



**AGENDA**  
**Regular Town Council**  
**Tuesday, December 14, 2021**  
**Council Chambers 4:00 PM**

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1. CALL TO ORDER	
2. ADOPTION OF AGENDA	
3. INVOCATION	
4. PLEDGE OF ALLEGIANCE	
5. SELECTION OF MAYOR & VICE MAYOR	
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9. PROCLAMATION AND ACKNOWLEDGMENT OF MR. GIL ADAMS	
9.1. Recognition of Mr. Gil Adams	43 - 44

[Output Document \(Staff Report - 0569\) - Pdf](#)

10. OLD BUSINESS

- 10.1. Planning Board Report on Workforce Housing 45 - 47

The purpose of the report is to advise Town Council on the issue of Affordable and Workforce Housing. Staff will await any further direction, should the Town Council find more study or action is needed.

[Output Document \(Staff Report - 0581\) - Pdf](#)

11. NEW BUSINESS

- 11.1. Town of Beech Mountain Audit Report and Financial Statement Review 49 - 135  
FY:2020-2021, Cindy Randolph, CPA

Review

[Output Document \(Staff Report - 0566\) - Pdf](#)

- 11.2. Private sale of Police Dept. Surplus Property 137 - 139

[Output Document \(Staff Report - 0586\) - Pdf](#)

- 11.3. Police Dept. Surplus Firearms and Private Sale Resolution 141 - 144

[Output Document \(Staff Report - 0571\) - Pdf](#)

- 11.4. Wayfinding Signs for the Town 145 - 149

[Output Document \(Staff Report - 0574\) - Pdf](#)

- 11.5. Call for Public Hearing for Comprehensive Plan Amendment 151 - 153

Staff recommends setting a Public Hearing to gather public input on the proposed amendment for the next regularly scheduled Town Council meeting in January.

[Output Document \(Staff Report - 0580\) - Pdf](#)

- 11.6. Water Service Lines Request for Qualifications 155 - 160

Staff recommends approval.

[Output Document \(Staff Report - 0587\) - Pdf](#)

- 11.7. Boards and Committee Member Terms and Appointments 161 - 163

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12. TOWN MANAGER AND STAFF REPORTS

- 12.1. October Financial Report 165 - 169

Review

[Output Document \(Staff Report - 0567\) - Pdf](#)

- 12.2. Police Department Monthly Report 171 - 173

[Output Document \(Staff Report - 0570\) - Pdf](#)

- 12.3. November 2021 Recreation Report 175 - 178

[Output Document \(Staff Report - 0573\) - Pdf](#)

- 12.4. Fire Department Report 179 - 180

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12.5.	DOI Report November 2021 <a href="#">Output Document (Staff Report - 0577) - Pdf</a>	181 - 188
12.6.	Planning and Inspections Monthly Report 2021-11 <a href="#">Output Document (Staff Report - 0579) - Pdf</a>	189 - 191
12.7.	TDA Report December 2021 <a href="#">Output Document (Staff Report - 0585) - Pdf</a>	193 - 196
13.	TOWN COUNCIL COMMENTS	
14.	CITIZENS' AGENDA COMMENTS	
15.	ADJOURNMENT	





## COUNCIL ACTION ITEM

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**TO:** Mayor & Town Council  
**FROM:** Tamara Mercer  
**DATE:** December 14, 2021  
**SUBJECT:** Selection of Mayor

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**FOR THE PURPOSE OF:**

As per Ord. No. 10-14-86 Selection of Mayor by Town Council

**SIGNATURES:**

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**Town Manager**

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**Town Clerk**

TOWN OF BEECH MOUNTAIN

ORDINANCE NO. 10-14-86

AN ORDINANCE OF THE TOWN OF BEECH MOUNTAIN TO CHANGE THE TOWN CHARTER FROM ELECTION OF A TOWN MAYOR TO SELECTION OF A TOWN MAYOR BY TOWN COUNCIL.

WHEREAS, North Carolina General Statutes 160A-101 et. seq. allows a Town to alter its form of government; and

WHEREAS, the Town Council of the Town of Beech Mountain believes that it is in the best interest of the citizens of the Town of Beech Mountain that the Mayor be appointed by the Town Council rather than elected by the citizens; and

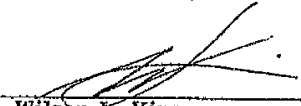
WHEREAS, the procedures for change outlined in North Carolina General Statutes 160A-102 have been followed by the Town Council ; a resolution of intent to change the Town Charter was adopted the 19th of August 1986, a required Public Hearing was held on the 2nd of September 1986; and

WHEREAS, the Town Council of the Town of Beech Mountain, after holding required and appropriate Public Hearings on this matter, believes it is in the best interests of the Town of Beech Mountain to appoint the Mayor from among its members rather than elect a Mayor by the citizens;

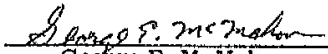
NOW, THEREFORE, BE IT ORDAINED, that the Town Council of Beech Mountain does hereby adopt an ordinance providing that the Mayor of the Town of Beech Mountain shall be selected by the Town Council from among its members to serve at its pleasure pursuant to N.C.G.S. 160-101 (8) (b), and that the Mayor shall have the right to vote on all matters before the Council; and

BE IT ORDAINED that the effective date of this Charter change shall be the date of elections in November 1987.

ADOPTED this 14th day of October 1986.

  
Wilson L. King  
Mayor

ATTEST:

  
George E. McMahon  
Town Clerk

MINUTES  
BEECH MOUNTAIN TOWN COUNCIL  
SPECIAL MEETING  
October 14, 1986

CALL TO ORDER

Mayor Wilson King called the special meeting to order at 6:35 P.M. in Town Hall. Council members present were: Tim Holland, Alan Holcombe, Miller Shropshire, and Jim Gayle. Also present were: George McMahon and Judy Ash.

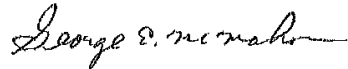
Alan Holcombe moved, seconded by Tim Holland, to rescind the adoption of the election of the mayor by the Town Council due to the failure to advertise within 10 days of adoption. The motion passed five (5) votes to zero (0).

Tim Holland moved, seconded by Miller Shropshire, to adopt Ordinance No. 9-16-86 for the mayor to be elected by the Town Council members. The motion passed four (4) votes to one (1). Wilson King voted against.

ADJOURN

Jim Gayle moved, seconded by Alan Holcombe, to adjourn. There being no further business, the special meeting adjourned at 6:40 P.M.

Respectfully submitted,



George E. McMahon  
Town Clerk





# MINUTES

## Regular Town Council Meeting

4:00 PM - Tuesday, November 9, 2021  
Council Chambers

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The Regular Town Council of the Town of Beech Mountain was called to order on Tuesday, November 9, 2021, 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

### 2. ADOPTION OF AGENDA

2.1. Mayor Kaufman requested a motion to adopt the agenda.

#### Motion

Jimmie Accardi made a motion to adopt the agenda and Erin Gonyea seconded the motion. CARRIED. unanimously.

### 3. INVOCATION- CYCLONE BRETT

### 4. PLEDGE OF ALLEGIANCE

### 5. PUBLIC COMMENT

5.1. Mr. Urs Gsteiger remembered Mr. Bob Carpenter who passed away in October and was a part-time and full-time resident of Beech Mountain.

5.2. Sustainability Program: A Cleaner Mountain Starts with You- Talia Freeman

Ms. Talia Freeman, Director of Marketing at the Beech Mountain Ski Resort, stated that she lives on the mountain and is proud to announce this new initiative at the Ski Resort. Ms. Freeman pointed out that consumer trends and resort customers care about the sustainability culture, to that end the Resort and Appalachian State are working together with graduate students to spearhead the program. Even small steps can help, and this year's platform is 'A cleaner mountain starts with you.

Mr. Freeman explained what the Ski Resort is implementing such as LED lighting, all spent brewery grain is donated to farms, vegetable oils to commercial businesses. bio-degradable cups are in use at the Resort, refillable water stations to help eliminate single use plastics, as well as good deeds rewards poker chips to patrons and staff. There is a native pollinator garden and the snow making system is a full overhaul to recycle their own reservoir water. The initiative has been posted and the town will partnership with the Resort for personal pledges promoting best practices.

- 5.3. Mr. Nick Wilson of 513 Charter Hills Road had questions about revenues at the Buckeye Recreation Center and the advisory committee to increase revenues. He questioned the design of the Convenience Center, the self-pay parking, why there were three workers at the dump, and the design of a shed door at the recycling center.

Ms. Elaine Lutzeier of 128 Overbrook Trail stated that she and her husband install the bear proof bins. If homeowner's order the bins from them by December 31st, the bear proof bins should meet the end of year deadline.

## 6. **FEATURED LOCAL BUSINESS- ELEVATE YOUR STYLE, 1103 BEECH MOUNTAIN PARKWAY, MARLEY OLSEN**

- 6.1. Mr. Pudney introduced Ms. Marley Olson, owner of the featured local business and Ms. Olson thanked the Town for recognizing the business which she opened 2 years ago. Stylists and the salon work year-round. The shop is situated next to Poppies Coffee and the website is [www.stylebeechmountain.com](http://www.stylebeechmountain.com)

## 7. **CONSENT AGENDA**

- 7.1. Adoption of Minutes  
7.2. Budget Amendment #2022-02

### **Motion**

Approve

- 7.3. 2022 Sewer Main Improvement Capital Project Ordinance

Vice Mayor Accardi requested the Town Manager discuss the 6-million-dollar sewer and water main improvement project and inform the public as to status of the streets.

Mr. Pudney expanded on the various portions of the infrastructure plan. There are basically two separate projects to replace water and sewer lines. As the crew tear up the roads, some may not need water line replacements, but is slated to replace sewer. Those lines have been assessed and the project follows the schedule. Geographically the next project is for 26,000 feet of pipe and line replacements. The SRF loan review is approved, and we have to meet the milestones as listed in the timeline for completion.

In response to Councilmember Abernethy's question, the itemized administration fee in the SRF Loan was explained by Mr. Pudney, and this admin fee charge is included in the loan. The interest rate is 1.3% and we are required to meet the milestones as per the contract specs and for the State SRF Loan. The next phase is an estimated 18 -24 months of construction for infrastructure repairs and replacement. The Town is assessing gravel and paved roads as per the timeline as per the project basis.

**7.4. 2022 Water System Rehabilitation Capital Project Ordinance #2021-07**

**Motion**

Jimmie Accardi made a motion to approve the consent agenda items as follows: Regular Town Council minutes October 12, 2021, Budget Amendment No. 2022-02 Operating Expenses, 2022 Sewer Main Improvement Capital Project Ordinance No. 2021-06 DWI # SRP-W-0185, 2022 Water System Rehabilitation Capital Project Ordinance No. 2021-07 and Erin Gonyea seconded the motion. CARRIED. unanimously.

**8. NEW BUSINESS**

**8.1. Surplus Property Private Sale**

Mr. Pudney explained the purpose of the Resolution would allow the private estate sale of special fly equipment. He recounted how the equipment was not used by the Recreation Department at Buckeye Lake and since the citizen wishes to purchase it back for the same price as paid, \$600.00, Staff recommends approval.

