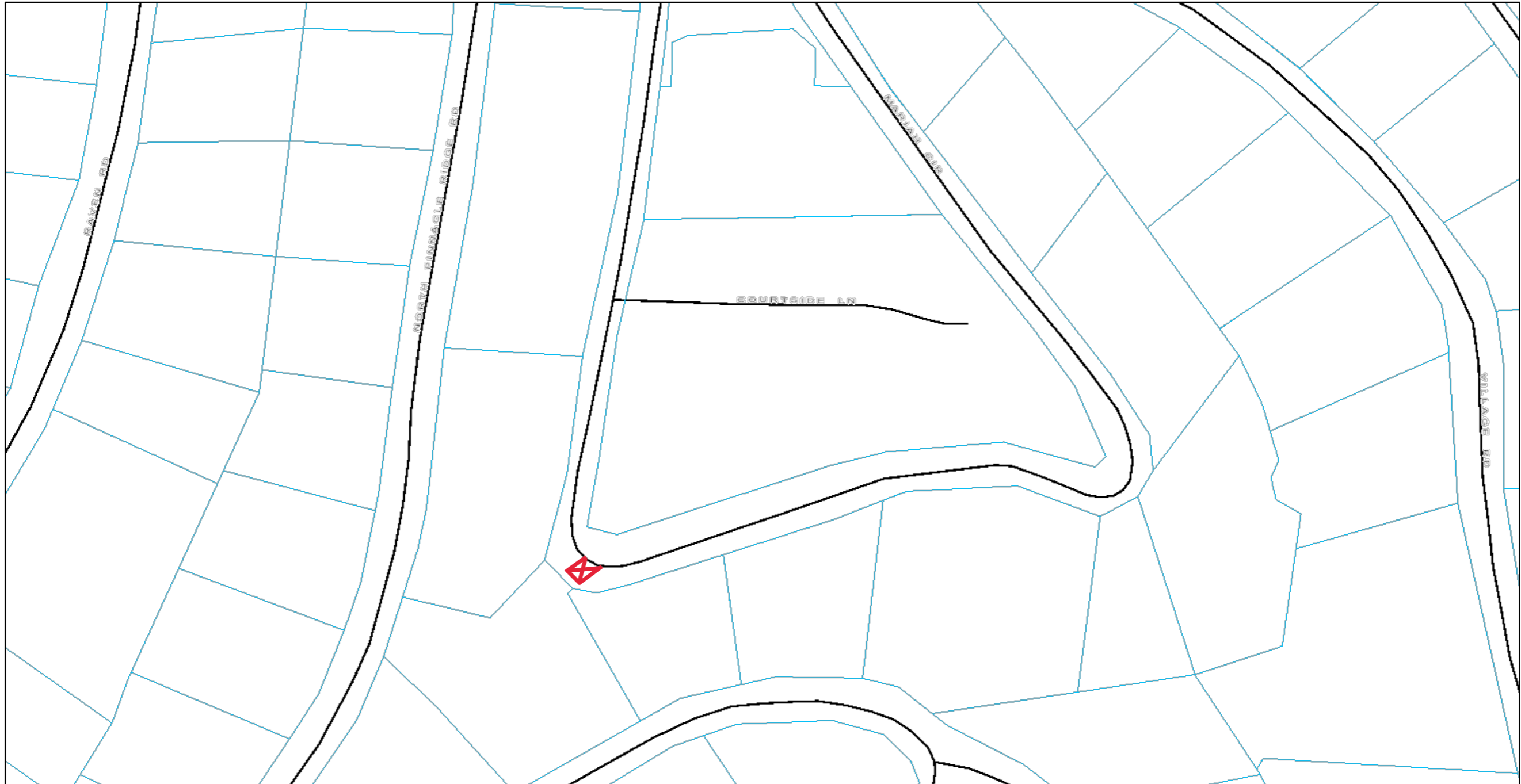
Based on the fact that Mariah IV at all times acted in good faith, invested substantial sums in developing the current dumpster location, and that requiring the dumpster and its improvements to be removed would create an unnecessary hardship, Mariah IV respectfully requests the Town grant an easement specifically for (and limited to) allowing the dumpster location and the improvements that have been made to this location to remain.

Please let us know of any additional information that is needed for this request to be placed on the agenda for the December 13 Town Council meeting.

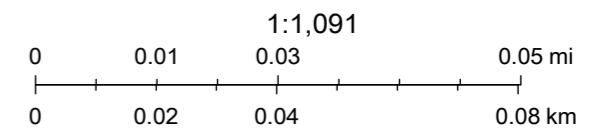
We appreciate your attention and consideration on this matter as we want to work with the Town on the best solution possible based on everything that has taken place with the dumpster ordinance and subsequent developments.

Respectfully,  
Mariah North IV Board  
-Michael Frantz, President  
(Cell: 815-703-7278)

# Watauga County Auditor



December 3, 2022



Watauga County Auditor



Brian OConner &lt;brianoconner923@gmail.com&gt;

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**Re: Mariah Circle Follow-up**

1 message

**Brian OConner** <brianoconner923@gmail.com>

Fri, Oct 22, 2021 at 3:46 PM

To: Daniel Davis &lt;bmus@townofbeechmountain.com&gt;

Cc: Richard Birdsall &lt;rbirds@comcast.net&gt;, Don Hemby &lt;dhemby@tastybrandsk12.com&gt;

Thanks Daniel for the call back and confirmation that the Mariah Circle turn can be utilized from a Public Works perspective. As we discussed, we would have to align with the residential owner of the property (N Pinnacle Ridge) to ensure allowance of the property for dumpster use as there is no easement from a city perspective.

Regarding the telephone pole location at the top of Mariah Circle, we discussed that it would be recommended that we reach out to the 1-800 number to complete a utility pole check to ensure that there is not an issue with placement of the dumpster.

We will keep you updated as we progress this forward with our associations and let you know of any additional questions.

Have a good weekend!

Thanks - Brian

On Fri, Oct 22, 2021 at 2:09 PM Brian OConner <brianoconner923@gmail.com> wrote:

Hi Daniel,

Thanks again for coming to Mariah Circle yesterday to meet with Peggy Poston and our association on potential dumpster locations. I just left a message to call me today but I believe Kristen said that you were headed into a meeting and would be out the rest of the day.

One key follow-up question I have for you is regarding the location on the turn on Mariah Circle. We have had conflicting information on this location from the Public Works department. In our meeting yesterday, you indicated that this location would suffice for dumpster placement and the city would approve of this location as well.

Please confirm from the Public Works department that this site is acceptable and that the city has a 30 foot easement on this location. Attached is the Watauga County Tax record of the location.

I would appreciate a quick response as we are trying to work through a decision as quickly as possible as we discussed yesterday.

Thanks - Brian  
513-702-2347





Brian OConner &lt;brianoconner923@gmail.com&gt;

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**Mariah Circle Dumpster Enclosure**

1 message

**Phil Henderson** <PHenderson@hendersonproperties.com>

Thu, Aug 4, 2022 at 3:22 PM

To: Rolando Rivera <Rolando.Rivera@hendersonassociationmanagement.com>, Brian OConner <brianoconner923@gmail.com>, Jt Baker <bakerjt73@gmail.com>, "mkirssin@gmail.com" <mkirssin@gmail.com>, "abernethyb1957@gmail.com" <abernethyb1957@gmail.com>, "mikeyd1961@att.net" <mikeyd1961@att.net>, "lpritchett@linuxup.com" <lpritchett@linuxup.com>

Good afternoon everyone. I wanted to give you an update on the Mariah Circle dumpster enclosure project. We've been able to get proposals approved for the enclosure project that includes a concrete pad for the dumpster to sit on, a concrete apron that leads from the asphalt street to the pad and a screened enclosure. Fortunately, the cost is just under \$24,000 which is much less than the \$30,000 that was originally projected.

We are working on getting the permits for the project that are required by the Town of Beech Mountain. Once we obtain approval from the Town of Beech Mountain the project will begin. Our hopes are that will happen in 30-45 days.

In addition, we've been able to obtain a 30-day extension from the Town of Beech Mountain on this project in order to avoid the \$100/day fines that were threatened earlier.

I've attached the sketch of the dumpster enclosure along with the map showing the new location of the dumpster that the Town of Beech Mountain has approved.

We will be sending out the invoices to all parties later in August so we wanted to let everyone know as soon as possible.

*Let us know how we're doing! [Click here to tell us!](#)*

Philip M. Henderson, AMS

President

Ph: 704.535.1122 x|214

3030 Latrobe Drive, Charlotte, NC 28211

[phil.henderson@hendersonassociationmanagement.com](mailto:phil.henderson@hendersonassociationmanagement.com) | [HendersonAssociationManagement.com](#)

12/4/22, 10:21 AM

Gmail - Mariah Circle Dumpster Enclosure





Connect with us ...



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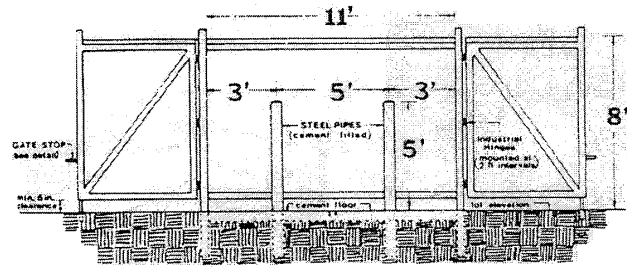
**2 attachments**

-  **Dumpster Enclosure Diagram.pdf**  
165K
-  **Dumpster Enclosure-Drawing.pdf**  
316K

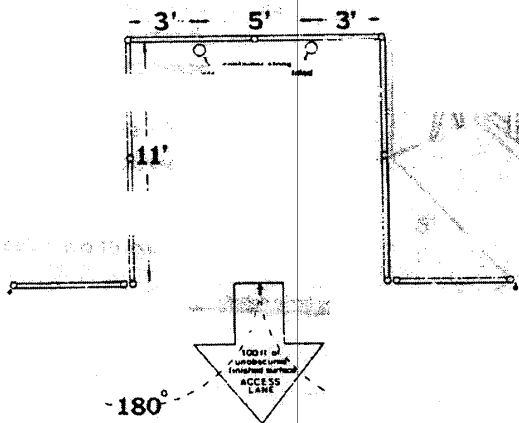
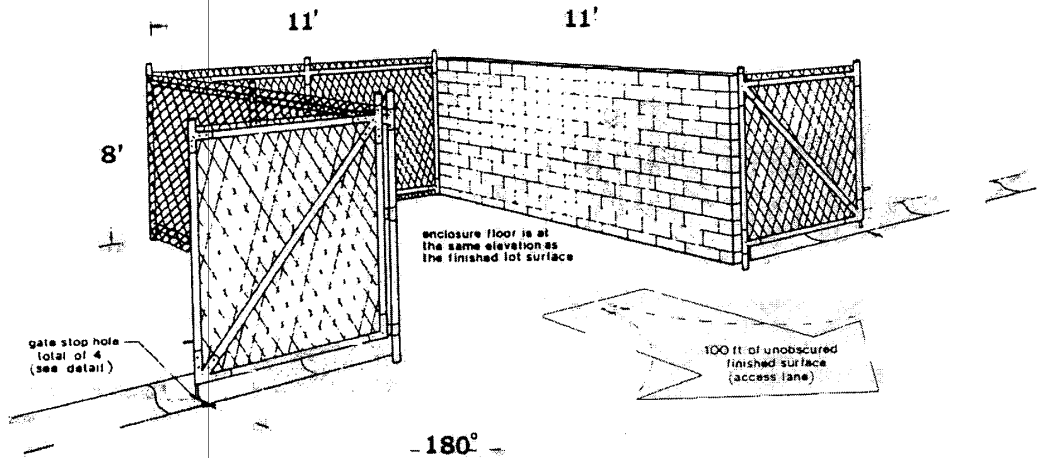




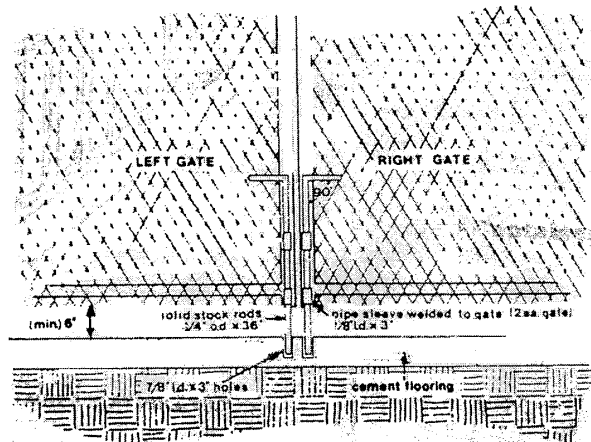
# CONTAINER ENCLOSURE DESIGN



**FRONT**



**TOP**



**GATE STOP DETAIL**

This guide is intended to assist the individual who is responsible for the design or construction of container enclosures. Although standard sizes for different container styles vary, the enclosure is to be used for storage of other items in addition to the container, these dimensions must be adjusted accordingly. Check with your Republic Waste Services consultant for assistance in this area.

Republic suggests that all enclosures be constructed of the highest quality materials to ensure years of dependable service. We suggest each enclosure utilize chain link fencing or cement filled cinder block for side walls. If gates are required we suggest that self supporting chain link gates be installed. In addition, it is critical that all local ordinances be reviewed regarding enclosures prior to construction.

These careful steps taken to plan the construction of your container enclosure will ensure that Republic Waste Services is able to offer the correct container capacity for both the present and future.

Dear Mr. Abernethy and Council members,

My name is Doris Smith, and I am the owner and possessor of the home and property located at 205 N Pinnacle Ridge Road. I have been a resident of Beech Mountain for over 29 years after falling in love with this special, peaceful and beautiful place since my first visit more than 30 years ago. My husband and I built our first home on the lot next door to mine at 203 N. Pinnacle Ridge Rd and built our second home at 205 N Pinnacle Ridge Road in 2006. One of the primary reasons we purchased these lots and built these homes is the magnificent view from our backyard and porch. My family and I love the peace and quiet of our property and the wonderful views and fresh mountain air. Our home, yard and property are well taken care of and my family and I love the magic and splendor of our property and Beech Mountain.

Unfortunately, there is now a substantial and unreasonable interference with my use and enjoyment of my property as well as that of my immediate neighbors which creates a private and public nuisance. This substantial and unreasonable interference is directly related to the intentional or negligent actions of someone, or some entity pouring a concrete slab immediately behind my property and placing a large dumpster that is unsightly and constitutes a substantial and unreasonable interference with my use and enjoyment of my property in addition to the devaluation of my property and the homes on either side of mine. The dumpster interferes with my and my family's enjoyment of our property via its unsightly presence, noise pollution and noxious odors. In addition, it is an attractive nuisance to animals and bears who are attracted to the odors and smell of garbage leading them to be more inclined to enter onto my property causing potential damage and danger to my property and family.

I am respectfully requesting you and the council to take affirmative steps to ensure the removal of this dumpster and the relocation of same to a more appropriate location on the private property of those who have requested, installed or intend to use the dumpster so that my family, myself and my neighbors may enjoy the use of our properties and maintain our property rights and property values in this special and wonderful community. If the parties who placed the dumpster in this location are permitted to get away with this action, then there will be plenty of other similar situations and pretty soon Beech Mountain will no longer be that special and beautiful place we have known.

Thank you for your thoughtful consideration.

Sincerely,

Doris Smith

Sent from my iPhone

Sidney Pertnoy [sidneypertnoy@gmail.com](mailto:sidneypertnoy@gmail.com)

Dear Tamara Mercer, Town Clerk Beech Mountain - My name is Sidney Pertnoy and along with my wife, Nadine Pertnoy and our family, we own the home at 203 North Pinnacle Ridge Road on Beech Mountain. We have owned the home since 2013 and we rented the residence for three years prior to purchasing it. I am submitting this letter on behalf of my wife and myself and respectfully request that this email be included in the materials before the members of the Town Council for the hearing which is currently scheduled for Tuesday, December 13, 2022 at 4:00PM. We are voicing our strenuous opposition to Moriah Circle Condominium's request to allow a trash dumpster to remain on the Town of Beech Mountain's easement directly behind our home and that of Doris Smith.

We reside on Beech Mountain during the summers and into the fall. This past summer we observed workmen pouring a slab behind our property and placing a large trash dumpster on it. The workers advised us that they were moving the dumpster from Moriah's property to the Town's easement behind our house. It is our understanding that the concrete slab and moving of the dumpster was done illegally and that the condominium association had no right to unilaterally pour the slab and move the trash dumpster from its own property to public property.

We love our home on Beech Mountain and family visits every year for extended periods of time. We have a beautiful backyard with a swing and enjoy spending time there. The site where the condominium illegally and improperly moved the dumpster interferes with our enjoyment of our property. We urge the Town Council to completely reject the Condominium's appeal to allow the dumpster to remain on the City's easement. We believe it sets a dangerous precedent . We strongly object to any use of public property for private purposes.

We would be happy to answer any questions you may have and we will be watching the live streaming of the hearing next week. We would appreciate your confirming receipt of this email and confirming that the Town Council Members will all receive copies of this email prior to or at the hearing.