**Motion**

Jimmie Accardi made a motion to approve the Resolution No. 2021-11 to sell certain fly-tying feather fishing items at private sale for fair market value and Barry Kaufman seconded the motion. CARRIED. unanimously.

**9. TOWN MANAGER AND STAFF REPORTS**

**9.1. September Budget and Financial Report**

Mr. Pudney reiterated the Parks and Recreation budget adjustment reflects the Ropes Course Project and the new Sled Hill parking lot. These were funded by the TDA department, with the ropes course funding ascertained by private donations. We run the projects through the Parks and Recreation budget even though it is sponsored by the TDA. The next finance report brings the Parks Department in line with the budget. Revenues and expenditures on page 32 of the Financial Report were explained by Mr. Pudney.

- 9.2.** Mr. Pudney provided Council with the Manager's Report and said the Covid-19 data shows that the pandemic is being managed better.

The Public Works Sanitation Department new procedures proved that the residential customers were offsetting the commercial waste and tonnage costs for commercial businesses and accounts. Since learning the estimates were wrongly assigned, the actual tonnage is now explained by the overall picture of where the garbage was coming from, and we will continue to monitor and watch this for the next 3-6 months. Hauling and dumping costs, tipping fees, fuel and machinery, personnel costs are fulling being calculated properly.

A reminder letter regarding receptacle garbage went out with the utility bill. We will work with the short-term rentals and to ensure trash bin compliance is in place by December 31st. We are seeing the twice-a-week curbside pickup increasing at the residences.

Mr. Pudney provided updates on NCDOT repairs and striping on the parkway. Reflectors to be installed by the end of the year. The Police Department have conducted speed traffic studies on Woodland Road as well as traffic and speeding patrols. There were 47 stationary patrols by radar, 10 warnings and two State citations issued. The Speed radar signs are moved every 10 days weather permitting.

The Public Works PSA campaign to reduce fats, oils, and grease in our wastewater system is underway and posted on the website and placed in the MountainEar. This is a requirement of the NCDEQ. The old recycling center will be cleaned, old dumpsters recycled, and the building removed. We remind the community and the commercial dumpster users, that we offer a recycling pass for \$60 per year at Town Hall. For residential customers this is included in the monthly sanitation fee.

Mr. Pudney reviewed the Lake Santis/Lake Coffey Water Resource Project. This is a viable project to build a dam and water reservoir. The State regulators and Agencies met on-site and stated the reservoir is off-creek. The good news is that the representatives of all the regulating agencies believe this is the right solution for the town. It will take a year to permit the project. We are working on the preliminary financing with the USDA agency, and local lending institutions. The project is estimated at 10-million-dollars. The breakdowns, rates and project specs will be projected into the finance model for analysis. Target date is set for 2025 and we will look towards funding with a FEMA grant which has a 70/30 split. Since Mr. Ryan Costin gave his permission, the Town is performing the due diligence and investigating the land and water. This is a

win-win for all as it satisfies the Resort's needs and the Town's needs. There is not a conflict.

Mr. Pudney reviewed the project statuses for:

- Sledding Hill
- Fencing
- Bathroom
- Parking Lot
- EMS Station and Contract
- salt shortage

Veterans Day is Thursday and Town Hall and Offices are closed. The Convenience Center will be open.

- 9.3. DOI Report November 2021
- 9.4. Fire Department Monthly Report
- 9.5. October 2021 Recreation Report
- 9.6. Police Department Monthly Report
- 9.7. TDA November 2021 Report
- 9.8. Planning and Inspections Monthly Report 2021-10

## **10. TOWN COUNCIL COMMENTS**

- 10.1. Vice Mayor Accardi announced the Famous Brick Oven Fundraiser 'Friendsgiving' takes place November 18th and proceeds benefit the Fire Department.

Councilmember comments included thanking the Parks and Recreation Department for the Haunted Halloween event and recreation programs, trash and garbage receptacles and curbside pickup, Police Department and Fire Department personnel assistance and the upcoming winter season, and visitors' and citizens' safety precautions.

## **11. CITIZENS' AGENDA COMMENTS**

- 11.1. General conversation by various citizens ensued, concerns were regarding pavement painting and striping, the Recycle Center personnel, additional tipping fees, and educating citizens and visitors.

Mr. Pudney noted that at the August Town Hall meeting on the topic of trash, a citizen's task force group began holding meeting vetting our progress. Town Council is to receive recommendations regarding the Convenience Center access, public education on trash and recycling.

## **12. ADJOURNMENT**

- 12.1. There being no further business, Mayor Kaufman requested a motion to adjourn at 5:10 p.m.

Note: the minutes are not a verbatim record of the proceedings.

**Motion**

Weidner Abernethy made a motion to adjourn the regular meeting and Kelly Melang 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:** Town Council  
**FROM:** Bob Pudney  
**DATE:** December 14, 2021  
**SUBJECT:** Emergency Medical Services Agreement

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**FOR THE PURPOSE OF:**

This agreement provides for a fulltime Emergency Medical Advanced Life Support Transport unit to be stationed in the Town. The agreement is for a period of five years with automatic renewals that includes cost increases based on an agreed upon Consumer Price Index. The initial annual cost is \$428,825.00. There are sufficient funds appropriated in the Town Budget.

**SIGNATURES:**

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Town Manager

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Town Clerk

**THIS EMERGENCY MEDICAL SERVICES AGREEMENT** (hereinafter "Agreement"), is made and entered into this the \_\_\_\_ of \_\_\_\_\_, 2021, by and between **WATAUGA COUNTY**, a body politic, organized and existing under and by virtue of the laws of the State of North Carolina (hereinafter "Watauga"), and the **TOWN OF BEECH MOUNTAIN**, a body politic, organized and existing under and by virtue of the laws of the State of North Carolina (hereinafter "Beech Mountain") witnesseth as follows:

**WITNESSETH:**

**WHEREAS**, Avery County and Watauga entered into an EMS Agreement on July 1, 2013, for a period of five years; and

**WHEREAS**, Watauga and Avery are counties located in the mountains of North Carolina; and

**WHEREAS**, the terrain of these counties is not conducive to quick response by emergency vehicles; and

**WHEREAS**, Beech Mountain desires to decrease response time and better provide emergency medical service for the citizens with the Town; and

**WHEREAS**, Watauga County would provide Emergency Medical Services to the Town of Beech Mountain with the understanding that Watauga County will provide those same services as needed to the Flat Springs and Beech Creek section of Avery County.

**NOW, THEREFORE**, in consideration of the terms and conditions as set forth herein, Watauga and Beech Mountain hereby agree as follows:

1. Watauga County shall provide emergency medical response service within the municipal limits of the Town of Beech Mountain.
2. Watauga County shall operate this service on a twenty-four (24) hour basis, seven (7) days per week.
3. Watauga County shall ensure that the EMS station housing this unit is located in a geographically appropriate location to cover Beech Mountain, preferably within Town limits.
4. Watauga County shall not use the Beech Mountain EMS unit for non-emergency patient transfers unless the patient resides in Beech Mountain.
5. Watauga County shall maintain at least the current standard of care currently provided by the emergency medical response services to their respective areas provided.

6. Watauga County may, as call volume or severity necessitates, temporarily relocate the EMS unit assigned to Beech Mountain to a location that would allow it also to serve other portions of Watauga County when the EMS system is out of available units.
7. The term of this agreement shall be for a period of five (5) years from the date first written above, and shall automatically renew for successive five year periods unless either the County or Town provides notice to the other at least one (1) year prior to the expiration of the then existing term in order to provide ample opportunity for alternative emergency service arrangements to be made.
8. Beech Mountain shall pay to Watauga County the discounted rate of \$428,825 per year related to the provision of these services. The total amount of the unit is \$498,000 for a twenty-four (24) hour basis, seven (7) days per week ambulance unit minus the current payment to Avery County to provide ambulance service to the Town of Beech Mountain in the amount \$69,175 bringing the initial cost to \$428,825. The initial amount shall be modified by the formula set forth below, which shall be modified each year on the anniversary date of the signing of this agreement:
  - a. This adjustment shall reflect the annual increase or decrease of the Consumer Price Index (CPI), South Urban Size B/C, as published by the US Department of Labor, Bureau of Labor Statistics.
9. Beech Mountain shall calculate the adjustment based upon the most recent November annual report of Watauga County as compared to the report of the previous November. (For example, the November 1, 2022, adjustment will reflect the CPI changes between November 2021 and November 2022.)
10. Beech Mountain agrees to indemnify and hold harmless Watauga County for any and all liability arising out of the terms or performance of this contract for actions by Beech Mountain. Watauga County agrees to indemnify and hold harmless Beech Mountain for any and all liability arising out of the terms or performance of this contract for actions by Watauga County.
11. No terms of this contract shall be construed as to create a waiver of sovereign immunity as to any third party.
12. Watauga County and Avery County will continue to provide mutual aid to each other as necessary due to call volume or severity as each EMS system's status allows, including inside the Town of Beech Mountain.
13. Watauga County and Beech Mountain shall not be held responsible for incidental or

consequential damages to the substation, emergency responder, or third party as a result of any breach of this agreement, or for any Acts of God, riot, war, civil unrest, or impossibility beyond the control of the parties causing them to be unable to perform under this agreement.

14. The terms, covenants and conditions of this agreement herein contained shall be binding upon and inure to the benefit of and shall be enforceable by Watauga County and Beech Mountain and by their respective successors and assigns. The duties and responsibilities as well as the rights of each party under this contract may not be assigned by either party without the written consent of the other party.
15. All notices and written consents required under this agreement shall be deemed properly served upon mailing by certified United States Mail, postage prepaid, return receipt requested, addressed to the party to whom directed at the following address or at such other address as may be from time to time designated in writing.
16. This agreement represents the entire and integrated agreement between Watauga County and Beech Mountain and supersedes all prior or contemporaneous negotiations, representations or agreements between the parties. No modification hereof or other purported agreement of the parties shall be enforceable unless the same is in writing and signed by both Watauga County and Beech Mountain.
17. This agreement is dependent on Avery County allowing Watauga County to provide emergency medical services within Avery County in accordance with applicable general statute and North Carolina Administrative Code.
18. Any and all notices to be sent to the parties shall be sent to the following addresses:

**To Beech Mountain:**

Robert Pudney, Town Manager  
Beech Mountain Town Council  
403 Beech Mountain Pkwy  
Beech Mountain, NC 28604

**To Watauga County:**

Deron T. Geouque, County Manager  
Watauga County Board of Commissioners  
814 W. King Street, Suite 205  
Boone, NC 28607

19. If any portion of this contract shall be deemed to be unenforceable by any court of competent jurisdiction all remaining provision of this contract shall remain in full force and effect. This contract shall not be deemed to have been drafted by either party but has been adopted by each party as a statement of their mutual agreement and understanding.

**IN WITNESS WHEREOF**, both Watauga County and Beech Mountain have signed and sealed this agreement, this day and year first above written.

**TOWN OF BEECH MOUNTAIN**

**WATAUGA COUNTY**

\_\_\_\_\_  
By: Barry Kaufman, Mayor

\_\_\_\_\_  
By: John Welch, Chairman

Attest:

\_\_\_\_\_  
Clerk, Town of Beech Mountain

\_\_\_\_\_  
Clerk, Watauga County Board of  
Commissioners

*This instrument has been pre-audited in the manner required by the Local Government Budget and Fiscal Control Act.*

\_\_\_\_\_  
Beech Mountain Finance Officer

\_\_\_\_\_  
Watauga County Finance Officer





## COUNCIL ACTION ITEM

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**TO:** Beech Mountain Town Council  
**FROM:** Steve Smith  
**DATE:** December 14, 2021  
**SUBJECT:** Auction Sale- 109 Hemlock Circle

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**FOR THE PURPOSE OF:**

To approve of the sale of 109 Hemlock Circle through GovDeals.net. High bid for this sale is \$27,100. Tax value is \$20,000. A reserve of \$20,000 was met.

**ATTACHED FOR YOUR CONSIDERATION:**

GovDeals.net Bid Information  
Watauga County Tax Listing  
Tax map  
Deed Instrument

**STAFF RECOMMENDATION:**

Approve the sale of 109 Hemlock Circle

**SIGNATURES:**

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Town Manager

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Town Clerk



**Beech Mountain, NC**

**Steve Smith**



**Log Out**  
**(Logout.cfm)**  
timeout in 59:44

([https://chat.lqdt.com/chat?locale=en&group=3&name=Steve Smith&info=Steve Smith, Beech Mountain, NC \(327\)](https://chat.lqdt.com/chat?locale=en&group=3&name=Steve%20Smith&info=Steve%20Smith,%20Beech%20Mountain,%20NC%20(327))))

**Bid Awards**

**Asset #87: 109 HEMLOCK CIRCLE**

Tier	Auction Start	Auction End	Currency Type	Opening	Increment	Reserve	Buy Now	Tax	Approve Sale	Visitors	Hits
General Public	05 Nov 2021 12:00 AM ET	26 Nov 2021 12:00 AM ET	USD	\$15,000.00	\$500.00	\$20,000.00	\$0.00		Yes	3,110	4,021

Bid Certificate	Asset ID	Quantity	Currency Type	Sold Amount	Sold Indicator	Paid Date	Picked Up Date
87-1126210000-327	87	1	USD	\$27,100.00	S		

For Support, contact your CAM: John Miller (<mailto:jmiller@govdeals.com>) (9199716086) or call 1-800-613-0156 from 8 am - 7 pm ET or email Support (<mailto:ClientServices@GovDeals.com>).

Site Map (<index.cfm?fa=Main.SiteMap>)

Acct ID: 327 - P01

**PARID: 1950349104000**  
**BEECH MOUNTAIN TOWN OF,**

**109 HEMLOCK CIR**

**Parcel**

ParID  
 Tax Year  
 SITUS Address  
 City, State, Zip  
 Unit #  
 Unit Description  
 NBHD  
 Class  
 Land Use Code  
 Living Units  
 CAMA Acres  
 Zoning  
 Map #

**Jan 1 Values**

Land Value.	20,000
Building Value	0
=====	=====
Appraisal Total	20,000
Exemptions or Exclusions	20,000
Land Deferred Value	
	=====
Taxable Total	0

**Owner Mailing**

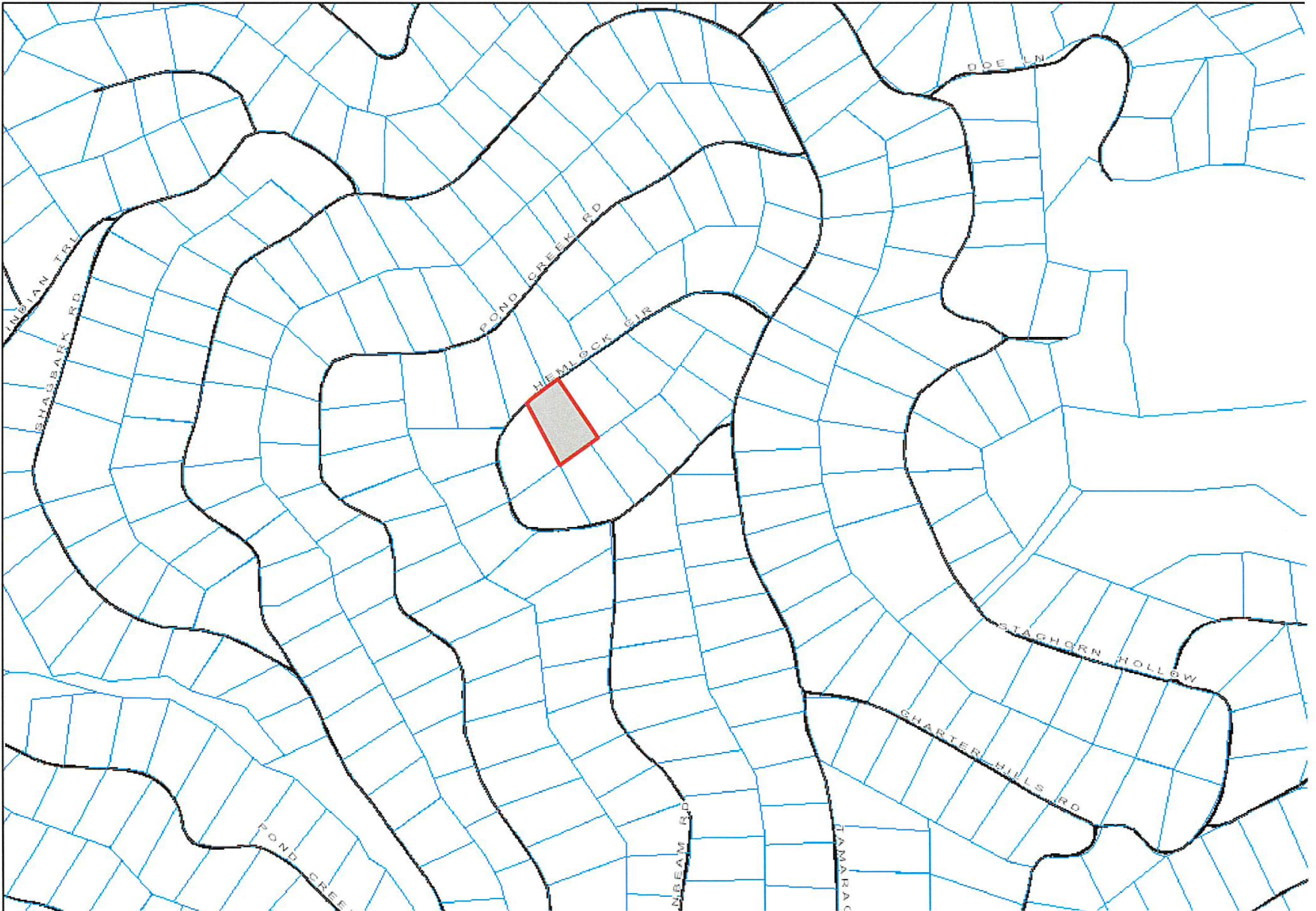
Tax Year	2021
Sequence Number	0
Owner Number	1343045
Owner	BEECH MOUNTAIN TOWN OF
Mailing Address	403 BEECH MOUNTAIN PARKWAY
City, State, Zip	BANNER ELK NC 28604-8012

**Legal Description**

Township	09 - LAUREL CREEK
City Code	
Jurisdiction (Tax Code District)	C05 - BEECH MTN
Unit Desc	
Unit #	
Book	2002
Page	356
Legal Desc 1	CHARTER HILLS B 084
Deeded Acres	0.28

Sale Date	Book	Page	Sale Price	Grantor	Grantee
16-NOV-18	2002	356		0 COOPER, JESSIE B	BEECH MOUNTAIN TOWN OF
01-JAN-85	205	011			

# Watauga County Auditor



FILED Amy J. Shook  
Register of Deeds, Watauga Co, NC  
Fee Amt: \$26.00

Bk 2002 Pg 356 (3)  
Recorded: 11/16/2018 at 04:36:22 PM  
Doc No: 674207 Kind: DEED



✓  
**This instrument drawn by: Eggers, Eggers, Eggers & Eggers, PLLC,  
Attorneys at Law, Boone, N. C. 28607  
(Without a title examination by this office)**

**STATE OF NORTH CAROLINA**

**COMMISSIONER'S DEED**

**COUNTY OF WATAUGA**

**THIS DEED, made and entered into this 16<sup>th</sup> day of November,  
2018, by and between Stacy C. Eggers, IV, Commissioner, pursuant to an  
Order of the District Court for the 24<sup>th</sup> Judicial District in Watauga  
County File Number 16-CVS-364 entitled Town of Beech Mountain v.  
Jessie B. Cooper and any known or unknown spouse of Jessie B. Cooper,  
Defendants; Grantor, and the Town of Beech Mountain, as Grantee.**

**WITNESSETH:**

**THAT WHEREAS, the said Stacy C. Eggers, IV, Commissioner, being  
empowered and directed by an Order in said action, did on the September  
13, 2018, after due advertisement according to law, and as directed by  
said Order, exposed the land hereinafter described to public sale, at the**

Bk 2002 Pg 357

Doc No: 674207 Kind: DEED

**Courthouse door of the Watauga County Courthouse in Boone, North Carolina, where and when the Town of Beech Mountain, became the highest bidder for said land.**

**And whereas, more than ten (10) days have elapsed after said sale and the report thereof to the Court without any advanced or upset bid being offered and without any exceptions being filed and the said sale was then confirmed, and the said Stacy C. Eggers, IV, Commissioner as aforesaid was ordered by the judgment of said Court to execute a deed in fee simple to said purchaser, upon payment of said purchase money; and whereas, the said purchase money has been paid in full.**

**NOW, in consideration of the premises, the said Stacy C. Eggers, IV, Commissioner, as aforesaid, doth hereby bargain, sell and convey to the said, the real estate property lot being described as follows:**

**ALL OF LOT #84, in Section B of the property known as Charter Hills, Beech Mountain, as shown on plat thereof recorded in Map Book 5 at Page 55, of the Watauga County, North Carolina, Public Registry; and being more particularly described in Deed Book 205, at page 11, of the Public Registry for Watauga County, North Carolina, and having tax parcel identification number 1950-34-9104-000, as assigned by the Watauga County Tax Administrator.**

**TO HAVE AND TO HOLD said land with its appurtenances, the Town of Beech Mountain, forever, in as full and ample a manner as the said Stacy C. Eggers, IV, Commissioner, as aforesaid is authorized and empowered to convey the same.**

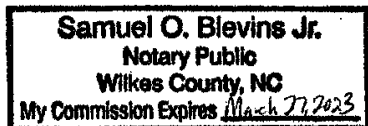
IN WITNESS WHEREOF, the said Stacy C. Eggers, IV, Commissioner,  
hath hereunto set his hand and seal, the day and year first above written.


 (SEAL)  
Stacy C. Eggers, IV  
COMMISSIONER

\*\*\*\*\*  
STATE OF NORTH CAROLINA  
COUNTY OF WATAUGA

I, Samuel O. Blevins Jr., Notary Public, do hereby certify that  
Stacy C. Eggers, IV, COMMISSIONER personally appeared before me this  
day and acknowledged the due execution of the foregoing instrument for  
the purposes therein expressed.