Respectfully submitted,

Nadine and Sidney Pertnoy





## REPORT

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**TO:** Mayor and Town Council  
**FROM:** Tamara Mercer  
**DATE:** December 13, 2022  
**SUBJECT:** Board and Committee vacant terms

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**FOR THE PURPOSE OF:**

Board and Committee members' expired terms and vacancies. For Council's consideration are applications submitted from citizens to serve on various boards and committees.

**SIGNATURES:**

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Town Manager

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Town Clerk

## Board Members with Terms Expiring this December 2022

<b><i>Board or Committee</i></b>	<b><i>Board Member</i></b>	<b><i>Seeking Reappointment?</i></b>
<b>Planning Board</b>	Urs Gsteiger-resigned	No
	Lesley Sinkler Johnson	Yes
<b>Board of Adjustment</b>	Judy Elliott	Yes
1 <sup>st</sup> Alternate term to Dec. 2024	Vacant	
2 <sup>nd</sup> Alternate term to Dec. 2022	Karla Lerner-resigned	No
<b>Tourism Development Authority</b>	Calder Smoot	Yes
	Cindy Keller	Yes
	Aaron Maas	Yes
<b>Recreation Committee</b>	Loretta Willie Wagner	Yes
	Rory Ellington	Yes
	Benjamin Swadley	Yes
<b>Tree Board</b>	Tony Hunter	Yes
	Lear Powell	Yes
	Susie Knepka- resigned	No



\* Members with terms ending Dec. 2022 in yellow

### Beech Mountain Council/Board Members 2022

Board Name	Name	Title	Term Expires	Email	P	Phone	Street Address	City, State, Zip
Town Council	Barry Kaufman	Mayor	Dec-23	<a href="mailto:bkaufman@townofbeechmountain.com">bkaufman@townofbeechmountain.com</a>	home	828-387-2274	117 Thistle Lane	Beech Mtn, NC 28604
Town Council	Weidner Abernethy	Council Member	Dec-25	<a href="mailto:wabernethy@townofbeechmountain.com">wabernethy@townofbeechmountain.com</a>	cell	828-387-2099	120 Slopeside Rd	Beech Mtn, NC 28604
Town Council	James Accardi	Vice Mayor	Dec-23	<a href="mailto:iaccardi@townofbeechmountain.com">iaccardi@townofbeechmountain.com</a>	home	828-260-3256	303 Charter Hills Rd	Beech Mtn, NC 28604
Town Council	Kelly Melang	Council Member	Dec-23	<a href="mailto:kmelang@townofbeechmountain.com">kmelang@townofbeechmountain.com</a>	cell	336-926-3994	1032 Charter Hills Rd	Beech Mtn, NC 28604
Town Council	Erin Gonyea	Council Member	Dec-25	<a href="mailto:egonyea@townofbeechmountain.com">egonyea@townofbeechmountain.com</a>	home	863-661-1775	146 Grassy Gap Loop	Beech Mtn, NC 28604

Board Name	Name	Title	Term Expires	Email	P	Phone	Street Address	City, State, Zip
Planning Board	Urs Gsteiger-resigned	Board Member	Dec-23		phone			Beech Mtn, NC 28604
Planning Board	Gabe Joseph	Chair	Dec-24	<a href="mailto:gabe.gpi@gmail.com">gabe.gpi@gmail.com</a>	phone	843-345-3282	239 Sawmill Branch Rd	Beech Mtn, NC 28604
Planning Board	George Paddeck	Board Member	Dec-23	<a href="mailto:ghpadd@yahoo.com">ghpadd@yahoo.com</a>	home	916-660-3805	711 Charter Hills Rd	Beech Mtn, NC 28604
Planning Board	Lesley Sinkler Johnson	Vice Chair	Dec-22	<a href="mailto:lesleysinkler@gmail.com">lesleysinkler@gmail.com</a>	phone	843-534-3377	155 Pond Creek Rd	Beech Mtn, NC 28604
Planning Board	Greg Welsh	Board Member	Dec-24	<a href="mailto:rgregorywelsh@gmail.com">rgregorywelsh@gmail.com</a>	phone	828-387-9093	101 Bear Paw Path	Beech Mtn, NC 28604

Board Name	Name	Title	Term Expires	Email	P	Phone	Street Address	City, State, Zip
Board of Adjustment	Judy Elliott	Board Member	Dec-22	<a href="mailto:idenunzio03@gmail.com">idenunzio03@gmail.com</a>	home	954-579-3315	111 Courtside Lane B9	Beech Mtn, NC 28604
Board of Adjustment	Fred France	Board Member	Dec-24	<a href="mailto:ffrance@ceoexpress.com">ffrance@ceoexpress.com</a>	home	828-504-8009	108 Lower Grouse Ridge Rd	Beech Mtn, NC 28604
Board of Adjustment	Ron Nichols	Chairman	Dec-23	<a href="mailto:ronaldj1435@hotmail.com">ronaldj1435@hotmail.com</a>	home	828-387-9394	111 Locust Ridge Rd	Beech Mtn, NC 28604
Board of Adjustment	Jennifer Lavrack	Board Member	Dec-24	<a href="mailto:jennifer@lavrackteam.com">jennifer@lavrackteam.com</a>	work	919-427-8574	101 Wedling Weg Way # A4	Beech Mtn, NC 28604
Board of Adjustment	Therese Barry	Vice Chairman	Dec-24	<a href="mailto:tbwritewing@hotmail.com">tbwritewing@hotmail.com</a>	home	828-387-4358	100 Squirrel Lane	Beech Mtn, NC 28604
BOA - 1st Alternate	vacant	1st Alternate	Dec-24		cell			Beech Mtn, NC 28604
BOA - 2nd Alternate	Sarah Welsh	2nd Alternate	Dec-23	<a href="mailto:swelsh1258@gmail.com">swelsh1258@gmail.com</a>	home	828-387-9093	101 Bear Paw Path	Beech Mtn, NC 28604
BOA - 3rd Alternate	Karla Lerner-resigned	3rd Alternate	Dec-22		home			Beech Mtn, NC 28604



\* Members with terms ending Dec. 2022 in yellow

### Beech Mountain Council/Board Members 2022

Board Name	Name	Title	Term Expires	Email	P	Phone	Street Address	City, State, Zip
Tourism Development Authority	Sandy Carr	Board Member	Dec-23	<a href="mailto:slcarrcomm@outlook.com">slcarrcomm@outlook.com</a>	cell	828-387-9423	505 Pine Ridge Rd	Beech Mtn, NC 28604
Tourism Development Authority	Calder Smoot	Vice Chair	Dec-22	<a href="mailto:caldersmoot@yahoo.com">caldersmoot@yahoo.com</a>	phone	828-387-4211	608 Beech Mountain Pkwy	Beech Mtn, NC 28604
Tourism Development Authority	Cindy Keller	Board Member	Dec-22	<a href="mailto:emeraldrealtv@skybest.com">emeraldrealtv@skybest.com</a>	cell	828-387-2000	100 Village Creek Lane	Beech Mtn, NC 28604
Tourism Development Authority	Mandy Taylor	Chair	Dec-23	<a href="mailto:egird12@yahoo.com">egird12@yahoo.com</a>	cell	828-504-0204	175 John Jones Rd	Elk Park, NC 28622
Tourism Development Authority	Aaron Maas	Board Member	Dec-22	<a href="mailto:aaronmaas12@gmail.com">aaronmaas12@gmail.com</a>	cell	515-770-2397	102 Skiview Lane	Beech Mtn, NC 28604

Board Name	Name	Title	Term Expires	Email	P	Phone	Street Address	City, State, Zip
Tree Board	Tony Hunter	Board Member	Dec-22	<a href="mailto:trees@htsinc.biz">trees@htsinc.biz</a>	office	828-733-3320	1731 Beech Mountain Rd	Elk Park, NC 28622
Tree Board	Greg Jackson	Board Member	Dec-23	<a href="mailto:gregwjackson@yahoo.com">gregwjackson@yahoo.com</a>	cell	713-540-4398	319 Pinnacle Ridge Rd	Beech Mtn, NC 28604
Tree Board	Susie Knepek-resigned	Board Member	Dec-22					Beech Mtn, NC 28604
Tree Board	Jane Miller	Board Member	Dec-23	<a href="mailto:ianemiller242@gmail.com">ianemiller242@gmail.com</a>	cell	864-621-5405	242 Greenbriar Rd	Beech Mtn, NC 28604
Tree Board	Lear Powell	Board Member	Dec-22	<a href="mailto:learpowell@yahoo.com">learpowell@yahoo.com</a>	cell	828-898-7457	1550 Beech Mountain Road	Elk Park, NC 28622

Board Name	Name	Title	Term Expires	Email	P	Phone	Street Address	City, State, Zip
Recreation Committee	Fred Pfohl	Chairperson	Dec-24	<a href="mailto:fred@fredsgeneral.com">fred@fredsgeneral.com</a>	office	828-387-4838	501 Beech Mountain Pkwy	Beech Mtn, NC 28604
Recreation Committee	Barbara Piquet	Board Member	Dec-24	<a href="mailto:bpiquet@yahoo.com">bpiquet@yahoo.com</a>	home	828-387-2484	121 Hollow Tree Lane	Beech Mtn, NC 28604
Recreation Committee	Gloria Alge	Board Member	Dec-24	<a href="mailto:algerglo@aol.com">algerglo@aol.com</a>	home	828-387-4316	136 Grassy Gap Loop Rd	Beech Mtn, NC 28604
Recreation Committee	Loretta "Willie" Wagner	Board Member	Dec-22	<a href="mailto:lw1820@msn.com">lw1820@msn.com</a>	home	828-387-2329	206 N. Pinnacle Ridge Rd	Beech Mtn, NC 28604
Recreation Committee	Rory Ellington	Board Member	Dec-22	<a href="mailto:rellington@outlook.com">rellington@outlook.com</a>	office	828-387-0377	P.O. Box 565	Beech Mtn, NC 28604
Recreation Committee	Benjamin Swadley	Board Member	Dec-22	<a href="mailto:bswadley@nc.rr.com">bswadley@nc.rr.com</a>	cell	919-819-4066	207 N Pinnacle Ridge Rd	Beech Mtn, NC 28604
Recreation Committee	Carol Beckmann	Board Member	Dec-24	<a href="mailto:cbeme@gmail.com">cbeme@gmail.com</a>	home	828-260-5296	114 Teaberry Trail	Beech Mtn, NC 28604

## Town of Beech Mountain Board Application Form

If you are at least 18 years old and willing to volunteer your time and expertise to your community, complete this fillable pdf application. Questions can be answered by Tamara Mercer, Town Clerk, at 828.387.4236. Once completed, sign the form and submit to the Town using one of the following methods.

**Mail:** Town of Beech Mountain  
Attention: Tamara Mercer  
403 Beech Mountain Parkway  
Beech Mountain, NC 28604

**Email:** [clerk@townofbeechmountain.com](mailto:clerk@townofbeechmountain.com)

**Fax:** 828.387.4862  
Attention: Tamara Mercer

**Complete the form below:**

Name:	Lynn W. Bernstein		
Home Address:	304 Lakeledge Road, (430 W 30 Street Miami Beach, FL 33140)		
City:	Beech Mountain	Zip:	28604
Telephone:	305-790-0090	Alternate Number:	
Email:	lynnwbernstein@gmail.com		
Are you a resident of the Town of Beech Mountain? <i>(respond yes or no, some boards have residency requirements)</i>		Part time	



**The following is a list of Town boards to serve on that are through Council appointment:**

- Board of Adjustment
- x○ Planning Board
- Parks and Recreation
- Tourism Development Authority
- Tree Board
- Other

**List in order of preference the Boards on which you would be willing to serve:**

1.	Planning Board
2.	
3.	

**List any work, volunteer, and/or other experience you would like to have considered in the review of your application (attach an additional sheet if necessary).**

Last five years, employed part time by HML Public Outreach as Senior Public Outreach Specialist. Responsible for obtaining Quit Claim Deeds and Easements from property owners along west side of Indian Creek Drive to enable State and Local Government to implement a flooding mitigation project to combat sea level rise. Obtained License Agreements from owners on east side of Indian Creek Drive for harmonization from the public right of way onto private property.

Retired in 2016 after 20 years as a City of Miami Beach, FL employee. Assigned to Economic Development, Public Works and the Office of the City Manager. Program Development and implementation. Community Outreach. For example, developed Condominium Workshops in conjunction with the Florida Department of Business and Professional Regulation, Community Emergency Response Team Education Program in cooperation with Dade County Fire Department.

Served as Business Improvement District (BID) Director of Operations along Ocean Drive, Collins Avenue and Washington Avenue in Miami Beach as an employee of the Miami Beach Community Development Corporation where I was employed for 16 years. Implemented a Commercial Revitalization Program in compliance with National Register of Historic Preservation and Local Guidelines using public and private funds to transform commercial areas in the Miami Beach Architectural District, aka the Art Deco District. Approximately 300 storefronts improved under the program.

Currently serve as a Trustee on the City of Miami Beach Pension Board and the Education Committee of the Florida Public Pension Trustees Association. Serve as Chaplain of the Biscayne Chapter of the Daughters of the American Revolution.

<b>Signature:</b>	Lynn W. Bernstein	<b>Date:</b>	1/5/2022
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## Town of Beech Mountain Board Application Form

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**Mail:** Town of Beech Mountain  
Attention: Tamara Mercer  
403 Beech Mountain Parkway  
Beech Mountain, NC 28604

**Email:** [clerk@townofbeechmountain.com](mailto:clerk@townofbeechmountain.com)

**Fax:** 828.387.4862  
Attention: Tamara Mercer

**Complete the form below:**

Name:	Fred Pfohl		
Home Address:	501 Beech Mountain Parkway		
City:	Beech Mountain	Zip:	28604
Telephone:	828-387-0375	Alternate Number:	828-38-4838
Email:	fred@fredsgeneral.com		
Are you a resident of the Town of Beech Mountain? <i>(respond yes or no, some boards have residency requirements)</i>			Yes

**The following is a list of Town boards to serve on that are through Council appointment:**

- |  |  |
|--|--|
| <input type="checkbox"/> Board of Adjustment<br><input type="checkbox"/> Parks and Recreation<br><input type="checkbox"/> Tree Board | <input type="checkbox"/> Planning Board<br><input checked="" type="checkbox"/> Tourism Development Authority<br><input type="checkbox"/> Other |
|--|--|

**List in order of preference the Boards on which you would be willing to serve:**

1.	Tourism Development Authority
2.	
3.	

**List any work, volunteer, and/or other experience you would like to have considered in the review of your application (attach an additional sheet if necessary).**

44 year business owner on Beech Mountain  
 Chairman of the Recreation Committee  
 Past Chairman of the High Country United Way  
 Past board member of the Blue Ridge Conservancy  
 Former Mayor of Beech Mountain  
 Past President of High Country Host

<b>Signature:</b> 	<b>Date:</b> March 22, 2022
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## Town of Beech Mountain Board Application Form

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**Mail:** Town of Beech Mountain  
Attention: Tamara Mercer  
403 Beech Mountain Parkway  
Beech Mountain, NC 28604

**Email:** [clerk@townofbeechmountain.com](mailto:clerk@townofbeechmountain.com)

**Fax:** 828.387.4862  
Attention: Tamara Mercer

**Complete the form below:**

Name:	Andrew Sauseda		
Home Address:	1005 Beech Mtn Pkwy		
City:	Beech Mtn	Zip:	28604
Telephone:	828-832-6153	Alternate Number:	828-387-7586
Email:	sauseda88@gmail.com		
Are you a resident of the Town of Beech Mountain? (respond yes or no, some boards have residency requirements)		yes	

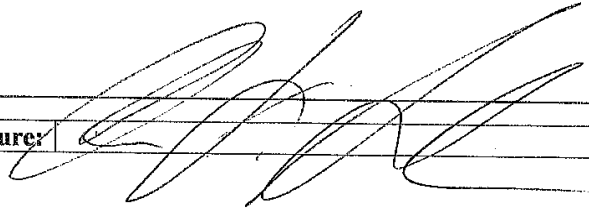
The following is a list of Town boards to serve on that are through Council appointment:

- |   |  |
|---|--|
| <input type="checkbox"/> Board of Adjustment<br><input checked="" type="checkbox"/> Parks and Recreation<br><input type="checkbox"/> Tree Board | <input checked="" type="checkbox"/> Planning Board<br><input type="checkbox"/> Tourism Development Authority<br><input type="checkbox"/> Other |
|---|--|

List in order of preference the Boards on which you would be willing to serve:

1.	Park & Rec
2.	Community Planning Board
3.	

List any work, volunteer, and/or other experience you would like to have considered in the review of your application (attach an additional sheet if necessary).

Signature: 	Date: 2/2/22
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## Town of Beech Mountain Board Application Form

If you are at least 18 years old and willing to volunteer your time and expertise to your community, complete this fillable pdf application. Questions can be answered by Tamara Mercer, Town Clerk, at 828.387.4236. Once completed, sign the form and submit to the Town using one of the following methods.