WITNESS my hand and notarial seal, this 16<sup>th</sup> day of  
November, 2018.



 (SEAL)  
Samuel O. Blevins, Jr., Notary Public

My commission expires March 27, 2023





## COUNCIL ACTION ITEM

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**TO:** Beech Mountain Town Council  
**FROM:** Steve Smith  
**DATE:** December 14, 2021  
**SUBJECT:** 2021-2022 Budget Ordinance, Amendment #2022-03

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**FOR THE PURPOSE OF:**

To address certain items that need to be budgeted.

**ATTACHED FOR YOUR CONSIDERATION:**

Amendment # 2022-03

**STAFF RECOMMENDATION:**

Approve

**SIGNATURES:**

---

Town Manager

---

Town Clerk

**TOWN OF BEECH MOUNTAIN, NORTH CAROLINA  
2021-2022 BUDGET ORDINANCE  
AMENDMENT # 2022-03**

**TO THE ORDINANCE APPROPRIATING FUNDS FOR THE  
OPERATING EXPENSES FOR TOWN OF BEECH MOUNTAIN**

**BE IT ORDAINED BY THE TOWN OF BEECH MOUNTAIN TOWN COUNCIL:**

**A. EXPENDITURES**

1. To provide for increases and /or (decreases) in existing Funds:

a. General Fund:

1. Police Department - Rube Mooradian Funds	\$ 3,200
2. Administration – EMS Station	100,000
3. Recreation Department – Ropes Course	45,000
4. Transfer to New PW Facility Capital Project Ordinance	<u>60,000</u>

TOTAL ADJUSTMENT TO EXPENDITURES \$ 208,200

**B. REVENUES**

2. To provide for the adjustments to revenues:

b. General Fund:

1. Mountain Ambulance & Healthcare Foundation- Grant	\$ 100,000
2. Miscellaneous Revenue – Citizen Donations	45,000
3. Transfer from Special Revenue Fund- Mooradian Funds	3,200
4. Appropriated Fund Balance	<u>60,000</u>

TOTAL ADJUSTMENT TO REVENUE \$ 208,200

<b>C. FY 2021-2022 General Fund Original Budget</b>	<b>\$ 9,285,316</b>
<b>FY 2021-2022 Amendment #1</b>	<b>-</b>
<b>FY 2021-2022 Amendment #2</b>	<b>529,914</b>
<b>FY 2021-2022 Amendment #3</b>	<b>208,200</b>
<b>FY 2021-2022 Amended Budget</b>	<b>\$ <u>10,023,430</u></b>

D. EXPENDITURES

1. To provide for the increases and /or (decreased) in existing Funds:

a. New Public Works Facility Construction Fund:

1. Pinnacle Inn mediation \$ 60,000

TOTAL ADJUSTMENT TO EXPENDITURES \$60,000

E. REVENUES

2. To provide for the adjustments to revenues:

b. Transfer from General Fund

1. Transfer from General Fund \$60,000

TOTAL ADJUSTMENT TO REVENUE \$60,000

<b>F.</b>	<b>Construction Ordinance No. 2019-10 Original Budget</b>	<b>\$5,200,000</b>
	<b>Amendment #1</b>	<b>60,000</b>
	<b>Construction Ordinance No. 2019-10 Amended Budget</b>	<b><u>\$5,260,000</u></b>

APPROVED THIS THE 14<sup>TH</sup> Day of December 2021

\_\_\_\_\_  
Tamara Mercer, Clerk

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





## COUNCIL ACTION ITEM

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**TO:** Town of Beech Mountain Town Council  
**FROM:** Steve Smith  
**DATE:** December 14, 2021  
**SUBJECT:** Resolution designating Fifth Third Bank as an Official Depository

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**FOR THE PURPOSE OF:**

In order to open a new bank account Town Council must approve the resolution designating Fifth Third as an official depository. In the near future we intend to move lockbox services to Fifth Third Bank.

**ATTACHED FOR YOUR CONSIDERATION:**

Resolution #2021-012

**FINANCIAL IMPLICATIONS:**

There will be some savings switching to Fifth Third for our Accounts Receivable outsourcing

**GENERAL IMPLICATIONS:**

Fifth Third accounts receivable is a step up in receivable processing in terms of technology

**STAFF RECOMMENDATION:**

Approve Resolution #2021-012

**SIGNATURES:**

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Town Manager

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Town Clerk

**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

**TOWN OF BEECH MOUNTAIN  
RESOLUTION DESIGNATING FIFTH THIRD BANK AS AN OFFICIAL  
BANK DEPOSITORY  
Resolution 2021-012**

**THAT WHEREAS**, the Finance Director of the Town of Beech Mountain after careful consideration has determined that a change in vendor for the service of receivables processing would benefit both the Town and its tax and utilities customers: and

**WHEREAS** these services require the depositing of funds into accounts in the name and ownership of the Town of Beech Mountain: and

**WHEREAS** the Town of Beech Mountain Town Council should establish guidelines for the safe and efficient handling of its moneys.

**NOW, THEREFORE, BE IT RESOLVED BY THE BEECH MOUNTAIN TOWN COUNCIL THAT:**

Section 1. The Town of Beech Mountain Town Council pursuant to G.S. 159-31 hereby designates Fifth Third Bank, North Carolina as an official depository for the Town.

Section 2. The Finance Director shall be and is hereby authorized and directed to have funds deposited in Fifth Third Bank, in the name and to the credit of the Town of Beech Mountain and belonging to the Town, which may come into his hands as an employee of this Town.

Section 3. All checks, drafts, or orders of this Town drawn against said funds shall be signed by the finance Officer and one of the following officers:

Town Manager  
Council Member (as designated)

Dual signatures are required on all checks issued.

The Finance Director is hereby authorized to make electronic transfers of funds to other official depositories of the Town of Beech Mountain.

Section 4. The names and signatures of the officers designated shall be duly certified by the clerk of the board to said depository as from time to time may be necessary and no check, draft, or order drawn against said depository be valid unless so signed.

**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

Section 5. The said depository shall be given written instructions that the proceeds from all checks payable to the order of this Town be deposited to the credit of this unit and that under no circumstance may an item be converted into cash.

Section 6. This Resolution shall become effective upon its adoption.  
Certified copies of this resolution shall be forwarded to the depository herein designated.  
Adopted this 14th day of December 2021

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Tamara Mercer  
Town Clerk

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Barry Kaufman  
Mayor of Beech Mountain





## COUNCIL ACTION ITEM

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**TO:** Mayor & Town Council

**FROM:** Tamara Mercer

**DATE:** December 14, 2021

**SUBJECT:** Town Council Regular Meetings and Board Meetings 2022 Calendar

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**FOR THE PURPOSE OF:**

Adoption of 2022 calendar for Town Council's regular meetings, work sessions and Fiscal Year Budget Retreats and Boards' and Committees' meeting schedule.

**SIGNATURES:**

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**Town Manager**

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**Town Clerk**



**Town of Beech Mountain**  
**2022 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	1/11/22	2/8/22	3/8/22	4/12/22	5/10/22	6/14/22
<b>*Town Council</b>	Retreat/ Worksession	please note date and times may vary	1/19/22 @ 8:30am			4/20/2022 @ 10:00	5/18/2022 @2:00	
<b>Planning Board</b>	Last Tuesday	9:00 AM	1/25	2/22	3/29	4/26	5/31	6/28
<b>Rec Committee @ Buckeye Rec</b>	1st Thursday	8:30 AM	1/6	2/3	3/3	4/7	5/5	6/2
<b>TDA</b>	2nd Wednesday	3:00 PM	1/12	2/9	3/9	4/13	5/11	6/8
<b>Board of Adjustment</b>	1st Tuesday	4:00 PM	1/4	2/1	3/1	4/5	5/3	6/7
<b>Tree Committee</b>	1st Monday	10:00 AM	1/3	2/7	3/7	4/4	5/2	6/6
<b>Chamber of Commerce</b>	2nd Monday	4:00 PM	1/10	2/14	3/14	4/11	5/9	6/13
<b>Historical Society</b>	3rd Tuesday	1:00 PM					5/17	6/21

**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	7/12/22	8/9/22	9/13/22	10/11/22	11/8/22	12/13/22
<b>*Town Council Town Hall meeting</b>		*At Buckeye Rec Center		8/17/2022 @ 5:00 pm				
<b>Planning Board</b>	Last Tuesday	9:00 AM	7/26	8/30	9/27	10/25	11/29	*12/20/2022
<b>Rec Committee @ Buckeye Rec</b>	1st Thursday	8:30 AM	7/7	8/4	9/1	10/6	11/3	12/1
<b>TDA</b>	2nd Wednesday	3:00 PM	7/13	8/10	9/14	10/12	11/9	12/14



<b>Board of Adjustment</b>	1st Tuesday	4:00 PM	7/5	8/2	9/6	10/4	11/1	12/6
<b>Tree Committee</b>	1st Monday	10:00 AM	7/11	8/1	*9/12/2022	10/3	11/7	12/5
<b>Chamber of Commerce</b>	2nd Monday	4:00 PM	7/11	8/8	9/12	10/10	11/14	12/12
<b>Historical Society</b>	3rd Tuesday	1:00 PM	7/19	8/16	9/20	10/18		

\* 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

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>								



## Budget Calendar Fiscal Year:2022-2023

Date	Time	Meeting Information and Budget Schedule
<b>December 14, 2021</b>	<b>4:00 p.m.</b>	<b>Town Council Regular Meeting - Adoption of Budget Calendar</b>
December 15, 2021		FY:2021-2022 Budget Calendar placed on town website
January 19, 2022	8:30 a.m.	<b>Town Council Planning Retreat</b>
February 7, 2022		Distribute budget information to Department Heads
February 8, 2022	4:00 p.m.	Town Council Regular Meeting
March 1-11, 2022		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 28, 2022		Finalize departmental budget requests with Department Heads ( <i>2<sup>nd</sup> meeting</i> )
Spring 2022		Tax Administrator submits projected ad valorem tax calculation for fiscal year's budget
<b>April 20, 2022</b>	<b>Wed.10:00 a.m.</b>	<b>Town Council Meeting – Budget Workshop I - Public Presentation of the Budget</b>
May 2, 3, 4, 5, 2022		Town Manager and Finance Officer meet individually with Department Heads ( <i>meetings as needed</i> )



## Budget Calendar Fiscal Year:2022-2023

Date	Time	Meeting Information and Budget Schedule
May 2, 2022		Proposed FY:2021-2022 Budget placed on town website and made available to the public
May 10, 2022	4:00 p.m.	<b>Town Council Regular Meeting – 1<sup>st</sup> Reading &amp; Public Hearing on Budget</b>
May 18, 2022	2:00 p.m.	<b>Town Council Meeting – Budget Workshop II</b>
June 14, 2022	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: All reasonable steps are provided for Public Access if a remote meeting is scheduled. Town Council meetings are live streamed and accessible from the website on the YouTube Channel, or a Zoom link is provided for the public to attend by viewing if remote, or a Toll-free phone # is provided for the public to attend by listening to the live meeting if the meeting is remote.

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/Portal).  
<https://townofbeechmountain.civicweb.net/Portal> [www.townofbeechmountain.com](http://www.townofbeechmountain.com)

Remote/virtual meeting are enacted under the Governor’s State of Emergency orders §166A-19.24.





## PROCLAMATION

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**TO:** Mayor & Town Council  
**FROM:** Tamara Mercer  
**DATE:** December 14, 2021  
**SUBJECT:** Recognition of Mr. Gil Adams

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**FOR THE PURPOSE OF:**

Town of Beech Mountain Proclamation which recognizes Mr. Gil Adams for his accomplishments and contributions serving on the Town Council, and the community of Beech Mountain.

**SIGNATURES:**

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**Town Manager**

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**Town Clerk**



**Proclamation  
Recognizing Mr. Gil Adams and his Contributions to the  
Community of Beech Mountain**

**Whereas**, Mr. Gil Adams began his tenure on Beech Mountain over 50 years ago working for the Carolina Caribbean Corp., the Developer of Beech Mountain,

**Whereas**, Mr. Adams skied Beech as a youngster when the Resort first opened, over 50 years ago,

**Whereas**, Mr. Adams was the Marketing Manager of the Beech Ski resort for 10 years and Directed the Ski Patrol from 1982 until 2017,

**Whereas**, Mr. Adams served as Councilmember on the Town of Beech Mountain Town Council from December 1999 to December 2009,

**Whereas**, Mr. Gil Adams is also a founding member of the beloved string band, the Corklickers, as well as a stand-in musician for Laurel Creek String Band,

**Whereas, Gil Adams has** contributed to the growth and prosperity of Beech Mountain; and,

**NOW THEREFORE, BE IT RESOLVED** that in keeping with the time-honored tradition of recognizing and honoring its important citizens, the Town of Beech Mountain does hereby extend its gratitude to Mr. Gil Adams for dedication and contributions to this mountain community.

Signed this date: December 14, 2021

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



ATTEST: \_\_\_\_\_  
Tamara Mercer, Town Clerk



# REPORT

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**TO:** Town Council  
**FROM:** Preston Yates  
**DATE:** December 14, 2021  
**SUBJECT:** Planning Board Report on Workforce Housing

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**FOR THE PURPOSE OF:**

Planning Board report to Town Council on the issue of Affordable and Workforce Housing.

**STAFF RECOMMENDATION:**

The purpose of the report is to advise Town Council on the issue of Affordable and Workforce Housing. Staff will await any further direction, should the Town Council find more study or action is needed.

**SIGNATURES:**

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Town Manager

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Town Clerk

## Planning Board Report to Town Council on Workforce Housing

### I. Background.

On July 13, 2021 the Town Council requested that the Planning Board study the issue of affordable housing on Beech Mountain and report to the Council with recommendations. The Planning Board has gathered information, further discussed below, held several discussion sessions, received information from various experts and interested parties and reached a series of recommendations below.

While the Council requested a report on affordable housing, it quickly became apparent to the Planning Board that the issue for Beech Mountain is affordable employee housing or workforce, thus the Planning Board chose to retitle its report to reflect that scope. The consistent theme from discussions with local employers and others is that employees have been priced out of the local housing market and this makes hiring and keeping employees at local businesses increasingly difficult.

On Aug 9, 2021, the Town sponsored a round table discussion with local businesses, the Beech Mountain Club (“BMC”), members of the Planning Board and Town staff. The Resort was invited, but did not attend. The focus of the roundtable was to identify the scope of the workforce housing problem and identify how the Town could assist in solving the issue.

Based on discussions at the roundtable, it appears that the primary employers which need significant workforce housing are the Resort and the BMC. The Resort has a winter seasonal need for about 60 employees and the BMC a summer seasonal need for 20 to 30. Other employers have smaller needs, some of whom have solved their own housing issues. Discussion centered on the lack of long term rentals in the Town due to the Short Term Rental (“STR”) problem. For example, in the past, the Pinnacle had long term rentals available, but now basically all have been turned into STRs. At the session, the Town offered assistance with infrastructure and rezoning, but not financial help. Any workforce housing would need to be built by private business. Based on the discussion, there is land available for such construction.

### II. Demographics.

According to the Beech Mountain Chamber of Commerce, an informal survey of employers shows salaries for employees range from \$11 to \$22 per hour, which computes to an annual wage of \$22,000 to \$44,000 per year, assuming full time employment. However, many of these positions are in food service and customer service and are not full time. As a best estimate, according to government statistics that 30% of income can go to housing, this computes to a monthly rent of under \$750 per month. Given that the average STR currently rents for over \$350 per night, the scope of the problem becomes clear.

### III. Workforce Housing Options.

Due to the staggering rise in STRs on Beech it is unlikely that any existing condos or houses will be turned into affordable long term leased housing. This leaves several other options. The first is to convert an existing hotel on Beech into workforce housing. Unfortunately, at present none of the existing hotels are actively on the market. Even if one were available, it would require a private developer to acquire it and renovate it for use as long term housing. It appears there is a willingness of employers on Beech to commit to long term leases if such a conversion were to occur.

The second option is for a developer to construct housing specifically designed for the long term lease workforce. Here the Town can assist by offering available land, providing needed infrastructure, deferring property taxes and speeding permitting and any necessary rezoning. Some of these actions would require Council action, while others could be accomplished by staff or Town Boards.

The Tourism Development Authority (“TDA”) has already published a booklet entitled Business Attraction and Expansion Toolbox, dated November, 2020, which contains information about items such as Town owned parcels available for development and actions the Town could take to assist development. While this document is not specifically directed at workforce housing, many of the items discussed apply to that type development and should be utilized as part of any recruitment effort.

### IV. Recommendations For Town Council.

The Planning Board has considered and will recommend changes to the Beech Mountain Comprehensive Plan to encompass workforce housing issues. The Planning Board recommends that Council continue to monitor and favorably consider recommendations from the Planning Board to change zoning and other Town requirements to assist in the development of workforce housing as these are presented by developers.

The Planning Board has been informed of one parcel of land which would lend itself to workforce housing. It has also coordinated a meeting between a developer, the Beech Mountain Club and the Beech Mountain Resort to develop this parcel for workforce housing. The actual development will need to be a private development project, but the Town should stay involved to the extent necessary.

The Planning Board will continue to monitor and encourage private developers to work with local businesses to develop workforce housing. The Planning Board will consider any requests and recommendations for changes to Town ordinances necessary to encourage workforce housing as long as these are generally consistent with the Beech Mountain Comprehensive Plan, as well as the overall character of Beech Mountain.





## COUNCIL ACTION ITEM

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**TO:** Town Council  
**FROM:** Steve Smith  
**DATE:** December 14, 2021  
**SUBJECT:** Audit Report and Financial Statement Review Fy 2021

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**FOR THE PURPOSE OF:**

Presentation of Audit and Financial Statement for the fiscal year 2021 by Cindy Randolph CPA

**ATTACHED FOR YOUR CONSIDERATION:**

FY 2021 Financial Statement

**STAFF RECOMMENDATION:**

Review

**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, 2021

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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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**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 Financial Statements**

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 (the "Town"), North Carolina, as of and for the year ended June 30, 2021, and the related notes to the financial statements, which collectively comprise the Town's basic financial statements as listed in the table of contents.

**Management's Responsibility for 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; this includes 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.

**Auditor's Responsibility**

Our responsibility is to express opinions on these financial statements based on our audit. We conducted our audit in accordance with 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. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement. The financial statements of Beech Mountain Tourism Development Authority were not audited in accordance with *Government Auditing Standards*.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements 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 entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall financial statement presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

## **Opinions**

In our opinion, the 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, 2021, and the respective changes in financial position and cash flows, where appropriate, thereof and the respective budgetary comparison for the General Fund and the Emergency 911 Fund for the year then ended in accordance with accounting principles generally accepted in the United States of America.

## **Other Matters**

### *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, the Local Government Employees' Retirement System's Schedules of Proportionate Share of the Net Pension Liability (Asset) and Contributions, on pages 51 and 52, respectively, and the Law Enforcement Officers' Special Separation Allowance schedules of the Changes in Total Pension Liability and Total Pension Liability as a Percentage of Covered Payroll, on pages 53 and 54, be presented to supplement the basic financial statements. Such information, 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 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 consisted 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 and Other Information*

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the basic financial statements of Town of Beech Mountain, North Carolina. The individual fund statements, budgetary schedules and other schedules, are presented for purposes of additional analysis and are not a required part of the basic financial statements.

The individual fund statements, budgetary schedules and other schedules are the responsibility of management and were derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. Such 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, and the procedures performed as described above, individual fund 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 23, 2021 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, grants agreements, and other matters. The purpose of the 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 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 23, 2021