**Mail:** Town of Beech Mountain  
Attention: Tamara Mercer  
403 Beech Mountain Parkway  
Beech Mountain, NC 28604

**Email:** [clerk@townofbeechmountain.com](mailto:clerk@townofbeechmountain.com)

**Fax:** 828.387.4862  
Attention: Tamara Mercer

**Complete the form below:**

Name:	Renée Castiglione		
Home Address:	104 Wild Turkey Lane		
City:	Beech Mtn	Zip:	28604
Telephone:	8283871240	Alternate Number:	8283874533
Email:	rencast131@gmail.com		
Are you a resident of the Town of Beech Mountain? <i>(respond yes or no, some boards have residency requirements)</i>			Yes

**The following is a list of Town boards to serve on that are through Council appointment:**

- |   |   |
|---|---|
| <input checked="" type="checkbox"/> Board of Adjustment<br><input type="checkbox"/> Parks and Recreation<br><input type="checkbox"/> Tree Board | <input type="checkbox"/> Planning Board<br><input type="checkbox"/> Tourism Development Authority<br><input type="checkbox"/> Other |
|---|---|

**List in order of preference the Boards on which you would be willing to serve:**

1.	Board of Adjustment
2.	
3.	

**List any work, volunteer, and/or other experience you would like to have considered in the review of your application (attach an additional sheet if necessary).**

Served on the Tree Board for 7 years.  
 Served on the Board of Adjustment for 2 years  
 Served on Town Council for 4 years

<b>Signature:</b> Renée D. Castiglione	<b>Date:</b> 09/22/2022
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## Town of Beech Mountain Board Application Form

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**Mail:** Town of Beech Mountain  
Attention: Tamara Mercer  
403 Beech Mountain Parkway  
Beech Mountain, NC 28604

**Email:** [clerk@townofbeechmountain.com](mailto:clerk@townofbeechmountain.com)

**Fax:** 828.387.4862  
Attention: Tamara Mercer

**Complete the form below:**

Name:	Kendall Cox		
Home Address:	6415 Rhododendron Run		
City:	Newland	Zip:	28657
Telephone:	843-345-8985	Alternate Number:	
Email:	kendallcox1218@gmail.com		
Are you a resident of the Town of Beech Mountain? <i>(respond yes or no, some boards have residency requirements)</i>			No

**The following is a list of Town boards to serve on that are through Council appointment:**

- |  |  |
|--|--|
| <input type="checkbox"/> Board of Adjustment<br><input type="checkbox"/> Parks and Recreation<br><input type="checkbox"/> Tree Board | <input type="checkbox"/> Planning Board<br><input checked="" type="checkbox"/> Tourism Development Authority<br><input type="checkbox"/> Other |
|--|--|

**List in order of preference the Boards on which you would be willing to serve:**

1.	Tourism Development Authority
2.	
3.	

**List any work, volunteer, and/or other experience you would like to have considered in the review of your application (attach an additional sheet if necessary).**

I believe that I would be a great asset to the Tourism Development Authority Board for a few reasons.

I have been employed with Beech Mountain Club for the past two years. In that time, I have built relationships with hundreds of members of the Club and Beech Mountain Community. As a Club we send out annual surveys to gauge what members enjoy and/or are looking to change. We use this to improve upon the Club and I feel like this would be beneficial information for the town of Beech Mountain as well.

Additionally, as a Clemson University Parks, Recreation and Tourism Management graduate, I recognize the importance of having and improving upon our recreational facilities and amenities. The new recreational additions on top of the mountain are great amenities for our growing tourism population and I look forward to seeing new additions in the future.

<b>Signature:</b> Kendall Cox	<b>Date:</b> 9/29/22
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## Town of Beech Mountain Board Application Form

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**Mail:** Town of Beech Mountain  
Attention: Tamara Mercer  
403 Beech Mountain Parkway  
Beech Mountain, NC 28604

**Email:** [clerk@townofbeechmountain.com](mailto:clerk@townofbeechmountain.com)

**Fax:** 828.387.4862  
Attention: Tamara Mercer

**Complete the form below:**

Name:	Sheri Roberts		
Home Address:	203 Lake Road		
City:	Beech Mountain	Zip:	28607
Telephone:	704-607-6826	Alternate Number:	—
Email:	Sroberts25@gmail.com		
Are you a resident of the Town of Beech Mountain? <i>(respond yes or no, some boards have residency requirements)</i>			Yes

**The following is a list of Town boards to serve on that are through Council appointment:**

- |   |   |
|---|---|
| <input type="checkbox"/> Board of Adjustment<br><input checked="" type="checkbox"/> Parks and Recreation<br><input type="checkbox"/> Tree Board | <input type="checkbox"/> Planning Board<br><input type="checkbox"/> Tourism Development Authority<br><input type="checkbox"/> Other |
|---|---|

**List in order of preference the Boards on which you would be willing to serve:**

1.	Parks & Rec
2.	
3.	

**List any work, volunteer, and/or other experience you would like to have considered in the review of your application (attach an additional sheet if necessary).**

Active with all sports offered between Bm Club and Buckeye. Currently on Bm Club Committee as well for 2023.

Signature: Sheri Roberts	Date: 11/9/22
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## Town of Beech Mountain Board Application Form

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**Mail:** Town of Beech Mountain  
Attention: Tamara Mercer  
403 Beech Mountain Parkway  
Beech Mountain, NC 28604

**Email:** [clerk@townofbeechmountain.com](mailto:clerk@townofbeechmountain.com)

**Fax:** 828.387.4862  
Attention: Tamara Mercer

**Complete the form below:**

Name:	HERMAN KILLIAN		
Home Address:	223 CHANTER HILLS RD		
City:	Beech Mountain	Zip:	28604
Telephone:	423-557-5165	Alternate Number:	
Email:	hkillian071@gmail.com		
Are you a resident of the Town of Beech Mountain? <i>(respond yes or no, some boards have residency requirements)</i>		YES	

**The following is a list of Town boards to serve on that are through Council appointment:**

- |  |  |
|--|--|
| <input type="checkbox"/> Board of Adjustment<br><input checked="" type="checkbox"/> Parks and Recreation<br><input checked="" type="checkbox"/> Tree Board | <input checked="" type="checkbox"/> Planning Board<br><input type="checkbox"/> Tourism Development Authority<br><input type="checkbox"/> Other |
|--|--|

**List in order of preference the Boards on which you would be willing to serve:**

1.	
2.	
3.	

**List any work, volunteer, and/or other experience you would like to have considered in the review of your application (attach an additional sheet if necessary).**

40 YEARS - PETROLEUM INDUSTRY - MGT./SALES  
10 YEARS - RESIDENTIAL REAL ESTATE BROKER

Signature: <i>Herman Killian</i>	Date: 11/18/22
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## Town of Beech Mountain Board Application Form

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**Mail:** Town of Beech Mountain  
Attention: Tamara Mercer  
403 Beech Mountain Parkway  
Beech Mountain, NC 28604

**Email:** [clerk@townofbeechmountain.com](mailto:clerk@townofbeechmountain.com)

**Fax:** 828.387.4862  
Attention: Tamara Mercer

Complete the form below:

*msharmon62@me.com*

Name:	<i>MICHAEL HARMON</i>		
Home Address:	<i>120 RED OAK ROAD</i>		
City:	<i>BEECH MOUNTAIN NC</i>	Zip:	<i>28604</i>
Telephone:	<i>(C) 843-986-8706</i>	Alternate Number:	<i>—</i>
Email:	<i>msharmon62@me.com</i>		
Are you a resident of the Town of Beech Mountain? <i>(respond yes or no, some boards have residency requirements)</i>			
<i>Yes</i>			

The following is a list of Town boards to serve on that are through Council appointment:

- |   |  |
|---|--|
| <input type="checkbox"/> Board of Adjustment<br><input checked="" type="checkbox"/> Parks and Recreation<br><input type="checkbox"/> Tree Board | <input checked="" type="checkbox"/> Planning Board<br><input type="checkbox"/> Tourism Development Authority<br><input type="checkbox"/> Other |
|---|--|

List in order of preference the Boards on which you would be willing to serve:

1.	<i>PARK &amp; RECREATION</i>
2.	<i>PLANNING BOARD (1ST CHOICE)</i>
3.	

List any work, volunteer, and/or other experience you would like to have considered in the review of your application (attach an additional sheet if necessary).

*HAVING OWN OUR HOUSE @ BM FOR ALMOST 30 YEARS, AND RETIRING HERE IN 2021, I WANTED SOME INVOLVEMENT IN COMMUNITY (TOWN) AFFAIRS. I HAVE BEEN IN THE GOLF BUSINESS FOR OVER 40 YEARS. BUILT / SOLD ONE OF THE TOP CLUBS IN AMERICA, AND RAN MY OWN RETAIL BUSINESS FOR OVER 30 YEARS. I'M WELL VERSED IN ALL ASPECTS OF BUSINESS OPERATIONS.  
THANK YOU FOR ANY CONSIDERATIONS!*

Signature: <i>Michael S. Harmon</i>	Date: <i>Nov. 25 2022</i>
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## Town of Beech Mountain Board Application Form

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Attention: Tamara Mercer  
403 Beech Mountain Parkway  
Beech Mountain, NC 28604

**Email:** [clerk@townofbeechmountain.com](mailto:clerk@townofbeechmountain.com)

**Fax:** 828.387.4862  
Attention: Tamara Mercer

**Complete the form below:**

Name:	Loretta "Willie" Wagner		
Home Address:	206 North Pinnacle Ridge Road		
City:	Beech Mountain	Zip:	28604
Telephone:	8283872329	Alternate Number:	7049064825
Email:	lw1820@outlook.com		
Are you a resident of the Town of Beech Mountain? <i>(respond yes or no, some boards have residency requirements)</i>			Yes

**The following is a list of Town boards to serve on that are through Council appointment:**

- |   |   |
|---|---|
| <input type="checkbox"/> Board of Adjustment<br><input checked="" type="checkbox"/> Parks and Recreation<br><input type="checkbox"/> Tree Board | <input type="checkbox"/> Planning Board<br><input type="checkbox"/> Tourism Development Authority<br><input type="checkbox"/> Other |
|---|---|

**List in order of preference the Boards on which you would be willing to serve:**

1.	Park and Recreation
2.	
3.	

**List any work, volunteer, and/or other experience you would like to have considered in the review of your application (attach an additional sheet if necessary).**

I have served on the Park and Recreation board for 5 years. Since I hike, cycle, ski and walk/run I feel I have a vested interest in making Beech Mountain a great 4 seasons recreational town. I have enjoyed volunteering for various events on the mountain and being an advocate for the town. My previous work as a Project Manager has given me a toolset that I can apply to projects that Park and Recreation are working on.

<b>Signature:</b> Willie Wagner	<b>Date:</b> 11/26/2022
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## Town of Beech Mountain Board Application Form

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403 Beech Mountain Parkway  
Beech Mountain, NC 28604

**Email:** [clerk@townofbeechmountain.com](mailto:clerk@townofbeechmountain.com)

**Fax:** 828.387.4862  
Attention: Tamara Mercer

**Complete the form below:**

Name:	Tracie Bennett		
Home Address:	317 Whitehead Hollow Road		
City:	Roan Mountain	Zip:	37687
Telephone:	828-387-4231	Alternate Number:	
Email:	staybeech@gmail.com		
Are you a resident of the Town of Beech Mountain? <i>(respond yes or no, some boards have residency requirements)</i>			

**The following is a list of Town boards to serve on that are through Council appointment:**

- |  |  |
|--|--|
| <input type="checkbox"/> Board of Adjustment<br><input type="checkbox"/> Parks and Recreation<br><input type="checkbox"/> Tree Board | <input type="checkbox"/> Planning Board<br><input checked="" type="checkbox"/> Tourism Development Authority<br><input type="checkbox"/> Other |
|--|--|

**List in order of preference the Boards on which you would be willing to serve:**

1.	
2.	
3.	

**List any work, volunteer, and/or other experience you would like to have considered in the review of your application (attach an additional sheet if necessary).**

I have been on Beech Mountain my entire life. In fact my sister and I played in the actual Land of Oz Park. My family has owned and run Beech Mountain Chalet Rentals since 1976. I love Beech Mountain and I love the vacation rental business and I think these 2 items would allow me to bring ideas that will continue to make Beech Mountain the great place it is.

<b>Signature:</b> Tracie Bennett	<b>Date:</b> 12/01/22
----------------------------------	-----------------------

## Town of Beech Mountain Board Application Form

If you are at least 18 years old and willing to volunteer your time and expertise to your community, complete this fillable pdf application. Questions can be answered by Tamara Mercer, Town Clerk, at 828.387.4236. Once completed, sign the form and submit to the Town using one of the following methods.

**Mail:** Town of Beech Mountain  
Attention: Tamara Mercer  
403 Beech Mountain Parkway  
Beech Mountain, NC 28604

**Email:** [clerk@townofbeechmountain.com](mailto:clerk@townofbeechmountain.com)

**Fax:** 828.387.4862  
Attention: Tamara Mercer

**Complete the form below:**

Name:	Dean Roberts		
Home Address:	203 Lake Rd		
City:	Beech Mountain	Zip:	28604
Telephone:	704-516-3781	Alternate Number:	None
Email:	deanroberts325@gmail.com		
Are you a resident of the Town of Beech Mountain? <i>(respond yes or no, some boards have residency requirements)</i>			

**The following is a list of Town boards to serve on that are through Council appointment:**

<input checked="" type="checkbox"/> Board of Adjustment ← or → <input type="checkbox"/> Parks and Recreation <input type="checkbox"/> Tree Board	<input checked="" type="checkbox"/> Planning Board <input type="checkbox"/> Tourism Development Authority <input type="checkbox"/> Other
--	--

**List in order of preference the Boards on which you would be willing to serve:**

1.	Planning
2.	Board of Adjustments
3.	

**List any work, volunteer, and/or other experience you would like to have considered in the review of your application (attach an additional sheet if necessary).**

BMVFD  
Retired Senior Level Manager, US Postal Service.

<b>Signature:</b>	<b>Date:</b> 12/2/22
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Attention: Tamara Mercer  
403 Beech Mountain Parkway  
Beech Mountain, NC 28604

**Email:** [clerk@townofbeechmountain.com](mailto:clerk@townofbeechmountain.com)

**Fax:** 828.387.4862  
Attention: Tamara Mercer

**Complete the form below:**

Name:	Jana Greer		
Home Address:	504 Oz Road		
City:	Beech Mountain	Zip:	28604
Telephone:	828-773-8598	Alternate Number:	
Email:	Janagreer6@gmail.com		
Are you a resident of the Town of Beech Mountain? <i>(respond yes or no, some boards have residency requirements)</i>			Yes

**The following is a list of Town boards to serve on that are through Council appointment:**

- |  |  |
|--|--|
| <input type="checkbox"/> Board of Adjustment<br><input type="checkbox"/> Parks and Recreation<br><input type="checkbox"/> Tree Board | <input checked="" type="checkbox"/> Planning Board<br><input checked="" type="checkbox"/> Tourism Development Authority<br><input checked="" type="checkbox"/> Other |
|--|--|

**List in order of preference the Boards on which you would be willing to serve:**

1.	Council
2.	TDA
3.	Planning

**List any work, volunteer, and/or other experience you would like to have considered in the review of your application (attach an additional sheet if necessary).**

Beech Mountain Chamber Board- Helped during the transition years, restarted a social media presence, supported local community events, and restarted weekly newsletter. Ensemble Stage Company Board member and volunteer. Volunteer with local schools (Watauga and Avery). Volunteer with Beech Mountain Resort for events and fundraisers. Post Land of Oz Event Coordinator. Current Short Term Rental Manager. Beech Mountain has held a piece of my heart since the 80's. As a full time resident whose livelihood depends on tourism through events and short term rentals, my experience could be a major benefit in sustainability and long term vision for the town. As well as, my ability to talk with, support and encourage town employees and first responders. Working with different entities of town employees through events and residential needs has created great relationships that continue to grow and blossom.

<b>Signature:</b> Jana Greer	<b>Date:</b> 12/2/2022
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## Town of Beech Mountain Board Application Form

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Attention: Tamara Mercer  
403 Beech Mountain Parkway  
Beech Mountain, NC 28604

**Email:** [clerk@townofbeechmountain.com](mailto:clerk@townofbeechmountain.com)

**Fax:** 828.387.4862  
Attention: Tamara Mercer

**Complete the form below:**

Name:	Vicci S Shields		
Home Address:	139 Gwyn Lane		
City:	Banner Elk NC	Zip:	28622
Telephone:	772-646-2342	Alternate Number:	(828) 201-2932
Email:	vicci.shields@hendersonassociationmanagement.com		
Are you a resident of the Town of Beech Mountain? <i>(respond yes or no, some boards have residency requirements)</i>			No

**The following is a list of Town boards to serve on that are through Council appointment:**

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Board of Adjustment<br><input checked="" type="checkbox"/> Parks and Recreation<br><input checked="" type="checkbox"/> Tree Board | <input checked="" type="checkbox"/> Planning Board<br><input checked="" type="checkbox"/> Tourism Development Authority<br><input checked="" type="checkbox"/> Other |
|---|--|

**List in order of preference the Boards on which you would be willing to serve:**

1.	Tourisum Development Authority
2.	Planning Board
3.	Board of Adjustment

**List any work, volunteer, and/or other experience you would like to have considered in the review of your application (attach an additional sheet if necessary).**

I have been a General Manager for 23 years short/long term accommdations.  
 Volunteer and appointed to many Chambers Of Commerce BOD's and business committees  
 Beckley-Raleigh WV - COC BOD Member, Welcome Committee Member  
 Bethany Bch/Fenwick DE - COC Education Committee, Ambassador Council  
 Lewes/Rehoboth Bch. DE - COC Community Development Committee Member  
 Downtown Scranton PA Committee - Council Member  
 Ocean City MD - COC BOD Member  
 OCDO Ocean City, MD - Ocean City Development Corporation BOD Member  
 Tourist Development Council Monroe County, Key West, FL.- TDC DAC II BOD Member  
 CABA Tampa, FL - Carrollwood Area Business Association Membership Committee Member

<b>Signature:</b> Vicci S Shields	<b>Date:</b> 12-6-22
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Attention: Tamara Mercer  
403 Beech Mountain Parkway  
Beech Mountain, NC 28604

**Email:** [clerk@townofbeechmountain.com](mailto:clerk@townofbeechmountain.com)  
**Fax:** 828.387.4862  
Attention: Tamara Mercer

**Complete the form below:**

Name:	Julie Grindstaff		
Home Address:	101 Courtside lane A5		
City:	Beech Mt	Zip:	28604
Telephone:	704 5720112	Alternate Number:	
Email:	<a href="mailto:Grndstff@aol.com">Grndstff@aol.com</a>		
Are you a resident of the Town of Beech Mountain? <i>(respond yes or no, some boards have residency requirements)</i>			Yes

**The following is a list of Town boards to serve on that are through Council appointment:**

- |  |   |
|--|---|
| <input type="checkbox"/> Board of Adjustment<br><input type="checkbox"/> Parks and Recreation<br><input type="checkbox"/> Tree Board | <input type="checkbox"/> Planning Board<br><input type="checkbox"/> Tourism Development Authority<br><input type="checkbox"/> Other |
|--|---|

**List in order of preference the Boards on which you would be willing to serve:**

1.	Board of Adjustment
2.	Tourism Development
3.	

**List any work, volunteer, and/or other experience you would like to have considered in the review of your application (attach an additional sheet if necessary).**

I am willing to give back to Beech Mt in any capacity. I owned a company in Charlotte for 30 years. I was active on many chamber committee's through the years.

<b>Signature:</b> Julie Grindstaff	<b>Date:</b> 12/7/22
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## Town of Beech Mountain Board Application Form

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Attention: Tamara Mercer  
403 Beech Mountain Parkway  
Beech Mountain, NC 28604

**Email:** [clerk@townofbeechmountain.com](mailto:clerk@townofbeechmountain.com)

**Fax:** 828.387.4862  
Attention: Tamara Mercer

*bswadley@nc.rr.com*

**Complete the form below:**

Name:	<i>Benjamin Swadley</i>		
Home Address:	<i>207 N. Pinnacle Ridge Rd</i>		
City:	<i>Beech Mtn, NC</i>	Zip:	<i>28604</i>
Telephone:	<i>819-406-6</i>	Alternate Number:	
Email:	<i>bswadley@nc.rr.com</i>		
Are you a resident of the Town of Beech Mountain? <i>(respond yes or no, some boards have residency requirements)</i>		<i>Yes</i>	

**The following is a list of Town boards to serve on that are through Council appointment:**

<input type="checkbox"/> Board of Adjustment <input checked="" type="checkbox"/> Parks and Recreation <input type="checkbox"/> Tree Board	<input type="checkbox"/> Planning Board <input checked="" type="checkbox"/> Tourism Development Authority <input type="checkbox"/> Other
---	--

**List in order of preference the Boards on which you would be willing to serve:**

1.	<i>TDA</i>
2.	<i>Parks &amp; Recreation</i>
3.	

**List any work, volunteer, and/or other experience you would like to have considered in the review of your application (attach an additional sheet if necessary).**

*I have a rental property at Beech Mountain. I am very interested in helping to help develop the tourism to our community in a sustainable cost effective manner. I believe that I can leverage my experience w/ the Recreation Department Board to help grow & develop tourism in our town.*

Signature:	Date: <i>12-7-2022</i>
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## RESOLUTION

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**TO:** Mayor and Town Council  
**FROM:** Tim Barnett  
**DATE:** December 13, 2022  
**SUBJECT:** Res. Honoring Sergeant Christopher Ward and naming Watauga Bridge

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**FOR THE PURPOSE OF:**

The Town of Beech Mountain honors fallen officer Sergeant Christopher David Ward by naming the Watauga River Bridge (#E61) near Watauga River Road on Highway 321 after him. Sergeant Chris Ward died in the line of duty on April 28, 2021.

**SIGNATURES:**

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Town Manager

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Town Clerk



Resolution

Town of Beech Mountain  
North Carolina

Date: 12/13/2022

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**RESOLUTION IN SUPPORT OF NAMING THE WATAUGA RIVER BRIDGE NEAR  
WATAUGA RIVER ROAD ON HIGHWAY 321, IN MEMORY OF  
SERGEANT CHRIS WARD  
Res. No. 2022- 12**

**WHEREAS**, Sergeant Christopher David Ward was born in 1984 and grew up in Sugar Grove community of Watauga County, North Carolina; and

**WHEREAS**, Christopher David Ward attended Watauga High School; and

**WHEREAS**, Christopher David Ward was a devoted and loving father, husband, son; and

**WHEREAS**, Christopher David Ward is survived by his wife, Candice Ward, his two daughters, Katie and Molly Ward, and his father, Rev. David Ward; and

**WHEREAS**, Christopher David Ward was a member of Green Valley Baptist Church; and

**WHEREAS**, Christopher David Ward started his law enforcement career with the Beech Mountain Police Department in 2013 before joining the Watauga County Sheriff's Department; and

**WHEREAS**, Christopher David Ward was killed in the line of duty on April 28, 2021 while serving his community and protecting his fellow officers; and

**WHEREAS**, efforts to memorialize Chris's life, love of community, and dedication to community service, Chris's family have completed a Structure Naming or Designation Application to be submitted to the North Carolina Department of Transportation; and,

**WHEREAS**, Christopher David Ward gave the ultimate sacrifice while protecting the safety and security of the citizens of Watauga County;

**NOW, THEREFORE, BE IT RESOLVED**, on behalf of the citizens of the Town of Beech Mountain, that the Town of Beech Mountain extends its heartfelt gratitude and appreciation for the service and sacrifice of Sergeant Christopher David Ward; and

**BE IT FURTHER RESOLVED** that the Town of Beech Mountain supports naming the Watauga River Bridge (#E61) near Watauga River Road on Highway 321, in Memory of Sergeant Christopher David Ward.

Adopted this the 13<sup>th</sup> day of December, 2022.

\_\_\_\_\_  
Barry Kaufman, Mayor

ATTEST:

\_\_\_\_\_  
Tamara Mercer, Town Clerk CMC, NCCMC





# REPORT

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**TO:** Mayor and Town Council  
**FROM:** Tim Barnett  
**DATE:** December 13, 2022  
**SUBJECT:** Police Department Monthly Report

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**SIGNATURES:**

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Town Manager

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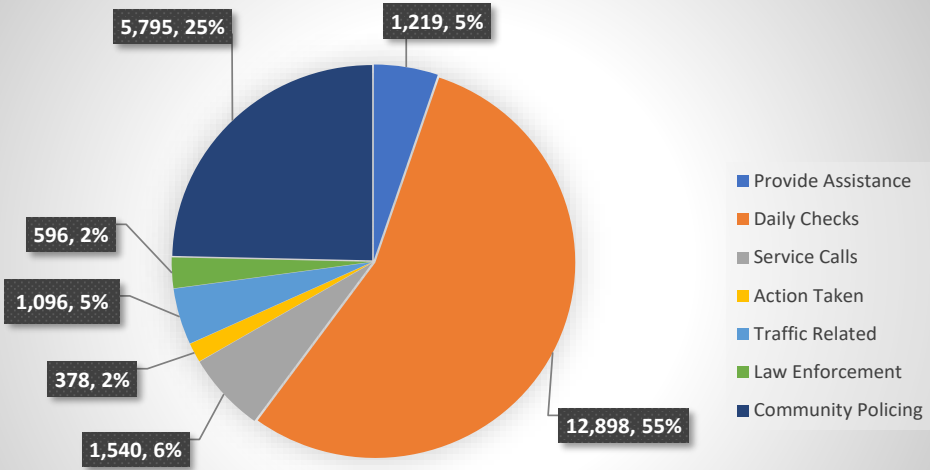
Town Clerk



Activity Log Yearly Summary Totals  
 Beech Mountain Police Department  
 January 1, 2022 through November 30, 2022

<i>Call Type</i>	<i>2021</i>	<i>2022</i>	<i>Call Type</i>	<i>2021</i>	<i>2022</i>
<b>Provide Assistance</b>			<b>Traffic Related</b>		
Assist Fire Department	42	33	Driving While Impaired	4	14
Assist Investigation	9	1	Improper Parking	130	109
Assist Other Agency	100	88	Stationary/Directed Patrol	417	632
Assist Town Dept/Business	20	9	Traffic Control	42	35
Assist Homeowner	57	58	Vehicle Accidents	78	57
Assist Motorist	317	318	Vehicle Stops	189	249
Assist Other Officer	234	250			
Escort	498	399	<b>Law Enforcement Calls</b>		
Assist Medical Calls	105	63	911 Hang Ups	32	41
			Alarms	89	84
<b>Daily Checks</b>			Breaking & Entering	12	29
Business Checks	11,624	11,079	Domestic Complaints	17	23
Care Track Test	0	0	Assault / Fights	6	13
Security Checks	255	115	Fire Works Violations	12	6
Residence Checks	1,972	1,671	Fraud	5	4
Welfare Check	31	33	Hit & Run	1	10
			Intoxicated/Drunk & Disruptive	9	6
<b>Service Calls</b>			Investigation	33	20
Animal Control Domestic/Wildlife	111	133	Larceny	26	13
Calls for Service	1,050	1,214	Mental Subject	3	4
Deliver Letter/Message	77	62	Missing Person	5	7
Found Property	21	15	Noise Disturbance/Loud Music	58	49
Golf Cart / UTV Inspections	28	34	Open Door/Open Window	71	73
ATV/Golf Cart Complaints	9	1	Prowler	1	0
Recreation/Town Deposit	83	81	Shots Fired/Sound of Shots Fired	3	4
COVID/mask	4	0	Subject with Gun/Weapon	0	1
			Suspicious Vehicle	52	106
<b>Action Taken</b>			Trespassing	60	32
Court	21	24	Vandalism	8	5
Felony Arrest	3	2	Continuing Investigation	43	39
Misdemeanor Arrest	18	11			
State Citations	53	63	<b>Community Policing</b>		
Town Ordinance Violations	33	59	Community Policing Contacts	3,992	5,768
Verbal Warning	104	184	Community Events	32	27
Warning Citations	10	21			
Warrant Service	27	14			
<b>2021 Event Totals: 23,108</b>			<b>2022 Event Totals: 24,318</b>		

## 2022 Monthly Condensed Calls







# REPORT

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**TO:** Mayor and Town Council  
**FROM:** Bob Pudney  
**DATE:** December 13, 2022  
**SUBJECT:** Fire Department Monthly Report

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**SIGNATURES:**

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Town Manager

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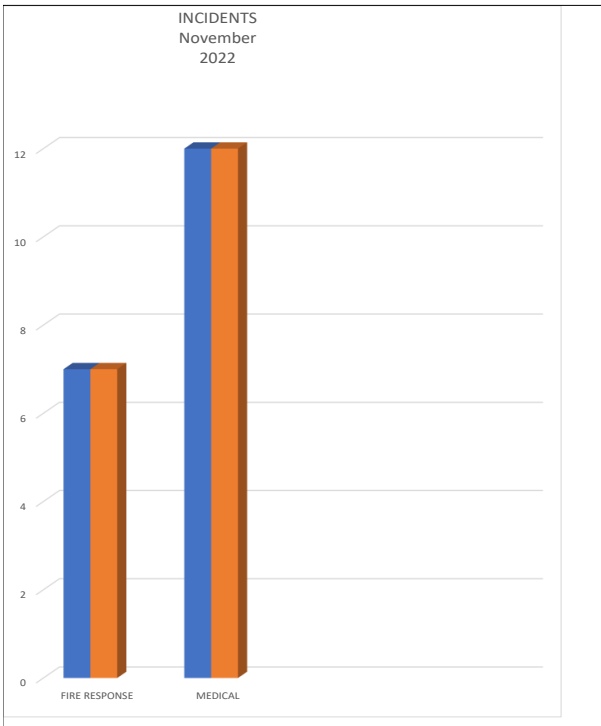
Town Clerk

**BEECH MOUNTAIN FIRE DEPARTMENT  
Monthly Report  
November 30, 2022**

EVENT	THIS PERIOD	SAME PERIOD LAST YEAR	FISCAL YTD
FIRE CALLS	7	12	45
MEDICAL CALLS	6	12	71
FIRE SAFETY INSPECTIONS	4	0	12
PUBLIC EDUCATION	0	0	0
FIRE HYDRANT INSPECTIONS	0	0	4
TRAINING HOURS	391	351	1584
MEETINGS	6	6	25
EMS RESPONSE TIME AVG.	5.45	N/A	8.3

**COMMENTS:**

Membership Recruitment Program.  
ISO Inspection Completed.





# REPORT

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**TO:** town manager and town council  
**FROM:** Sean Royall  
**DATE:** December 13, 2022  
**SUBJECT:** November Recreation report 2022

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**FOR THE PURPOSE OF:**

For review by town manager and council

**ATTACHED FOR YOUR CONSIDERATION:**

November 2022 Recreation Report

**SIGNATURES:**

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Town Manager

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Town Clerk



## November 2022 Recreation Report

### Facility Report

Finance Report

Total Monthly Revenue	\$6,700.72
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### Detailed Revenue Totals

Program Registrations \$610.00

Memberships \$4,568.00

Facility Reservations \$30.00

POS \$1,492.72

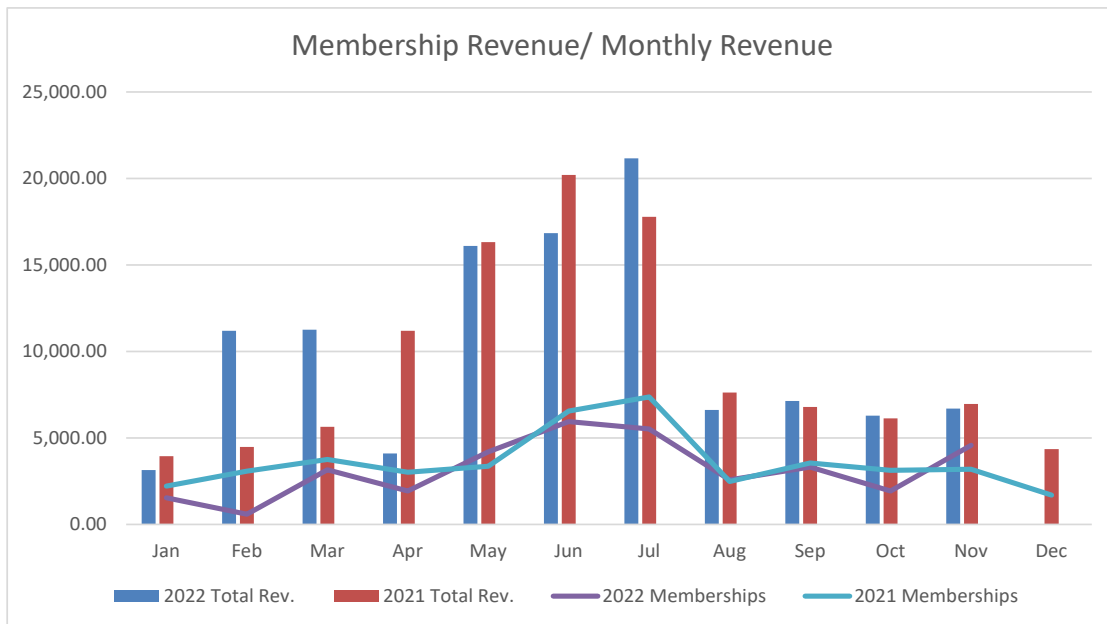
### Check-In Report

Member Visits	443
Non-Member Visits	87

### Membership Report

Total Memberships \$4,568.00

Family Annual \$2,650.00	Individual Annual \$938.00	Week Passes \$180.00
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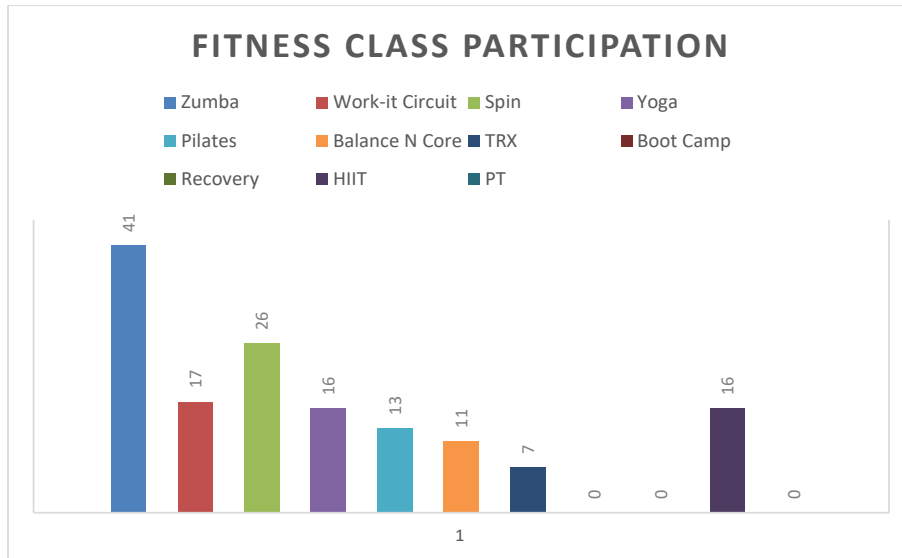


# Fitness Report

Participants:

## Number of classes offered in the month/ Participants.

Zumba	6	41
Work-it Circuit	6	17
Spin	7	26
Yoga	4	16
Pilates	4	13
Balance N Core	4	11
TRX	4	7
Boot Camp		
Recovery		
HIIT	4	
PT		



## Events

Holiday Market - \$2,010.00

Parade of wreaths - \$586.00

Respectfully Submitted,

Sean Royall  
 Parks and Recreation Director  
 Town of Beech Mountain





# REPORT

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**TO:** Town Council  
**FROM:** Daniel Davis  
**DATE:** December 13, 2022  
**SUBJECT:** DOI Monthly Council Report

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**FOR THE PURPOSE OF:**

Monthly reporting for Public Works, Sanitation, Water and Wastewater

**SIGNATURES:**

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**Town Manager**

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**Town Clerk**

Town of Beech Mountain  
Water Treatment Monthly Operation Report

November 2022 flow totals:

<b>Raw Totals:</b>	13.286 MG
	.443 MGD AVG
	.323 MGD MIN
	.657 MGD MAX

<b>Finished Totals:</b>	12.574 MG
	.419 MGD AVG
	.324 MGD MIN
	.564 MGD MAX

All Bacteria samples taken were absent of Coliform Bacteria.