## 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, 2021. 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.

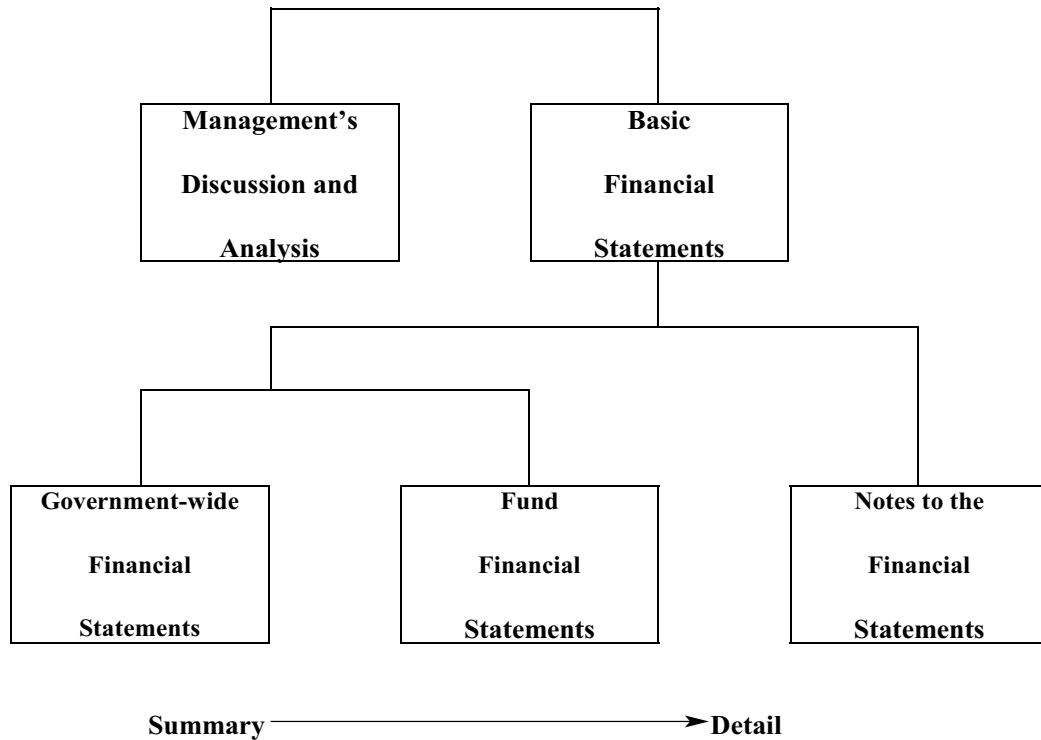
### Financial Highlights

- 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 \$29,027,415 (net position).
- The Town's total net position increased by \$2,902,635.
- As of the close of the current fiscal year, the Town of Beech Mountain's governmental funds reported combined ending fund balances of \$9,000,976 with a net decrease of \$1,908,595 in fund balance. Approximately 59% of this total amount, or \$5,285,704 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 \$5,285,704, or 66% 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. 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 25 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 51 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	
	2021	2020	2021	2020	2021	2020
Current and other assets	\$9,695,733	\$ 11,463,992	\$3,228,986	\$ 3,698,639	\$12,924,719	\$15,162,631
Capital assets	10,573,041	7,845,519	17,199,465	14,530,241	27,772,506	22,375,760
Deferred outflows of resources	<u>736,544</u>	<u>501,647</u>	<u>136,347</u>	<u>136,347</u>	<u>872,891</u>	<u>637,994</u>
Total assets and deferred outflows of resources	<u>21,005,318</u>	<u>19,811,158</u>	<u>20,564,798</u>	<u>18,365,227</u>	<u>41,570,116</u>	<u>38,176,385</u>
Long-term liabilities outstanding	4,909,580	4,489,193	5,963,142	6,234,865	10,872,722	10,724,058
Other liabilities	745,043	602,900	902,464	694,631	1,647,507	1,297,531
Deferred inflows of resources	<u>18,037</u>	<u>25,582</u>	<u>4,434</u>	<u>4,434</u>	<u>22,471</u>	<u>30,016</u>
Total liabilities and deferred inflows of resources	<u>5,672,660</u>	<u>5,117,675</u>	<u>6,870,040</u>	<u>6,933,930</u>	<u>12,542,700</u>	<u>12,051,605</u>
Net position:						
Net investment in capital assets	7,300,406	4,343,621	11,177,603	8,129,643	18,478,009	12,473,264
Restricted	650,075	766,757	-	-	650,075	766,757
Unrestricted	<u>7,382,177</u>	<u>9,583,105</u>	<u>2,517,154</u>	<u>3,301,654</u>	<u>9,899,331</u>	<u>12,884,759</u>
Total net position	<u>\$15,332,658</u>	<u>\$14,693,483</u>	<u>\$13,694,757</u>	<u>\$11,431,297</u>	<u>\$29,027,415</u>	<u>\$ 26,124,780</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 \$29,027,415 as of June 30, 2021. The Town's net position increased by \$2,902,635 for the fiscal year ended June 30, 2021. However, the largest portion (64%) 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, \$650,075 represents resources that are subject to external restrictions on how they may be used. The remaining balance of \$9,899,331 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 99.36%.

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

Figure 3

	Governmental Activities		Business-type Activities		Total	
	2021	2020	2021	2020	2021	2020
<b>Revenues:</b>						
Program revenues:						
Charges for services	\$214,314	\$133,833	\$3,329,006	\$2,997,051	\$3,543,140	\$3,130,884
Operating grants and contributions	477,181	521,182	-	-	477,181	521,182
Capital grants and contributions	-	-	1,613,768	426,858	1,613,768	426,858
General revenues:						
Property taxes	3,961,044	4,050,059	-	-	3,961,044	4,050,059
Other taxes	2,146,720	2,038,339	-	-	2,146,720	2,038,339
Other	<u>837,588</u>	<u>376,539</u>	<u>266,862</u>	<u>22,530</u>	<u>1,104,450</u>	<u>399,069</u>
Total revenues	<u>7,636,667</u>	<u>7,119,952</u>	<u>5,209,636</u>	<u>3,446,439</u>	<u>12,846,303</u>	<u>10,566,391</u>
<b>Expenses:</b>						
General government	2,115,661	2,648,761	-	-	2,115,661	2,648,761
Public safety	1,923,280	1,624,208	-	-	1,923,280	1,624,208
Transportation	1,894,839	1,404,026	-	-	1,894,839	1,404,026
Cultural and Recreation	936,454	641,234	-	-	936,454	641,234
Special Projects	-	103,201	-	-	-	103,201
Interest on long-term debt	127,258	34,248	194,938	152,094	322,196	186,342
Sanitation	-	-	578,277	493,159	578,277	493,159
Water and sewer	-	-	2,172,961	2,240,358	2,172,961	2,240,358
Total expenses	<u>6,997,492</u>	<u>6,455,678</u>	<u>2,946,176</u>	<u>2,885,611</u>	<u>9,943,668</u>	<u>9,341,289</u>
Increase (decrease) in net position	639,175	664,274	-	560,827	2,902,635	1,225,101
Transfers	-	-	-	-	-	-
Change in Net Position	639,175	664,274	2,263,460	560,827	2,902,635	1,225,101
Net position, July 1	<u>14,693,483</u>	<u>14,029,209</u>	<u>11,431,297</u>	<u>10,870,470</u>	<u>26,124,780</u>	<u>24,899,679</u>
Netposition - June 30	<u>\$15,332,658</u>	<u>\$14,693,483</u>	<u>\$13,694,757</u>	<u>\$11,431,297</u>	<u>\$29,027,415</u>	<u>\$26,124,780</u>

**Governmental Activities** - Governmental activities increased the Town’s net position by \$639,175, thereby accounting for 22% 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 charges for services
- Net increase in other taxes

**Business-type activities:** Business-type activities increased the Town of Beech Mountain's net position by \$2,263,460. 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 \$5,285,704 while total fund balance reached \$7,780,387. The Town currently has an available fund balance of 66% of general fund expenditures, while the total balance represents 97% of the same amount.

At June 30, 2021, the governmental funds of the Town of Beech Mountain reported a combined fund balance of \$9,000,976, with a net decrease in fund balance of \$1,908,595.

**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 \$1,961,716 and \$555,438 for the Sanitation Fund. The total change in net position for the Water and Sewer Fund was an increase of \$2,127,709 and \$135,751 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, 2021, totals \$27,772,506 (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:

- Building - Shane Park
- MIFI cell phones
- Two Excavators
- Paving and resurfacing
- Dog park playground
- 2020 Ford F-350
- Two Dodge Ram 5500 trucks
- Water meters
- Salt Truck

- Well exploration
- Waste Water Treatment plant improvements

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

**Figure 4**

	<u>Governmental Activities</u>		<u>Business-type Activities</u>		<u>Total</u>	
	<u>2021</u>	<u>2020</u>	<u>2021</u>	<u>2020</u>	<u>2021</u>	<u>2020</u>
Land	\$ 1,042,736	\$ 1,035,948	\$ 765	\$ 765	\$1,043,501	\$ 1,036,713
Construction in progress	2,389,133	751,238	3,555,234	764,405	5,944,367	1,515,643
Buildings and Systems	2,242,396	2,126,363	69,763	72,123	2,312,159	2,198,486
Improvements	2,032,239	981,770	81,596	84,666	2,113,835	1,066,436
Machinery and Equipment	627,709	515,390	179,227	578,488	806,936	1,093,878
Infrastructure	1,674,634	1,765,884	-	-	1,674,634	1,765,884
Vehicles and Motorized Equipment	564,194	668,925	638,920	302,918	1,203,114	971,843
Water Facilities	-	-	10,071,262	9,921,886	10,071,262	9,921,886
Sewer Facilities	-	-	2,602,699	2,804,990	2,602,699	2,804,990
Total	<u>\$10,573,041</u>	<u>\$ 7,845,519</u>	<u>\$17,199,465</u>	<u>\$14,530,241</u>	<u>\$27,772,506</u>	<u>\$22,375,760</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, 2021, the Town of Beech Mountain had total outstanding debt of \$11,375,739.

**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>2021</u>	<u>2020</u>	<u>2021</u>	<u>2020</u>	<u>2021</u>	<u>2020</u>
Installment purchase debt	\$3,272,635	\$ 3,501,898	\$2,445,996	\$ 2,764,732	\$ 5,718,631	\$ 6,266,630
Revenue bonds	-	-	3,575,865	3,635,865	3,575,865	3,635,865
Compensated absences	214,539	160,714	43,246	42,299	257,785	203,013
Pension related debt (LGERS)	1,299,298	824,458	170,417	170,417	1,469,715	994,875
Pension related debt (LEO)	353,743	231,673	-	-	353,743	231,673
Total	<u>\$ 5,140,215</u>	<u>\$ 4,718,743</u>	<u>\$ 6,235,524</u>	<u>\$ 6,613,314</u>	<u>\$11,375,739</u>	<u>\$11,332,056</u>

The Town of Beech Mountain's total long-term liabilities increased by \$43,683 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 \$35,935,072. The Town of Beech Mountain does not have any authorized but un-issued debt at June 30, 2021.

Additional information regarding the Town of Beech Mountain's long-term debt can be found in Note III.B.4 beginning on page 46 of this report.

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

The beauty, climate and a 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. During the summer months the population increases to well over seven thousand with seasonal residents escaping to the cool of the mountain peaks. During peak winter periods the population swells to over twelve thousand as southeasters invade for the winter sports offered on Beech Mountain. Over the past eighteen months the Town has experienced record growth in most all economic activity.

### **Budget Highlights for the Fiscal Year Ending June 30, 2022**

**Governmental Activities:** Budgeted revenues for the 2021-2022 budget year are expected increase by approximately \$920,000. Budgeted expenditures are projected to also increase by about the same. The 2021-2022 budget also includes roughly \$1.721 million in new capital expenditures funded by a combination of capital financing and the use of reserves.

**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. The Sanitation Fund's operation and procedures have undergone a total rework over the past two years. The change in operations has been successful in keeping both rates and expenditures at modest increases.

### **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, 2021**

	<u>Primary Government</u>			<b>Beech Mountain Tourism Development Authority</b>
	<u>Governmental Activities</u>	<u>Business-type Activities</u>	<u>Total</u>	
<b><u>Assets</u></b>				
Current assets:				
Cash and cash equivalents	\$ 8,793,579	\$ 2,564,417	\$ 11,357,996	\$ 902,467
Taxes receivable (net)	188,937	-	188,937	-
Accounts receivable (net)	-	610,209	610,209	-
Accrued interest	6,964	-	6,964	-
Due from other governments	677,629	54,360	731,989	87,965
Prepaid expense	5,000	-	5,000	-
Inventories	23,624	-	23,624	-
Restricted cash and cash equivalents	-	-	-	-
<b>Total current assets</b>	<b>9,695,733</b>	<b>3,228,986</b>	<b>12,924,719</b>	<b>990,432</b>
Noncurrent assets:				
Capital assets:				
Land, non-depreciable improvements and construction in progress	3,431,869	3,555,999	6,987,868	-
Other capital assets, net of depreciation	7,141,172	13,643,466	20,784,638	-
<b>Total capital assets</b>	<b>10,573,041</b>	<b>17,199,465</b>	<b>27,772,506</b>	<b>-</b>
<b>Total assets</b>	<b>20,268,774</b>	<b>20,428,451</b>	<b>40,697,225</b>	<b>990,432</b>
<b><u>Deferred Outflows of Resources</u></b>				
Pension deferrals	736,544	136,347	872,891	-
Total deferred outflows of resources	736,544	136,347	872,891	-

cont.