All daily tests are in compliance.

October Wastewater Report

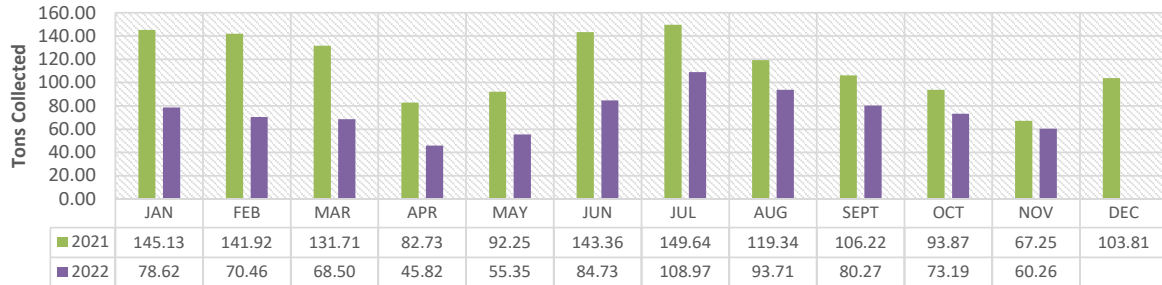
Grassy Gap Wastewater Plant

Total Flow	0.774	MG
Average Flow	0.024	MGD
Daily Max	0.071	MGD
Daily Min	0.007	MGD
Limit	0.008	MGD

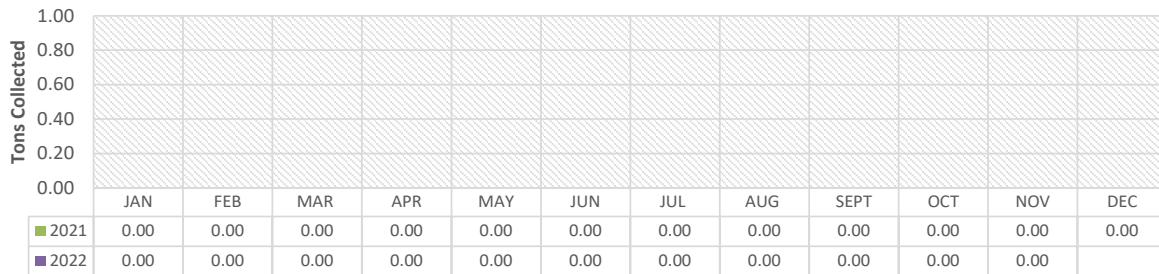
Pond Creek Wastewater Plant

Total Flow	4.743	MG
Average Flow	0.153	MGD
Daily Max	0.34	MGD
Daily Min	0.09	MGD
Limit	0.4	MGD

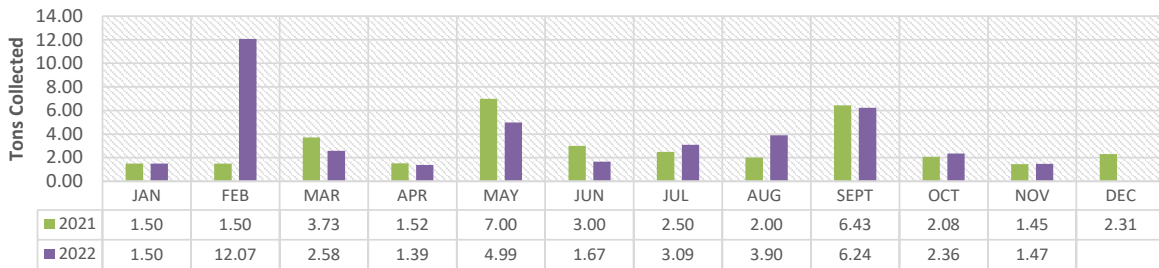
### Solid Waste



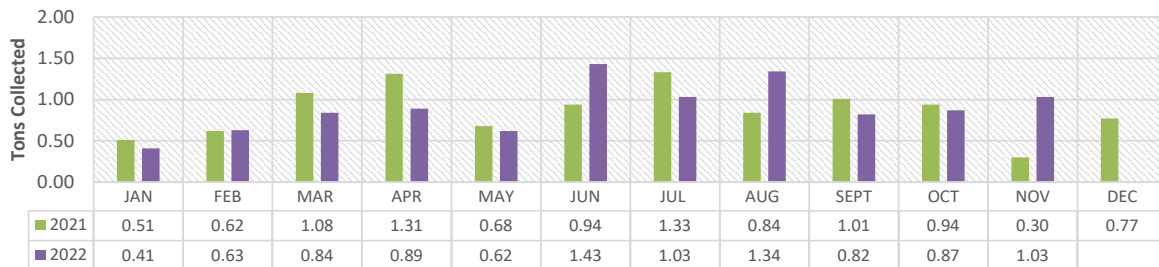
### Construction Material



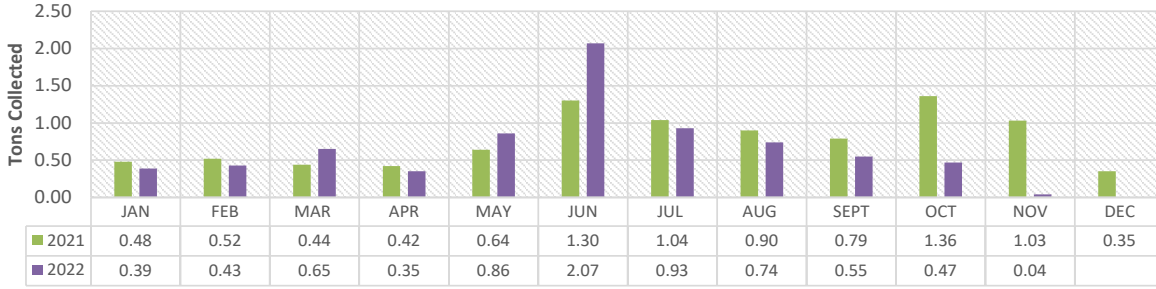
### Recycled Metal



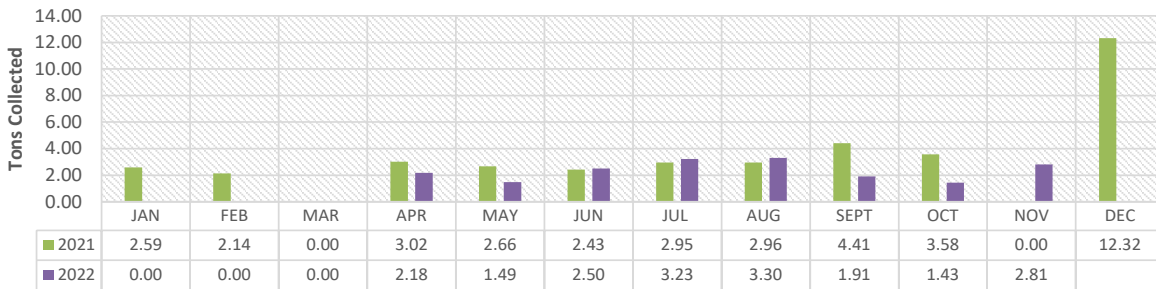
### Recycled Paper



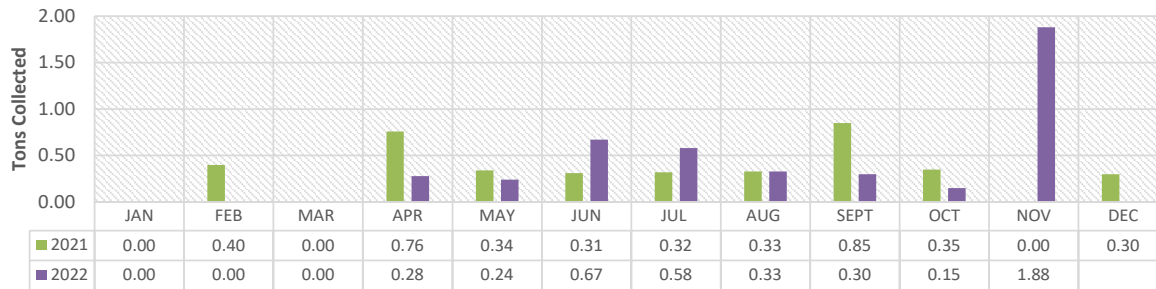
### Recycled Plastic



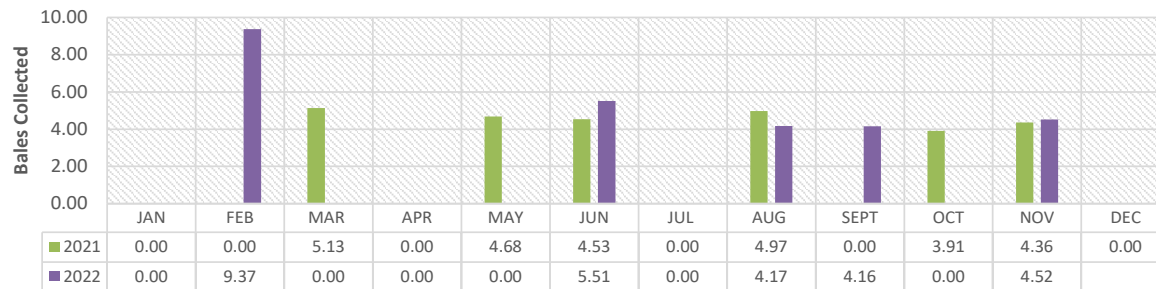
### Recycled Glass



### Recycled Aluminum



### Recycled Cardboard



Sanitation Department  
Monthly Report

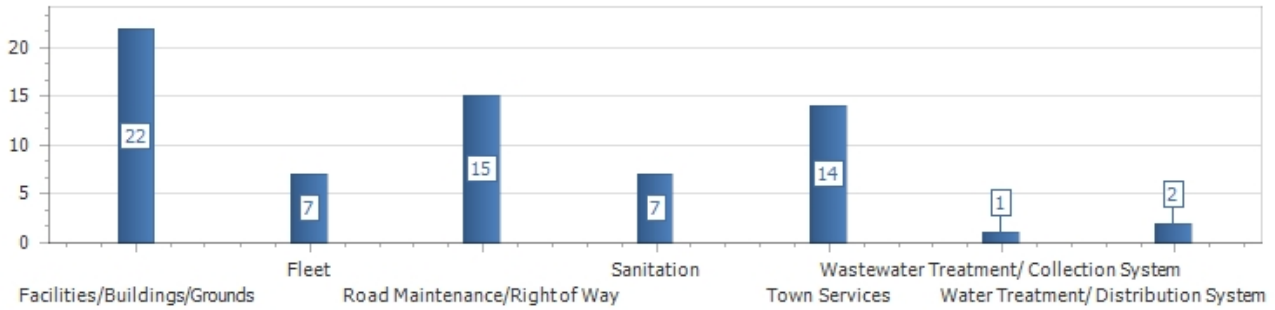
2021	SOLID WASTE	CONSTRUCTION MATERIAL	-----RECYCLING-----						--ROAD MAINTENANCE--						
			RECYCLED METAL	PAPER	PLASTIC	GLASS	ALUMINUM	CARDBOARD	ROADS GRADED	STABILIZING STONE	POT HOLES REPAIRED	WASH OUTS	DITCHES PULLED	ROADWAYS MOWED	
JAN	145.13	0.00	1.50	0.51	0.48	2.59	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0
FEB	141.92	Res. Const. Day	1.50	0.62	0.52	2.14	0.40	0.00	5	25	25				0
MAR	131.71	Res. Const. Day	3.73	1.08	0.44	0.00	0.00	5.13	11	8	25	10	11		0
APR	82.73	Res. Const. Day	1.52	1.31	0.42	3.02	0.76	0.00	15	4	25	7	10		0
MAY	92.25	Res. Const. Day	7.00	0.68	0.64	2.66	0.34	4.68	20	5	20	5	10		27
JUN	143.36	Res. Const. Day	3.00	0.94	1.30	2.43	0.31	4.53	20	4	16	25	25		68
JUL	149.64	Res. Const. Day	2.50	1.33	1.04	2.95	0.32	0.00	20	2	25	25	25		2
AUG	119.34	Res. Const. Day	2.00	0.84	0.90	2.96	0.33	4.97	20	5	25	25	15		25
SEPT	106.22	Res. Const. Day	6.43	1.01	0.79	4.41	0.85	0.00	4	1	6	2	16		2
OCT	93.87	Res. Const. Day	2.08	0.94	1.36	3.58	0.35	3.91	12	2	12	5	16		20
NOV	67.25	Res. Const. Day	1.45	0.30	1.03	0.00	0.00	4.36	4	2	5	4	6		0
DEC	103.81	Res. Const. Day	2.31	0.77	0.35	12.32	0.30	0.00							
YTD TOTALS	1377.23	0.00	35.02	10.33	9.27	39.06	3.96	27.58	131.00	58	184	108	134		144
2022	SOLID WASTE	CONSTRUCTION MATERIAL	-----RECYCLING-----						--ROAD MAINTENANCE--						
			RECYCLED METAL	PAPER	PLASTIC	GLASS	ALUMINUM	CARDBOARD	ROADS GRADED	STABILIZING STONE	POT HOLES REPAIRED	WASH OUTS	DITCHES PULLED	ROADWAYS MOWED	
JAN	78.62	Res. Const. Day	1.50	0.41	0.39	0.00	0.00	0.00							
FEB	70.46	Res. Const. Day	12.07	0.63	0.43	0.00	0.00	9.37			20	5	4		
MAR	68.50	Res. Const. Day	2.58	0.84	0.65	0.00	0.00	0.00	4	5	20	8	2		
APR	45.82	Res. Const. Day	1.39	0.89	0.35	2.18	0.28	0.00	20	2	20	4	4		
MAY	55.35	Res. Const. Day	4.99	0.62	0.86	1.49	0.24	0.00	12	0	25	8	4		
JUN	84.73	Res. Const. Day	1.67	1.43	2.07	2.50	0.67	5.51	16	5	50	6	20		5
JUL	108.97	Res. Const. Day	3.09	1.03	0.93	3.23	0.58	0.00	9	0	4	12	3		2
AUG	93.71	Res. Const. Day	3.90	1.34	0.74	3.30	0.33	4.17	16	2	12	6	8		12
SEPT	80.27	Res. Const. Day	6.24	0.82	0.55	1.91	0.30	4.16	14	2	1	3	0		30
OCT	73.19	Res. Const. Day	2.36	0.87	0.47	1.43	0.15	0.00	17	0	1	1	0		0
NOV	60.26	Res. Const. Day	1.47	1.03	0.04	2.81	1.88	4.52	4	6	25	16	11		0
DEC															
YTD TOTALS	819.88	0.00	41.26	9.91	7.48	18.85	4.43	27.73	112.00	22	178	69	56		49

# Completed WOs by Site Analysis

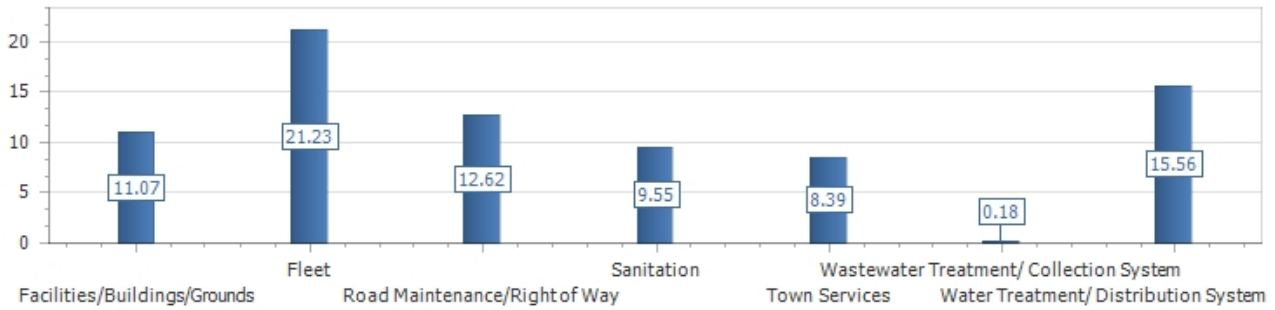
Date Printed: 12/06/2022

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## Total



## Average days to close



Site	Total	Average days to close
Facilities/Buildings/Grounds	22	11.07
Fleet	7	21.23
Road Maintenance/Right of Way	15	12.62
Sanitation	7	9.55
Town Services	14	8.39
Wastewater Treatment/ Collection System	1	0.18
Water Treatment/ Distribution System	2	15.56

### Report Parameters

Filter: Contains([ WO Status ], 'Completed') And Not Contains([ Source Site ], 'Parks & Rec')

Search:

Advanced Filters: [ Originated ] Between '11/01/2022' And '11/30/2022'

Tags:

## Summary

Date Printed: 12/06/2022

Page 1 of 5

Work Order #	WO Status	Origin	Priority	Work Type	Work Category	Site	Source Asset	Source Location	Assigned To	Originated	Expected	Completed	Cost \$	Hour(s)
2707	Completed	PM				Fleet	2004 160 CLC Excavator Trackhoe	Public Works Shop	Whitney Spagnolo	11/01/2022	11/02/2022		0.00	0.00
2713	Completed	PM				Fleet	Chevy Traverse Rec	Buckeye Rec Center	Whitney Spagnolo	11/01/2022	11/02/2022		0.00	0.00
2705	Completed	PM	2 - High		Custodial	Facilities/Buildings/Grounds		PW Utilities Office	Daniel Davis	11/01/2022	11/03/2022	11/30/2022	0.00	0.00
2719	Completed	Non-PM	2 - High			Water Line Locate (811)	Town Services	3363 BEECH MTN PKWY FDC	Matthew Clawson	11/01/2022		11/30/2022	0.00	0.00
2724	Completed	PM	2 - High	Preventive Maintenance		Town Services	123 ST ANDREW S RD		Matthew Clawson	11/03/2022	11/04/2022		0.00	0.00
2741	Completed	Non-PM	2 - High		Major Repair	Fleet	Fuel Tank on 38	Public Works Shop	Whitney Spagnolo	11/09/2022		12/05/2022	0.00	0.00
2754	Completed	Non-PM	2 - High		Customer Complaint	Facilities/Buildings/Grounds		Buckeye Rereation Center	David Street	11/14/2022		11/16/2022	0.00	0.00
2755	Completed	Non-PM	2 - High		Water Leak	Town Services	125 ASTER TRAIL		Matthew Clawson	11/14/2022		11/29/2022	0.00	0.00
2762	Completed	PM	2 - High	Preventive Maintenance		Town Services	123 ST ANDREW S RD		Matthew Clawson	11/17/2022	11/18/2022		0.00	0.00
2763	Completed	Non-PM	2 - High			Water Line Locate (811)	Town Services	101 HORNBEAM RD 1A	Matthew Clawson	11/17/2022		11/18/2022	0.00	0.00
2781	Completed	PM	2 - High		Custodial	Facilities/Buildings/Grounds		PUD PWD Office	Whitney Spagnolo	11/23/2022	11/24/2022	11/23/2022	0.00	0.00
2704	Completed	PM	3 - Medium		Compliance Reporting	Water Treatment/Distribution System		Buckeye Water Treatment Plant	Daniel Davis	11/01/2022	11/02/2022	11/30/2022	0.00	0.00
2706	Completed	PM	3 - Medium		Custodial	Facilities/Buildings/Grounds		PW Utilities Office	Daniel Davis	11/01/2022	11/02/2022	11/30/2022	0.00	0.00
2715	Completed	PM	3 - Medium	Reactive Maintenance	Bear Mess	Sanitation	Special Pickup	Beech Mountain Collection Route	Chrissy Bonestell	11/01/2022	12/02/2022	11/30/2022	0.00	0.00
2716	Completed	PM	3 - Medium		General Maintenance	Facilities/Buildings/Grounds	Diesel Tank	Public Works Shop	Whitney Spagnolo	11/01/2022	11/02/2022	11/01/2022	0.00	0.00

## Summary

Date Printed: 12/06/2022

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Work Order #	WO Status	Origin	Priority	Work Type	Work Category	Site	Source Asset	Source Location	Assigned To	Originated	Expected	Completed	Cost \$	Hour(s)
2720	Completed	PM	3 - Medium	Reactive Maintenance	Leaf-Grass	Sanitation	Special Pickup	Beech Mountain Collection Route	Chrissy Bonestell	11/02/2022		11/09/2022	0.00	0.00
2721	Completed	PM	3 - Medium	Reactive Maintenance	Brush-Limb Pickup	Sanitation	Special Pickup	Beech Mountain Collection Route	Chrissy Bonestell	11/02/2022		11/03/2022	0.00	0.00
2722	Completed	Non-PM	3 - Medium		Plumbing	Facilities/Buildings/Grounds		PUD PWD Office	David Street	11/02/2022		11/30/2022	0.00	0.00
2725	Completed	Non-PM	3 - Medium		Other-Taps and Systems	Town Services	730 PINE RIDGE RD		Matthew Clawson	11/03/2022		11/03/2022	0.00	0.00
2726	Completed	Non-PM	3 - Medium		Tires	Fleet	#801	Police Station*	Whitney Spagnolo	11/03/2022		12/05/2022	0.00	0.00
2728	Completed	Non-PM	3 - Medium		Road Maintenance	Road Maintenance/Right of Way	WILD DAISY LN		Matthew Clawson	11/03/2022		11/30/2022	0.00	0.00
2731	Completed	Non-PM	3 - Medium		General Maintenance	Facilities/Buildings/Grounds		Lake Coffey	David Street	11/03/2022		11/04/2022	0.00	0.00
2732	Completed	PM	3 - Medium		Custodial	Facilities/Buildings/Grounds		PW Utilities Office	Daniel Davis	11/04/2022	11/05/2022	11/30/2022	0.00	0.00
2737	Completed	PM	3 - Medium		Custodial	Facilities/Buildings/Grounds		PW Utilities Office	Daniel Davis	11/08/2022	11/09/2022	11/30/2022	0.00	0.00
2739	Completed	PM	3 - Medium	Reactive Maintenance	Leaf-Grass	Sanitation	Special Pickup	Beech Mountain Collection Route	Chrissy Bonestell	11/09/2022		11/17/2022	0.00	0.00
2740	Completed	PM	3 - Medium	Reactive Maintenance	Brush-Limb Pickup	Sanitation	Special Pickup	Beech Mountain Collection Route	Chrissy Bonestell	11/09/2022		11/09/2022	0.00	0.00
2742	Completed	Non-PM	3 - Medium		Grading	Road Maintenance/Right of Way	SHAGBAR RD		Matthew Clawson	11/10/2022		11/21/2022	0.00	0.00
2744	Completed	PM	3 - Medium		Custodial	Facilities/Buildings/Grounds		PW Utilities Office	Daniel Davis	11/11/2022	11/12/2022	11/30/2022	0.00	0.00
2751	Completed	Non-PM	3 - Medium		Customer Complaint	Road Maintenance/Right of Way	PINE RIDGE RD		Matthew Clawson	11/14/2022		11/30/2022	0.00	0.00
2756	Completed	PM	3 - Medium		Custodial	Facilities/Buildings/Grounds		PW Utilities Office	Daniel Davis	11/15/2022	11/16/2022	11/30/2022	0.00	0.00
2757	Completed	Non-PM	3 - Medium		Painting	Facilities/Buildings/Grounds		Main Lobby	David Street	11/15/2022		11/22/2022	0.00	0.00
2758	Completed	PM	3 - Medium	Reactive Maintenance	Leaf-Grass	Sanitation	Special Pickup	Beech Mountain Collection Route	Chrissy Bonestell	11/16/2022		11/30/2022	0.00	0.00

## Summary

Date Printed: 12/06/2022

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Work Order #	WO Status	Origin	Priority	Work Type	Work Category	Site	Source Asset	Source Location	Assigned To	Originated	Expected	Completed	Cost \$	Hour(s)
2761	Completed	Non-PM	3 - Medium		Drainage Issue	Road Maintenance/ Right of Way	PUTTER PL		Daniel Davis	11/16/2022		11/30/2022	0.00	0.00
2764	Completed	Non-PM	3 - Medium		Tires	Fleet	CHIEF	Police Station*	Whitney Spagnolo	11/17/2022		12/05/2022	0.00	0.00
2765	Completed	Non-PM	3 - Medium		Tires	Fleet	2004 Ford Medical	Fire Station 1	David Clawson	11/17/2022		12/05/2022	0.00	0.00
2766	Completed	Non-PM	3 - Medium		Installation	Facilities/Buildings/Grounds		Kitchen	Whitney Spagnolo	11/17/2022		11/22/2022	0.00	0.00
2767	Completed	PM	3 - Medium		Custodial	Facilities/Buildings/Grounds		PW Utilities Office	Daniel Davis	11/18/2022	11/19/2022	11/30/2022	0.00	0.00
2776	Completed	PM	3 - Medium		Custodial	Facilities/Buildings/Grounds		PW Utilities Office	Daniel Davis	11/22/2022	11/23/2022	11/30/2022	0.00	0.00
2780	Completed	Non-PM	3 - Medium		Washout or Erosion	Road Maintenance/ Right of Way	STAGHORN HOLLOW		Matthew Clawson	11/22/2022		11/30/2022	0.00	0.00
2782	Completed	PM	3 - Medium	Reactive Maintenance	Leaf-Grass	Sanitation	Special Pickup	Beech Mountain Collection Route	Chrissy Bonestell	11/23/2022		11/30/2022	0.00	0.00
2784	Completed	Non-PM	3 - Medium		Washout or Erosion	Road Maintenance/ Right of Way	SKIVIEW LN		Matthew Clawson	11/23/2022		11/30/2022	0.00	0.00
2785	Completed	PM	3 - Medium		Custodial	Facilities/Buildings/Grounds		PW Utilities Office	Daniel Davis	11/25/2022	11/26/2022	11/30/2022	0.00	0.00
2786	Completed	Non-PM	3 - Medium		Sewer Jetting	Wastewater Treatment/ Collection System	Sewer Camera System	Public Works Shop	Leroy Wright	11/28/2022		11/28/2022	0.00	0.00
2788	Completed	Non-PM	3 - Medium		Detect Water Leak	Water Treatment/ Distribution System		Water Service Area	Water Plant	11/28/2022		11/30/2022	0.00	0.00
2792	Completed	Non-PM	3 - Medium		Grounds	Facilities/Buildings/Grounds	Christmas Lights	Town Hall	David Street	11/28/2022		12/01/2022	0.00	0.00
2793	Completed	PM	3 - Medium		Custodial	Facilities/Buildings/Grounds		PW Utilities Office	Daniel Davis	11/29/2022	11/30/2022	11/30/2022	0.00	0.00
2718	Completed	Non-PM	4 - Low			Town Services	Service Lines	Water Service Area	Leroy Wright	11/01/2022		11/01/2022	0.00	0.00
2727	Completed	Non-PM	4 - Low		Painting	Facilities/Buildings/Grounds		1st Floor	David Street	11/03/2022		11/16/2022	0.00	0.00
2733	Completed	Non-PM	4 - Low		Water Leak	Town Services	100 HEMLOCK SPUR		Matthew Clawson	11/04/2022		11/09/2022	0.00	0.00
2735	Completed	Non-PM	4 - Low		Debris Removal	Road Maintenance/ Right of Way	WEST POND CREEK RD		Matthew Clawson	11/07/2022		11/30/2022	0.00	0.00

## Summary

Date Printed: 12/06/2022

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Work Order #	WO Status	Origin	Priority	Work Type	Work Category	Site	Source Asset	Source Location	Assigned To	Originated	Expected	Completed	Cost \$	Hour(s)
2736	Completed	Non-PM	4 - Low		Other-Taps and Systems	Town Services	105 TAMARA CK RD		Matthew Clawson	11/07/2022		11/30/2022	0.00	0.00
2746	Completed	Non-PM	4 - Low		Grading	Road Maintenance/ Right of Way	LAKELED GE CIR		Matthew Clawson	11/14/2022		11/21/2022	0.00	0.00
2747	Completed	Non-PM	4 - Low		Special Projects	Facilities/Build ings/Grounds	Christmas Lights	Town Hall	Matthew Clawson	11/14/2022		11/30/2022	0.00	0.00
2748	Completed	Non-PM	4 - Low		Customer Complaint	Road Maintenance/ Right of Way	BUCKEY E CREEK RD		Matthew Clawson	11/14/2022		11/30/2022	0.00	0.00
2749	Completed	Non-PM	4 - Low		Grading	Road Maintenance/ Right of Way	LOWER SNOWBI RD TRL		Matthew Clawson	11/14/2022		11/21/2022	0.00	0.00
2759	Completed	Non-PM	4 - Low		Customer Complaint	Road Maintenance/ Right of Way	TAMARA CK RD		Matthew Clawson	11/16/2022		11/30/2022	0.00	0.00
2772	Completed	Non-PM	4 - Low		Right of Way Maintenance	Road Maintenance/ Right of Way	INDIAN TRL		Matthew Clawson	11/21/2022		12/05/2022	0.00	0.00
2773	Completed	Non-PM	4 - Low		Ditch Maintenance	Road Maintenance/ Right of Way	FAIRWAY DR		Matthew Clawson	11/21/2022		11/30/2022	0.00	0.00
2774	Completed	Non-PM	4 - Low		Sign Reinstall- Replacement	Road Maintenance/ Right of Way	PINE RIDGE RD		Matthew Clawson	11/21/2022		11/30/2022	0.00	0.00
2775	Completed	Non-PM	4 - Low		Water Leak	Town Services	106 ASTER TRAIL		Matthew Clawson	11/21/2022		11/29/2022	0.00	0.00
2777	Completed	Non-PM	4 - Low		Water Line Locate (811)	Town Services	145 TAMARA CK RD		Matthew Clawson	11/22/2022		11/30/2022	0.00	0.00
2778	Completed	Non-PM	4 - Low		Debris Removal	Road Maintenance/ Right of Way	FOXGRA PE HOLLOW RD		Matthew Clawson	11/22/2022		11/30/2022	0.00	0.00
2783	Completed	Non-PM	4 - Low		Oil Change	Fleet	#807	Police Station*	Whitney Spagnolo	11/23/2022		12/05/2022	0.00	0.00
2789	Completed	Non-PM	4 - Low		Customer Complaint	Town Services	223 WILD DAISY LN		Matthew Clawson	11/28/2022		11/30/2022	0.00	0.00
2790	Completed	Non-PM	4 - Low		Water Line Locate (811)	Town Services	120 STAGHO RN HOLLOW		Matthew Clawson	11/28/2022		11/30/2022	0.00	0.00
2791	Completed	Non-PM	4 - Low		Drainage	Facilities/Build ings/Grounds	Carwash		Leroy Wright	11/28/2022		11/30/2022	0.00	0.00
000002794	Completed	Non-PM	4 - Low		Drainage	Facilities/Build ings/Grounds	Carwash		Leroy Wright	11/29/2022		11/29/2022	0.00	0.00
2795	Completed	Non-PM	4 - Low			Town Services	Service Lines	Water Service Area	Leroy Wright	11/29/2022		11/29/2022	0.00	0.00

# Summary

Date Printed: 12/06/2022

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Work Order #	WO Status	Origin	Priority	Work Type	Work Category	Site	Source Asset	Source Location	Assigned To	Originated	Expected	Completed	Cost \$	Hour(s)
<b>Records Selected: 68</b>												<b>Total Cost \$</b>	<b>Total Hrs</b>	
												0.00	0.00	

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### Report Parameters

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Filter: Contains([ WO Status ], 'Completed') And Not Contains([ Source Site ], 'Parks & Rec')

Search:

Advanced Filters: [ Originated ] Between '11/01/2022' And '11/30/2022'

Tags:





# REPORT

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**TO:** Town Council  
**FROM:** Steve Smith  
**DATE:** December 13, 2022  
**SUBJECT:** Finance Officer's Report for October 2022

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**FOR THE PURPOSE OF:**

To report to town council on the financial condition and budget status for fy 2023 first quarter.