**TOWN OF BEECH MOUNTAIN**

**Exhibit 1**  
**Page 2 of 2, cont.**

**Statement of Net Position**  
**June 30, 2021**

	<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>Liabilities</u></b>				
Current liabilities				
Accounts payable and accrued expenses	\$ 426,443	\$ 383,264	\$ 809,707	\$ 57,445
Due to component unit	87,965	-	87,965	-
Customer deposits	-	246,817	246,817	-
Current portion of long-term liabilities	230,635	272,383	503,018	-
Total current liabilities	745,043	902,464	1,647,507	57,445
Long-term liabilities:				
Net pension liability (LGERS)	1,299,298	170,417	1,469,715	-
Total pension liability (LEOSSA)	353,743	-	353,743	-
Due in more than one year	3,256,539	5,792,725	9,049,264	-
Total liabilities	5,654,623	6,865,606	12,520,229	57,445
<b><u>Deferred Inflows of Resources</u></b>				
Pension deferrals	18,037	4,434	22,471	-
Total deferred inflows of resources	18,037	4,434	22,471	-
<b><u>Net Position</u></b>				
Net investment in capital assets	7,300,406	11,177,603	18,478,009	-
Restricted for:				
Stabilization by State Statute	650,075	-	650,075	87,965
Tourism promotion	-	-	-	845,022
Unrestricted	7,382,177	2,517,154	9,899,331	-
Total net position	\$ 15,332,658	\$ 13,694,757	\$ 29,027,415	\$ 932,987

*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, 2021**

<u>Functions/Programs</u>	<u>Program Revenues</u>				<u>Net (Expense) Revenue and Changes in Net Position</u>			<u>Beech Mountain 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>Primary Government</u>		<u>Total</u>	
					<u>Governmental Activities</u>	<u>Business-type Activities</u>		
<b>Primary government:</b>								
Governmental activities:								
General government	\$ 2,115,661	\$ 51,705	\$ 118,444	\$ -	\$ (1,945,512)	\$ -	\$ (1,945,512)	\$ -
Public safety	1,923,280	103,065	102,005	-	(1,718,210)	-	(1,718,210)	-
Transportation	1,894,839	-	256,732	-	(1,638,107)	-	(1,638,107)	-
Cultural and recreation	936,454	59,364	-	-	(877,090)	-	(877,090)	-
Interest on long-term debt	127,258	-	-	-	(127,258)	-	(127,258)	-
Total governmental activities	<u>6,997,492</u>	<u>214,134</u>	<u>477,181</u>	<u>-</u>	<u>(6,306,177)</u>	<u>-</u>	<u>(6,306,177)</u>	<u>-</u>
Business-type activities:								
Water and Sewer	2,350,489	2,682,815	-	1,613,768	-	1,946,094	1,946,094	-
Sanitation	595,687	646,191	-	-	-	50,504	50,504	-
Total business-type activities	<u>2,946,176</u>	<u>3,329,006</u>	<u>-</u>	<u>1,613,768</u>	<u>-</u>	<u>1,996,598</u>	<u>1,996,598</u>	<u>-</u>
Total primary government	<u>\$ 9,943,668</u>	<u>\$ 3,543,140</u>	<u>\$ 477,181</u>	<u>\$ 1,613,768</u>	<u>(6,306,177)</u>	<u>1,996,598</u>	<u>(4,309,579)</u>	<u>-</u>
Component Unit:								
Tourism Development Authority	\$ 853,144	\$ -	\$ -	\$ -	-	-	-	(853,144)
Total component unit								
General revenues:								
Taxes:								
Property taxes, levied for general purpose					3,961,044	-	3,961,044	-
Other taxes and licenses					2,146,720	-	2,146,720	1,242,410
Investment earnings					3,784	1,276	5,060	-
Sale of capital assets					15,253	1,325	16,578	41
Miscellaneous					818,551	264,261	1,082,812	322
Total general revenues not including transfers					<u>6,945,352</u>	<u>266,862</u>	<u>7,212,214</u>	<u>1,242,773</u>
Change in net position					639,175	2,263,460	2,902,635	389,629
Net position, beginning					<u>14,693,483</u>	<u>11,431,297</u>	<u>26,124,780</u>	<u>543,358</u>
Net position, ending					<u>\$ 15,332,658</u>	<u>\$ 13,694,757</u>	<u>\$ 29,027,415</u>	<u>\$ 932,987</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, 2021**

	<u>Major Funds</u>			<u>Total Nonmajor Funds</u>	<u>Total Governmental Funds</u>
	<u>General Fund</u>	<u>Capital Project Fund</u>	<u>Emergency Telephone System</u>		
<b><u>Assets</u></b>					
Current assets:					
Cash and cash equivalents	\$ 7,540,828	\$ 1,032,986	\$ 157,932	\$ 61,833	\$ 8,793,579
Prepaid expense	5,000	-	-	-	5,000
Taxes receivable, net	180,349	-	8,588	-	188,937
Accrued interest	6,964	-	-	-	6,964
Inventories	23,624	-	-	-	23,624
Due from other governments	643,110	34,519	-	-	677,629
	<u>643,110</u>	<u>34,519</u>	<u>-</u>	<u>-</u>	<u>677,629</u>
Total assets	<u>\$ 8,399,875</u>	<u>\$ 1,067,505</u>	<u>\$ 166,520</u>	<u>\$ 61,833</u>	<u>\$ 9,695,733</u>
<b><u>Liabilities</u></b>					
Accounts payable and accrued expenses	\$ 351,174	\$ 75,009	\$ 260	\$ -	\$ 426,443
Due to component unit	87,965	-	-	-	87,965
Total liabilities	<u>439,139</u>	<u>75,009</u>	<u>260</u>	<u>-</u>	<u>514,408</u>
<b><u>Deferred Inflows of Resources</u></b>					
Property taxes receivable	180,349	-	-	-	180,349
Total deferred inflows of resources	<u>180,349</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>180,349</u>
<b><u>Fund Balances</u></b>					
Nonspendable:					
Inventories	23,624	-	-	-	23,624
Restricted:					
Stabilization by State Statute	650,075	-	-	-	650,075
Public safety	-	-	166,260	61,833	228,093
Public works facility	-	992,496	-	-	992,496
Committed:					
Uninsured Claims	100,000	-	-	-	100,000
Assigned:					
Subsequent Year's Expenditures:	1,720,984	-	-	-	1,720,984
Unassigned	5,285,704	-	-	-	5,285,704
	<u>5,285,704</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>5,285,704</u>
Total fund balances	<u>7,780,387</u>	<u>992,496</u>	<u>166,260</u>	<u>61,833</u>	<u>9,000,976</u>
Total liabilities, deferred inflows of resources and fund balances	<u>\$ 8,399,875</u>	<u>\$ 1,067,505</u>	<u>\$ 166,520</u>	<u>\$ 61,833</u>	<u>\$ 9,695,733</u>

*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, 2021**

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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		\$ 9,000,976
Capital assets used in governmental activities are not financial resources and therefore, are not reported in the funds.		
Gross capital assets at historical cost	\$ 19,174,554	
Accumulated depreciation	<u>(8,601,513)</u>	10,573,041
Pension liabilities (LGERS & LEOSSA)		(1,653,041)
Deferred outflows of resources related to pensions are not reported in the funds		736,544
Earned revenues considered deferred inflows of resources in fund statements		180,349
Long-term debt included as net position below (includes the addition of long-term debt and principal payments during the year)		(3,272,635)
Compensated absences		(214,539)
Pension related deferrals		<u>(18,037)</u>
Net position of governmental activities		<u>\$ 15,332,658</u>

*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, 2021**

	<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>Revenues:</b>					
Ad valorem taxes	\$ 4,163,164	\$ -	\$ -	\$ -	\$ 4,163,164
Other taxes and licenses	102,005	-	-	-	102,005
Unrestricted intergovernmental	2,146,720	-	-	-	2,146,720
Restricted intergovernmental	375,176	-	103,065	-	478,241
Permits and Fees	51,705	-	-	-	51,705
Sales and services	59,364	-	-	-	59,364
Investment earnings	3,662	108	14	-	3,784
Miscellaneous	509,043	1,439	-	308,069	818,551
Total revenues	<u>7,410,839</u>	<u>1,547</u>	<u>103,079</u>	<u>308,069</u>	<u>7,823,534</u>
<b>Expenditures:</b>					
Current					
General government	1,789,774	-	-	-	1,789,774
Public safety	1,729,069	-	67,833	1,958	1,798,860
Transportation	1,583,660	-	-	-	1,583,660
Cultural and recreation	787,303	-	-	-	787,303
Special projects	-	-	-	-	-
Debt service:					
Principal	261,975	-	-	-	261,975
Interest and other charges	127,258	-	-	-	127,258
Capital outlay:					
General government	14,207	1,637,895	-	-	1,652,102
Public safety	248,044	-	-	-	248,044
Transportation	1,150,182	-	-	-	1,150,182
Cultural and recreation	348,224	-	-	-	348,224
Total expenditures	<u>8,039,696</u>	<u>1,637,895</u>	<u>67,833</u>	<u>1,958</u>	<u>9,747,382</u>
Revenues over (under) expenditures	(628,857)	(1,636,348)	35,246	306,111	(1,923,848)
<b>Other Financing Sources (Uses):</b>					
Sale of capital assets	15,253	-	-	-	15,253
Transfers to other funds	257,146	-	-	(257,146)	-
Net change in fund balances	(356,458)	(1,636,348)	35,246	48,965	(1,908,595)
Fund balances, beginning	<u>8,136,845</u>	<u>2,628,844</u>	<u>131,014</u>	<u>12,868</u>	<u>10,909,571</u>
Fund balances, ending	<u>\$ 7,780,387</u>	<u>\$ 992,496</u>	<u>\$ 166,260</u>	<u>\$ 61,833</u>	<u>\$ 9,000,976</u>

*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, 2021**

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Amounts reported for governmental activities in the statement of activities are different because:

Net changes in fund balances - total governmental \$ (1,908,595)

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	\$ 3,398,552	
Depreciation expense for governmental assets	<u>(671,032)</u>	2,727,520

Contributions to the pension plan in the current fiscal year are not included on the Statement of Activities 211,299

Benefit payments paid and administrative expense for the LEOSA are not included on the Statement of Activities 86,247

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	722
Other	<u>(202,842)</u>

The issuance of long-term debt provides current financial resources for governmental funds, while the repayment of the principal of long-term debt reduces 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.