**ATTACHED FOR YOUR CONSIDERATION:**

October Budget Report  
October Financial Report

**STAFF RECOMMENDATION:**

Review

**SIGNATURES:**

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**Town Manager**

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**Town Clerk**

TOWN OF BEECH MOUNTAIN  
 REVENUE & EXPENSE REPORT (UNAUDITED)  
 AS OF: OCTOBER 31ST, 2022

10 -General Fund  
 FINANCIAL SUMMARY

% OF YEAR COMPLETED: 33.33

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>REVENUE SUMMARY</u>						
Tax Revenue	6,832,493	1,140,005.18	1,265,366.17	0.00	5,567,126.83	18.52
Interest Income	18,500	13,964.39	46,063.59	0.00	( 27,563.59)	248.99
Miscellaneous Income	561,500	78,320.31	235,440.34	0.00	326,059.66	41.93
State Revenue	2,159,950	179,228.43	428,534.52	0.00	1,731,415.48	19.84
Fees	66,700	7,794.38	60,400.11	0.00	6,299.89	90.55
Gains/Losses	50,000	0.00	0.00	0.00	50,000.00	0.00
Other	520,000	0.00	0.00	0.00	520,000.00	0.00
Other Sources	600,719	40,882.49	66,400.03	0.00	534,318.97	11.05
<b>TOTAL REVENUES</b>	<b>10,809,862</b>	<b>1,460,195.18</b>	<b>2,102,204.76</b>	<b>0.00</b>	<b>8,707,657.24</b>	<b>19.45</b>
<u>EXPENDITURE SUMMARY</u>						
Administration	1,984,310	160,110.77	590,480.34	400.17	1,393,529.49	29.77
Tax Collections	54,797	7,261.46	20,190.40	0.00	34,606.60	36.85
Vistors Center	1,036,411	20,988.61	101,039.92	0.00	935,371.08	9.75
Police	1,550,861	129,566.31	497,620.15	60,754.72	992,683.12	35.99
Fire	967,662	57,858.48	327,821.85	45,533.00	594,307.15	38.58
Special Projects	0	0.00	0.00	0.00	0.00	0.00
Building Inspections	236,488	17,731.90	74,234.54	0.00	162,253.46	31.39
Planning	150,057	9,468.53	46,587.02	0.00	103,469.98	31.05
Vehicle Maintenance	249,525	16,801.38	131,525.27	2,459.16	115,540.57	53.70
Road Maintenance	3,558,644	150,347.07	946,437.95	266,590.16	2,346,294.33	34.07
Recreation	1,021,107	72,414.05	419,810.61	16,133.36	585,314.11	42.68
<b>TOTAL EXPENDITURES</b>	<b>10,809,862</b>	<b>642,548.56</b>	<b>3,155,748.05</b>	<b>391,870.57</b>	<b>7,263,369.89</b>	<b>32.81</b>
<b>REVENUE OVER/(UNDER) EXPENDITURES</b>	<b>0</b>	<b>817,646.62</b>	<b>( 1,053,543.29)</b>	<b>( 391,870.57)</b>	<b>1,444,287.35</b>	<b>0.00</b>

TOWN OF BEECH MOUNTAIN  
 REVENUE & EXPENSE REPORT (UNAUDITED)  
 AS OF: OCTOBER 31ST, 2022

30 -Water/Sewer  
 FINANCIAL SUMMARY

% OF YEAR COMPLETED: 33.33

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>REVENUE SUMMARY</u>						
Interest Income	1,000	3,033.60	9,205.39	0.00 (	8,205.39)	920.54
Miscellaneous Income	35,000 (	978.19) (	266.99)	0.00	35,266.99	0.76-
State Revenue	0	0.00	0.00	0.00	0.00	0.00
Metered Sales & Fees	3,127,425	104,069.89	1,051,058.18	0.00	2,076,366.82	33.61
Gains/Losses	1,500	0.00	0.00	0.00	1,500.00	0.00
Other	250,000	0.00	0.00	0.00	250,000.00	0.00
Other Sources	67,215	0.00	0.00	0.00	67,215.00	0.00
<b>TOTAL REVENUES</b>	<b>3,482,140</b>	<b>106,125.30</b>	<b>1,059,996.58</b>	<b>0.00</b>	<b>2,422,143.42</b>	<b>30.44</b>
<u>EXPENDITURE SUMMARY</u>						
W/S Administration	1,451,009	63,523.79	207,887.33	0.00	1,243,121.67	14.33
Water	1,022,769	73,205.44	328,017.69	39,571.85	670,805.14	34.41
Sewer	675,173	28,343.74	111,175.32	26,874.14	537,123.54	20.45
Taps & System	333,189	34,802.98	72,183.29	6,076.80	254,948.65	23.48
<b>TOTAL EXPENDITURES</b>	<b>3,482,140</b>	<b>199,875.95</b>	<b>719,263.63</b>	<b>72,522.79</b>	<b>2,705,999.00</b>	<b>22.29</b>
REVENUE OVER/(UNDER) EXPENDITURES	0 (	93,750.65)	340,732.95 (	72,522.79) (	283,855.58)	0.00

TOWN OF BEECH MOUNTAIN  
 REVENUE & EXPENSE REPORT (UNAUDITED)  
 AS OF: OCTOBER 31ST, 2022

35 -Sanitation  
 FINANCIAL SUMMARY

% OF YEAR COMPLETED: 33.33

	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	TOTAL ENCUMBERED	BUDGET BALANCE	% YTD BUDGET
<u>REVENUE SUMMARY</u>						
Interest Income	150	549.63	1,667.60	0.00	( 1,517.60)	1,111.73
Miscellaneous Income	27,500	672.00	16,989.50	0.00	10,510.50	61.78
State Revenue	350	0.00	117.36	0.00	232.64	33.53
Fees	766,800	58,029.21	227,707.28	0.00	539,092.72	29.70
Gains/Losses	0	0.00	0.00	0.00	0.00	0.00
Other	0	0.00	0.00	0.00	0.00	0.00
Other Sources	67,002	0.00	0.00	0.00	67,002.00	0.00
<b>TOTAL REVENUES</b>	<b>861,802</b>	<b>59,250.84</b>	<b>246,481.74</b>	<b>0.00</b>	<b>615,320.26</b>	<b>28.60</b>
<u>EXPENDITURE SUMMARY</u>						
Sanitation	861,802	66,517.03	294,639.61	0.00	567,162.39	34.19
<b>TOTAL EXPENDITURES</b>	<b>861,802</b>	<b>66,517.03</b>	<b>294,639.61</b>	<b>0.00</b>	<b>567,162.39</b>	<b>34.19</b>
<b>REVENUE OVER/(UNDER) EXPENDITURES</b>	<b>0</b>	<b>( 7,266.19)</b>	<b>( 48,157.87)</b>	<b>0.00</b>	<b>48,157.87</b>	<b>0.00</b>

**Town of Beech Mountain  
Monthly Financial Report  
Fiscal Year 2023**

<u>General Fund</u>	<u>Budget</u>	Through the reported month												33.00%	<u>% of Budget</u>
		<u>July</u>	<u>August</u>	<u>September</u>	<u>October</u>	<u>November</u>	<u>December</u>	<u>January</u>	<u>February</u>	<u>March</u>	<u>April</u>	<u>May</u>	<u>June</u>	<u>YTD</u>	
Total Revenue	10,683,201	73,599	87,155	481,255	1,460,195									2,102,205	19.68%
Total Expenditures	10,683,201	943,941	625,519	943,439	642,549									3,155,448	29.54%
Total General Fund fund balance as of July 1st	6,871,533	6,871,533	6,001,190	5,462,827	5,000,643									6,871,533	
Revenues Less Expenditures		(870,343)	(538,364)	(462,183)	817,647									(1,053,243)	
Estimated change to Fund Balance		6,001,190	5,462,827	5,000,643	5,818,290									5,818,290	
<b><u>Water/Sewer Enterprise Fund</u></b>															
Total Revenue	3,464,925	278,052	268,370	407,449	106,125									1,059,997	30.59%
Total Expenses	3,464,925	205,524	176,089	137,775	199,876									719,264	20.76%
Unrestricted Cash Reserves as July 1st	1,722,649	1,722,649	1,795,177	1,887,459	2,157,133									1,722,649	
Revenues Less Expenses		72,528	92,282	269,674	(93,751)									340,733	
Estimated Change in Cash Reserves		1,795,177	1,887,459	2,157,133	2,063,382									2,063,382	
<b><u>Sanitation Enterprise Fund</u></b>															
Total Revenue	858,802	67,490	60,042	60,921	58,029									246,482	28.70%
Total Expenses	858,802	117,679	61,191	49,253	66,517									294,640	34.31%
Unrestricted Cash Reserves as July 1st	654,366	654,366	604,176	603,027	614,695									654,366	
Revenues Less Expenses		(50,190)	(1,149)	11,668	(8,488)									(48,159)	
Estimated Change in Cash Reserves		604,176	603,027	614,695	606,207									606,207	
<b><u>Book Value - Cash &amp; Investments All FUNDS</u></b>															
	<u>Fund</u>	<u>July</u>	<u>August</u>	<u>September</u>	<u>October</u>	<u>November</u>	<u>December</u>	<u>January</u>	<u>February</u>	<u>March</u>	<u>April</u>	<u>May</u>	<u>June</u>		
Branch Banking and Trust (Pooled) #1	Pooled	1,029,821	663,218	(78,738)	2,028,096										
North Carolina Capital Management Trust #2	General Fund	5,712,146	5,897,480	6,165,837	4,947,981										
Mountain Community - Certificates of Deposit #4	General Fund	103,500	103,500	103,500	103,500										
North Carolina Capital Management Trust #6	Utility Fund	1,210,789	1,212,986	1,215,403	1,218,437										
North Carolina Capital Management Trust #8	Sanitation Fund	219,254	219,770	220,208	20,757										
North Carolina Capital Management Trust #9	E911 Fund	73,200	73,333	73,479	73,662										
Total Cash & Investments		8,348,710	8,170,286	7,699,688	8,392,433										

**Transfers for the month**

October transferred \$1.5M from #2 to #1





# REPORT

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**TO:** Town Council  
**FROM:** Preston Yates  
**DATE:** December 13, 2022  
**SUBJECT:** Planning and Inspections Monthly Report 2022-11

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**FOR THE PURPOSE OF:**

Monthly activities report for the Planning and Inspections Department for November 2022.

**SIGNATURES:**

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**Town Manager**

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**Town Clerk**

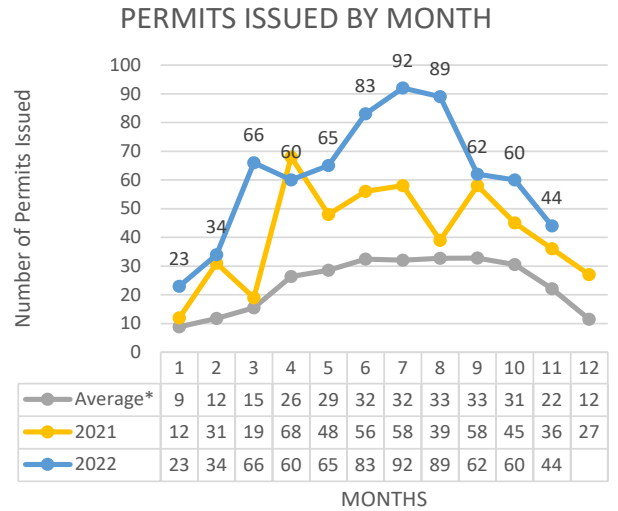
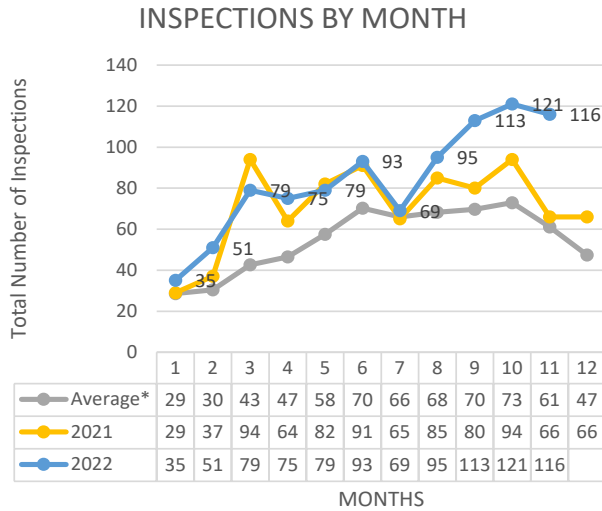
**TOWN OF BEECH MOUNTAIN**  
**Monthly Report**  
**Department of Building Inspections**  
**November-2022**

**1. Number of Inspections**

	This Month	Last Month	Same Month Last Year	This Fiscal Year to Date	Last Fiscal Year to Date	Calendar Year to Date
Building	46	52	35	217	219	369
Electrical	22	23	14	102	65	185
Plumbing	17	12	3	64	26	108
Htg/Air & Misc.	31	34	14	131	80	264

**2. Permits Issued**

No. Issued	44	60	36	347	236	678
Value	\$ 848,360	\$ 863,985	\$ 606,633	\$ 9,895,265	\$ 8,621,899	\$ 16,299,473
Permit Fees	\$ 17,530.50	\$ 47,356.00	\$ 8,888.98	\$ 309,405.93	\$ 186,963.83	\$ 551,311.50



\*NOTE: Average Inspections and Permits are calculated based on a running average since April 2009

**3. Nature of Building Permits**

# of Permits	Type	Address	Total Fees	Valuation	New Bldgs FY to Date	New Bldgs Last FY
2	New Single Family		\$ 15,698.00	\$ 600,000	18	19
	New Multi-Family				0	0
	New Commercial				0	0
42	Other	Various	\$ 1,832.50	\$ 248,360		
44			\$ 17,530.50	\$ 848,360		

**TOWN OF BEECH MOUNTAIN  
PLANNING AND ZONING MONTHLY REPORT  
November-2022**

**Summary and Highlights**

**Building:**

Building permit issuance remains well above 10-year average  
16 New Homes permitted since July 1, 2022 (two less than the same time last year)

**Zoning:**

Zoning amendments awaiting codification

**Trees:**

Tree permits continue at average numbers

**GIS/Mapping:**

Obtained new ortho-rectified aerials for 2022, replacing 2018 aerials

**Planning Board:**

Planning Board meeting for November cancelled

**Board of Adjustment:**

Application for Appeal of Administrative Decision postponed until January

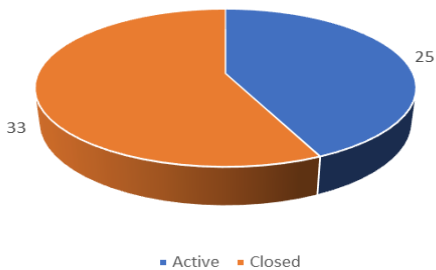
**Other:**

iWorQ online permitting system fully implemented and operating smoothly

**CODE ENFORCEMENT**

Monthly and Quarterly Case Counts

Quarterly Code Cases (Oct-Dec '22)  
as of November 30, 2022



**CODE ENFORCEMENT CASE COUNTS**



**Code Enforcement:**

Initiated large-scale outreach ahead of Town-wide active enforcement effort in early 2023  
iWorq for Code Enforcement launched in October allows for improved tracking of cases  
Averaging 20-30 active case load for months of October and November





# REPORT

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**TO:** Mayor and Town Council  
**FROM:** Kate Gavenus  
**DATE:** December 13, 2022  
**SUBJECT:** TDA Report December 2022

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**FOR THE PURPOSE OF:**

This report gives a sampling of marketing, PR, and media activities over the past month, along with results and relevant economic development

**SIGNATURES:**

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**Town Manager**

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**Town Clerk**

**Beech Mountain TDA Report  
To Town Council  
December 2022**

Marketing/Media: Social media contest winners will be hosted on the mountain in December. Beech Mountain Realty and Rentals, Brick Oven Pizzeria, Fred's General Mercantile and the Buckeye Recreation Center will be featured for this trip. The Beech Mountain Resort and the TDA are working to host a large production crew from Visit NC the first week of January. The resort and the sledding hill will be featured.

**Examples of media coverage received in November:**

Smoky Mountain Living—Southern Rails Rail Jam: <https://www.smliv.com/events/southern-rails-rail-jam/>

Charlotte Observer—NC Ski resorts: <https://www.charlotteobserver.com/charlottefive/c5-travel/article268579807.html> also placed in the following post:

Kiss95.1.com— <https://kiss951.com/2022/11/17/north-carolina-home-to-two-of-americas-most-windiest-roads/>

Watauga Democrat—Ski resort open for season:

[https://www.wataugademocrat.com/news/local/ski-resorts-welcome-patrons-to-slopes-for-2022-2023-season/article\\_c90f8a9c-6a01-11ed-bea3-3354209106d9.html](https://www.wataugademocrat.com/news/local/ski-resorts-welcome-patrons-to-slopes-for-2022-2023-season/article_c90f8a9c-6a01-11ed-bea3-3354209106d9.html)

Herald-Review.com—what to expect this winter: [https://herald-review.com/weather/december-has-arrived-heres-what-to-expect-this-winter/article\\_87f3667e-0963-54b2-9ea5-92b6c065eb2f.html](https://herald-review.com/weather/december-has-arrived-heres-what-to-expect-this-winter/article_87f3667e-0963-54b2-9ea5-92b6c065eb2f.html)

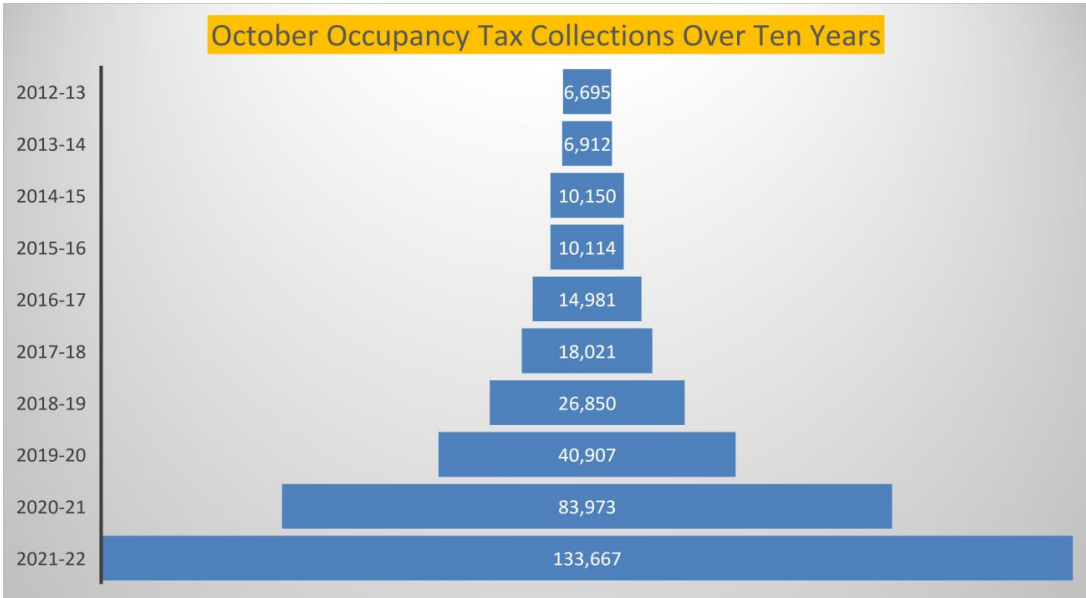
Forbes- Top places to buy winter vacation homes:

<https://www.forbes.com/sites/juliabrenner/2022/11/30/top-10-best-places-to-buy-a-winter-vacation-home-according-to-vacasa/?sh=7499e95b571a>

**Results:**

There were 324 visitors in the Visitor Center during the month of November 2022, which was lower than the 416 visitors received in November 2021. Occupancy tax of \$133,667 was collected in the month of November (for October overnight stays). This was 59% greater than the \$83,973 collected in November of 2021. Twelve hundred room nights were reported to the tax office for October overnight stays. The excellent fall colors, the Woolly Worm Festival in Banner Elk and the Valle Fair in Valle Crucis, three home football games at App State, homecoming weekend at Lees-McRae, as well as multiple large wedding events on the mountain, brought visitors who stayed one or more nights.

**Revenues for  
 Lodging on Beech  
 Mountain totaled**  
**\$2,318,772**  
**for October 2022**



**Economic Development News December 2022**

The real estate market in the High Country continues to be very active. Sales and selling prices remain strong, despite rising mortgage rates. Total travel figures across the U.S. have not achieved pre-covid levels, but leisure travel has bounced back strongly, as has domestic travel. These are the segments that most affect the Town of Beech Mountain.

## U.S. TRAVEL FORECAST :

### U.S. Travel Association

	ACTUAL			FORECAST				
	2019	2020	2021	2022	2023	2024	2025	2026
<b>Total # of trips</b>	<b>2.40 B</b>	<b>1.60 B</b>	<b>2.04 B</b>	<b>2.30 B</b>	<b>2.39 B</b>	<b>2.51 B</b>	<b>2.57 B</b>	<b>2.61 B</b>
<b>Domestic person-trips</b>	<b>2.32 B</b>	<b>1.58 B</b>	<b>2.02 B</b>	<b>2.25 B</b>	<b>2.33 B</b>	<b>2.43 B</b>	<b>2.48 B</b>	<b>2.52 B</b>
Leisure	1.85 B	1.40 B	1.77 B	1.88 B	1.91 B	1.97 B	2.01 B	2.04 B
Business	464 M	181 M	250 M	371 M	417 M	464 M	471 M	479 M
Auto	2.13 B	1.50 B	1.89 B	2.08 B	2.14 B	2.23 B	2.27 B	2.31 B
Air	189 M	79 M	131 M	175 M	186 M	202 M	209 M	212 M
<b>International Arrivals</b>	<b>79.4 M</b>	<b>19.2 M</b>	<b>22.1 M</b>	<b>50.2 M</b>	<b>59.9 M</b>	<b>75.4 M</b>	<b>84.8 M</b>	<b>89.3 M</b>
Canada	20.7 M	4.8 M	2.5 M	13.9 M	17.7 M	21.7 M	24.3 M	25.1 M
Mexico	18.3 M	6.8 M	10.4 M	13.6 M	15.4 M	18.3 M	19.6 M	20.1 M
Overseas	40.4 M	7.6 M	9.2 M	22.8 M	26.8 M	35.4 M	40.8 M	44.0 M

## U.S. TRAVEL FORECAST - VOLUME, YOY % CHANGE

	ACTUAL			FORECAST				
	2019	2020	2021	2022	2023	2024	2025	2026
<b>Total # of trips</b>	<b>1.7%</b>	<b>-33.2%</b>	<b>27.6%</b>	<b>12.7%</b>	<b>3.6%</b>	<b>5.0%</b>	<b>2.5%</b>	<b>1.7%</b>
<b>Domestic person-trips</b>	<b>1.8%</b>	<b>-31.8%</b>	<b>27.8%</b>	<b>11.4%</b>	<b>3.2%</b>	<b>4.5%</b>	<b>2.2%</b>	<b>1.6%</b>
Leisure	1.9%	-24.5%	26.5%	6.2%	1.4%	3.0%	2.3%	1.5%
Business	1.1%	-60.9%	37.6%	48.6%	12.5%	11.1%	1.5%	1.7%
Auto	1.5%	-29.4%	25.7%	9.9%	3.0%	4.1%	2.0%	1.5%
Air	4.3%	-58.4%	67.0%	33.5%	6.1%	8.3%	3.7%	1.6%
<b>International Arrivals</b>	<b>-0.4%</b>	<b>-75.8%</b>	<b>15.0%</b>	<b>127.3%</b>	<b>19.3%</b>	<b>25.9%</b>	<b>12.3%</b>	<b>5.3%</b>
Canada	-3.5%	-76.8%	-47.4%	449.0%	27.7%	22.5%	12.1%	3.3%
Mexico	-0.3%	-62.9%	52.7%	30.4%	13.4%	19.3%	7.2%	2.2%
Overseas	1.3%	-81.2%	20.8%	148.4%	17.6%	32.1%	15.2%	8.0%

## U.S. TRAVEL FORECAST - VOLUME, % OF 2019 LEVELS

	ACTUAL			FORECAST				
	2019	2020	2021	2022	2023	2024	2025	2026
<b>Total # of trips</b>	<b>100%</b>	<b>67%</b>	<b>85%</b>	<b>96%</b>	<b>99%</b>	<b>104%</b>	<b>107%</b>	<b>109%</b>
<b>Domestic person-trips</b>	<b>100%</b>	<b>68%</b>	<b>87%</b>	<b>97%</b>	<b>100%</b>	<b>105%</b>	<b>107%</b>	<b>109%</b>
Leisure	100%	76%	96%	101%	103%	106%	108%	110%
Business	100%	39%	54%	80%	90%	100%	102%	103%
Auto	100%	71%	89%	98%	100%	105%	107%	108%
Air	100%	42%	70%	93%	98%	107%	111%	112%
<b>International Arrivals</b>	<b>100%</b>	<b>24%</b>	<b>28%</b>	<b>63%</b>	<b>75%</b>	<b>95%</b>	<b>107%</b>	<b>112%</b>
Canada	100%	23%	12%	67%	86%	105%	117%	121%
Mexico	100%	37%	57%	74%	84%	100%	107%	110%
Overseas	100%	19%	23%	56%	66%	88%	101%	109%

## SPENDING

### U.S. TRAVEL FORECAST - SPENDING (ADJUSTED FOR INFLATION)\*

	ACTUAL			FORECAST				
	2019	2020	2021	2022	2023	2024	2025	2026
<b>Total Travel Spending</b>	<b>\$1.17 T</b>	<b>\$722 B</b>	<b>\$886 B</b>	<b>\$1.00 T</b>	<b>\$1.11 T</b>	<b>\$1.16 T</b>	<b>\$1.20 T</b>	<b>\$1.21 T</b>
<b>Leisure</b>	<b>\$867 B</b>	<b>\$622 B</b>	<b>\$764 B</b>	<b>\$783 B</b>	<b>\$852 B</b>	<b>\$889 B</b>	<b>\$923 B</b>	<b>\$934 B</b>
<b>Business</b>	<b>\$306 B</b>	<b>\$101 B</b>	<b>\$122 B</b>	<b>\$217 B</b>	<b>\$259 B</b>	<b>\$275 B</b>	<b>\$276 B</b>	<b>\$277 B</b>
<b>Domestic</b>	<b>\$992 B</b>	<b>\$682 B</b>	<b>\$845 B</b>	<b>\$907 B</b>	<b>\$982 T</b>	<b>\$1.01 T</b>	<b>\$1.02 T</b>	<b>\$1.03 T</b>
Leisure	\$722 B	\$589 B	\$730 B	\$710 B	\$748 B	\$760 B	\$775 B	\$778 B
Business	\$270 B	\$93 B	\$115 B	\$197 B	\$234 B	\$246 B	\$247 B	\$247 B
Transient	\$157 B	\$63 B	\$80 B	\$122 B	\$139 B	\$145 B	\$146 B	\$146 B
Group	\$113 B	\$30 B	\$35 B	\$76 B	\$95 B	\$101 B	\$101 B	\$101 B
<b>International**</b>	<b>\$181 B</b>	<b>\$41 B</b>	<b>\$41 B</b>	<b>\$93 B</b>	<b>\$129 B</b>	<b>\$158 B</b>	<b>\$177 B</b>	<b>\$185 B</b>
Leisure	\$145 B	\$33 B	\$34 B	\$73 B	\$103 B	\$129 B	\$147 B	\$156 B
Business	\$36 B	\$8 B	\$7 B	\$20 B	\$25 B	\$29 B	\$29 B	\$30 B
Transient	\$22 B	\$5 B	\$4 B	\$13 B	\$16 B	\$18 B	\$18 B	\$18 B
Group	\$14 B	\$3 B	\$3 B	\$7 B	\$9 B	\$11 B	\$11 B	\$11 B

### U.S. TRAVEL FORECAST - SPENDING, YOY % CHANGE (ADJUSTED FOR INFLATION)\*

	ACTUAL			FORECAST				
	2019	2020	2021	2022	2023	2024	2025	2026
<b>Total Travel Spending</b>	<b>0.9%</b>	<b>-38.4%</b>	<b>22.7%</b>	<b>12.9%</b>	<b>11.0%</b>	<b>4.8%</b>	<b>3.0%</b>	<b>1.0%</b>
<b>Leisure</b>	<b>0.6%</b>	<b>-28.3%</b>	<b>22.9%</b>	<b>2.5%</b>	<b>8.8%</b>	<b>4.4%</b>	<b>3.8%</b>	<b>1.2%</b>
<b>Business</b>	<b>1.7%</b>	<b>-67.0%</b>	<b>21.4%</b>	<b>77.6%</b>	<b>19.1%</b>	<b>6.1%</b>	<b>0.5%</b>	<b>0.4%</b>
<b>Domestic</b>	<b>1.9%</b>	<b>-31.3%</b>	<b>24.0%</b>	<b>7.3%</b>	<b>8.2%</b>	<b>2.4%</b>	<b>1.6%</b>	<b>0.4%</b>
Leisure		-18.5%	24.0%	-2.7%	5.4%	1.6%	2.0%	0.4%
Business		-65.5%	24.1%	71.0%	18.4%	5.1%	0.4%	0.3%
Transient		-59.7%	27.3%	51.8%	14.0%	4.3%	0.4%	0.6%
Group		-73.5%	17.5%	114.8%	25.5%	6.3%	0.3%	0.0%
<b>International**</b>	<b>-4.1%</b>	<b>-77.6%</b>	<b>0.8%</b>	<b>128.0%</b>	<b>38.1%</b>	<b>22.7%</b>	<b>12.0%</b>	<b>4.9%</b>
Leisure		-77.4%	3.4%	1116.0%	41.3%	24.6%	14.4%	5.7%
Business		-78.4%	-10.4%	186.3%	26.2%	14.9%	1.3%	0.7%
Transient		-77.5%	-14.6%	217.3%	21.0%	12.1%	0.5%	0.3%
Group		-79.8%	-3.4%	140.3%	36.4%	19.8%	2.5%	1.4%

### U.S. TRAVEL FORECAST - SPENDING, % OF 2019 LEVELS (ADJUSTED FOR INFLATION)\*

	ACTUAL			FORECAST				
	2019	2020	2021	2022	2023	2024	2025	2026
<b>Total Travel Spending</b>	<b>100%</b>	<b>62%</b>	<b>76%</b>	<b>85%</b>	<b>95%</b>	<b>99%</b>	<b>102%</b>	<b>103%</b>
<b>Leisure</b>	<b>100%</b>	<b>72%</b>	<b>88%</b>	<b>90%</b>	<b>98%</b>	<b>103%</b>	<b>106%</b>	<b>108%</b>
<b>Business</b>	<b>100%</b>	<b>33%</b>	<b>40%</b>	<b>71%</b>	<b>85%</b>	<b>90%</b>	<b>90%</b>	<b>91%</b>
<b>Domestic</b>	<b>100%</b>	<b>69%</b>	<b>85%</b>	<b>91%</b>	<b>99%</b>	<b>101%</b>	<b>103%</b>	<b>103%</b>
Leisure	100%	82%	101%	98%	104%	105%	107%	108%
Business	100%	34%	43%	73%	87%	91%	91%	92%
Transient	100%	40%	51%	78%	89%	93%	93%	93%
Group	100%	26%	31%	67%	84%	89%	89%	89%
<b>International**</b>	<b>100%</b>	<b>22%</b>	<b>23%</b>	<b>52%</b>	<b>71%</b>	<b>87%</b>	<b>98%</b>	<b>103%</b>
Leisure	100%	23%	23%	51%	71%	89%	102%	108%
Business	100%	22%	19%	55%	70%	80%	81%	82%
Transient	100%	22%	19%	61%	74%	83%	83%	83%
Group	100%	20%	19%	47%	64%	77%	78%	80%

\*All spending data is cited in "real" 2019 \$, deflated based on the Travel Price Index

\*\* Includes general travel spending and passenger fares (does not include education/health/worker spending)

Sources: Tourism Economics and U.S. Travel Association

U.S. TRAVEL  
ASSOCIATION

## TRAVEL PRICE INDEX (TPI)

### U.S. TRAVEL FORECAST - TRAVEL PRICE INDEX

	ACTUAL			FORECAST				
	2019	2020	2021	2022	2023	2024	2025	2026
<b>Travel Price Index</b>	<b>292</b>	<b>275</b>	<b>300</b>	<b>343</b>	<b>343</b>	<b>351</b>	<b>357</b>	<b>364</b>
Food Away from home	284	294	307	331	339	346	349	353
Lodging away from home	344	265	322	384	390	407	422	434
Motor Fuel	233	195	265	353	303	303	306	310
Public Transportation	259	227	231	279	291	296	300	304
<b>Consumer Price Index</b>	<b>256</b>	<b>259</b>	<b>271</b>	<b>293</b>	<b>305</b>	<b>313</b>	<b>319</b>	<b>326</b>

### U.S. TRAVEL FORECAST - TRAVEL PRICE INDEX, YOY % CHANGE

	ACTUAL			FORECAST				
	2019	2020	2021	2022	2023	2024	2025	2026
<b>Travel Price Index</b>	<b>1.9%</b>	<b>-5.8%</b>	<b>9.0%</b>	<b>14.5%</b>	<b>0.0%</b>	<b>2.4%</b>	<b>1.8%</b>	<b>1.8%</b>
Food Away from home	3.1%	3.4%	4.5%	7.6%	2.5%	2.0%	1.0%	1.0%
Lodging away from home	0.9%	-22.9%	21.6%	19.2%	1.5%	4.3%	3.6%	2.9%
Motor Fuel	-3.6%	-16.3%	35.8%	33.1%	-15.0%	0.0%	0.7%	1.3%
Public Transportation	0.3%	-12.3%	1.7%	20.7%	4.3%	1.7%	1.3%	1.3%
<b>Consumer Price Index</b>	<b>1.8%</b>	<b>1.2%</b>	<b>4.7%</b>	<b>8.1%</b>	<b>4.3%</b>	<b>2.5%</b>	<b>2.0%</b>	<b>2.0%</b>

### U.S. TRAVEL FORECAST - TRAVEL PRICE INDEX, % CHANGE COMPARED TO 2019

	ACTUAL			FORECAST				
	2019	2020	2021	2022	2023	2024	2025	2026
<b>Travel Price Index</b>	<b>100%</b>	<b>94%</b>	<b>103%</b>	<b>118%</b>	<b>117%</b>	<b>120%</b>	<b>122%</b>	<b>125%</b>
Food Away from home	100%	103%	108%	116%	119%	122%	123%	124%
Lodging away from home	100%	77%	94%	112%	113%	118%	123%	126%
Motor Fuel	100%	84%	114%	151%	130%	130%	131%	133%
Public Transportation	100%	88%	89%	108%	112%	114%	116%	117%
<b>Consumer Price Index</b>	<b>100%</b>	<b>101%</b>	<b>106%</b>	<b>115%</b>	<b>119%</b>	<b>122%</b>	<b>125%</b>	<b>127%</b>

Sources: Tourism Economics and U.S. Travel Association

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