Principal payments on long-term debt 261,975

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	(53,825)
Pension expense	<u>(483,326)</u>

Total changes in net position of governmental activities \$ 639,175

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

**TOWN OF BEECH MOUNTAIN**

Exhibit 7  
Page 1 of 2

**General Fund and Annually Budgeted Major Special Revenue Fund  
Statement of Revenues, Expenditures and Changes in Fund Balances  
Budget and Actual  
For the Year Ended June 30, 2021**

	General Fund			Variance With Final Budget Positive (Negative)
	Original Budget	Final Budget	Actual	
<b>Revenues:</b>				
Ad valorem taxes	\$ 3,951,488	\$ 4,066,988	\$ 4,163,164	\$ 96,176
Other taxes and licenses	83,500	83,500	102,005	18,505
Unrestricted intergovernmental	1,786,450	1,786,450	2,146,720	360,270
Restricted intergovernmental	180,540	309,440	375,176	65,736
Permits and Fees	28,000	28,000	51,705	23,705
Sales and services	77,000	47,000	59,364	12,364
Investment earnings	22,000	22,000	3,662	(18,338)
Miscellaneous	101,400	316,291	509,043	192,752
Total revenues	<u>6,230,378</u>	<u>6,659,669</u>	<u>7,410,840</u>	<u>751,171</u>
<b>Expenditures:</b>				
General government	3,249,071	1,957,982	1,803,981	154,001
Public Safety	1,855,505	2,213,283	1,977,113	236,170
Transportation	1,571,704	3,012,796	2,733,843	278,953
Cultural and Recreation	696,119	1,169,529	1,135,526	34,003
Special Projects	-	-	-	-
Debt Service	389,233	389,233	389,233	-
Total expenditures	<u>7,761,632</u>	<u>8,742,823</u>	<u>8,039,696</u>	<u>703,127</u>
Revenues over (under) expenditures	<u>(1,531,254)</u>	<u>(2,083,154)</u>	<u>(628,856)</u>	<u>1,454,298</u>
<b>Other Financing Sources (Uses):</b>				
Transfers to Other Funds	-	257,146	257,146	-
Sale of Capital Assets	-	7,000	15,253	8,253
Total other financing sources (uses)	<u>-</u>	<u>264,146</u>	<u>272,399</u>	<u>8,253</u>
Revenue and other financing sources over (under) expenditures and other financing uses	<u>(1,531,254)</u>	<u>(1,819,008)</u>	<u>(356,458)</u>	<u>1,462,551</u>
Appropriated Fund Balance	<u>1,531,254</u>	<u>1,819,008</u>	<u>-</u>	<u>(1,819,008)</u>
Net change in fund balance	<u>\$ -</u>	<u>\$ -</u>	<u>(356,458)</u>	<u>\$ (356,458)</u>
Fund balance-beginning			<u>8,136,845</u>	
Fund balance - ending			<u>\$ 7,780,387</u>	

cont.

**TOWN OF BEECH MOUNTAIN**

Exhibit 7  
Page 2 of 2, cont.

**General Fund and Annually Budgeted Major Special Revenue Fund  
Statement of Revenues, Expenditures and Changes in Fund Balances  
Budget and Actual  
For the Year Ended June 30, 2021**

	<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	\$ 103,065	\$ 103,065	\$ 103,065	\$ -
Investment earnings	<u>300</u>	<u>300</u>	<u>14</u>	<u>(286)</u>
Total revenues	<u>103,365</u>	<u>103,365</u>	<u>103,079</u>	<u>(286)</u>
<b>Expenditures:</b>				
Public Safety	<u>103,365</u>	<u>103,365</u>	<u>67,833</u>	<u>35,532</u>
Total expenditures	<u>103,365</u>	<u>103,365</u>	<u>67,833</u>	<u>35,532</u>
Net change in fund balance	<u>\$ -</u>	<u>\$ -</u>	35,246	<u>\$ 35,246</u>
Fund balance-beginning			<u>131,014</u>	
Fund balance - ending			<u>\$ 166,260</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, 2021**

	<u>Water and Sewer Fund</u>	<u>Sanitation Fund</u>	<u>Total</u>
<b><u>Assets</u></b>			
Current assets:			
Cash and investments	\$ 1,773,574	\$ 544,026	\$ 2,317,600
Restricted cash and investments	246,817	-	246,817
Accounts receivable, net	548,037	62,172	610,209
Due from other governments	48,253	6,107	54,360
Inventories	-	-	-
Total current assets	<u>2,616,681</u>	<u>612,305</u>	<u>3,228,986</u>
Noncurrent assets:			
Capital assets:			
Land, nondepreciable improvements, and construction in progress	3,114,928	441,071	3,555,999
Other capital assets, net of depreciation	<u>13,240,148</u>	<u>403,318</u>	<u>13,643,466</u>
Total noncurrent assets	<u>16,355,076</u>	<u>844,389</u>	<u>17,199,465</u>
Total assets	<u>18,971,757</u>	<u>1,456,693</u>	<u>20,428,450</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	356,069	27,195	383,264
Customer deposits	246,817	-	246,817
Notes payable	<u>241,183</u>	<u>31,200</u>	<u>272,383</u>
Total current liabilities	<u>844,069</u>	<u>58,395</u>	<u>902,464</u>
Noncurrent liabilities:			
Notes payable	5,187,879	561,600	5,749,479
Compensated absences payable	30,805	12,441	43,246
Net pension liability	<u>94,157</u>	<u>76,260</u>	<u>170,417</u>
Total noncurrent liabilities	<u>5,312,841</u>	<u>650,301</u>	<u>5,963,142</u>
Total liabilities	<u>6,156,910</u>	<u>708,696</u>	<u>6,865,606</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	10,926,014	251,589	11,177,603
Unrestricted	<u>1,961,716</u>	<u>555,438</u>	<u>2,517,154</u>
Total net position	<u>\$ 12,887,730</u>	<u>\$ 807,027</u>	<u>\$ 13,694,757</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, 2021**

	<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	\$ 2,682,815	\$ 646,191	\$ 3,329,006
Other operating revenues	<u>1,794,435</u>	<u>83,594</u>	<u>1,878,029</u>
Total operating revenues	<u>4,477,250</u>	<u>729,785</u>	<u>5,207,035</u>
 <b>Operating Expenditures:</b>			
Administration	346,106	-	346,106
Water treatment and distribution	896,798	-	896,798
Waste collection and treatment	304,881	-	304,881
Taps and system maintenance	81,705	-	81,705
Sanitation	-	524,887	524,887
Depreciation	<u>543,471</u>	<u>53,390</u>	<u>596,861</u>
Total operating expenses	<u>2,172,961</u>	<u>578,277</u>	<u>2,751,238</u>
 Operating Income (Loss)	 <u>2,304,289</u>	 <u>151,508</u>	 <u>2,455,797</u>
 <b>Nonoperating Revenues (Expenditures):</b>			
Investment earnings	948	328	1,276
Sale of capital assets	-	1,325	1,325
Miscellaneous income	-	-	-
Interest expense	<u>(177,528)</u>	<u>(17,410)</u>	<u>(194,938)</u>
Total nonoperating revenues (expenditures)	<u>(176,580)</u>	<u>(15,757)</u>	<u>(192,337)</u>
 Change in net position	 2,127,709	 135,751	 2,263,460
 Net position - beginning	 <u>10,760,021</u>	 <u>671,276</u>	 <u>11,431,297</u>
 Net position - ending	 <u>\$ 12,887,730</u>	 <u>\$ 807,027</u>	 <u>\$ 13,694,757</u>

*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, 2021**

	<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	\$ 4,560,562	\$ 712,299	\$ 5,272,861
Cash paid for goods and services	(635,393)	(157,456)	(792,849)
Cash paid to employees	<u>(688,751)</u>	<u>(346,283)</u>	<u>(1,035,034)</u>
Net cash provided (used) by operating activities	<u>3,236,418</u>	<u>208,560</u>	<u>3,444,978</u>
<b>Cash Flows from Capital and Related Financing Activities:</b>			
Acquisition and construction of capital assets	(2,749,904)	(516,181)	(3,266,085)
Proceeds from sale of capital assets	-	1,325	1,325
Interest paid on bond maturities and equipment contracts	(177,528)	(17,410)	(194,938)
Principal paid on bond maturities and equipment contracts	<u>(347,536)</u>	<u>(31,200)</u>	<u>(378,736)</u>
Net cash provided (used) by capital and related financing activities	<u>(3,274,968)</u>	<u>(563,466)</u>	<u>(3,838,434)</u>
<b>Cash Flows from Investing Activities:</b>			
Interest on Investments	<u>948</u>	<u>328</u>	<u>1,276</u>
Net increase (decrease) in cash and cash equivalents	(37,602)	(354,578)	(392,180)
Balances, beginning	<u>2,057,993</u>	<u>898,604</u>	<u>2,956,597</u>
Balances, ending	<u>\$ 2,020,391</u>	<u>\$ 544,026</u>	<u>\$ 2,564,417</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, 2021**

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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	\$ 2,304,289	\$ 151,508	\$ 2,455,797
<b>Adjustments to reconcile operating income (loss) to net cash provided (used) by operating activities:</b>			
Depreciation	543,470	53,390	596,860
Changes in assets, deferred outflows of resources, and liabilities:			
(Increase) decrease in accounts receivable, net	(304,471)	(11,379)	(315,850)
(Increase) decrease in due from other governments	380,483	(6,107)	374,376
(Increase) decrease in inventory	18,947	-	18,947
Increase (decrease) in accounts payable and accrued liabilities	289,323	17,278	306,601
Increase (decrease) in customer deposits	7,300	-	7,300
Increase (decrease) in compensated absences payable	(2,923)	3,870	947
Total adjustments	<u>932,129</u>	<u>57,052</u>	<u>989,181</u>
Net cash provided (used) by operating activities	<u>\$ 3,236,418</u>	<u>\$ 208,560</u>	<u>\$ 3,444,978</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, 2021**

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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:**

<b>Governmental activities</b>	
General Fund:	
Streets	\$ -
<b>Business-type activities</b>	
Water and Sewer Fund:	
Customer deposits	<u>246,817</u>
Total restricted cash	<u>\$ 246,817</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, 2020.

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:

<u>Asset Class</u>	<u>Estimated Useful Lives</u>
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 2021 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, 2021, the Town's deposits had a carrying amount of \$3,092,188, and a bank balance of \$2,124,726. 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, 2021, the Town's petty cash fund totaled \$250.

At June 30, 2021, the Authority deposits had a carrying amount of \$671,443 and a bank balance of \$701,583. 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, 2021, 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>\$8,265,558</u>	N/A	AAAm
Total		<u>\$8,265,558</u>		

At June 30, 2021, 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>\$231,023</u>	N/A	AAAm
Total		<u>\$231,023</u>		

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

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

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

Credit Risk. The Town has no formal policy regarding credit risk but has internal management procedures that limit the Town's investments to the provisions of G.S. 159-30 and restricts the purchase of securities to the highest possible ratings whenever particular types of securities are rated. The Town's investment in the NC Capital Management Trusts Government Portfolio carried a credit rating of AAAm by Standard and Poor's and AAAm-mf by Moody's Investors Service as of June 30, 2021.

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, 2021 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>31,583</u>
Total	<u>\$51,783</u>

4. Capital Assets

**Primary Government**

Capital asset activity for the Primary Government for the year ended June 30, 2021 was as follows:

	<b>Beginning</b>				<b>Ending</b>
	<b>Balances</b>	<b>Increases</b>	<b>Decreases</b>	<b>Transfers</b>	<b>Balances</b>
<b>Governmental Activities:</b>					
<b>Capital assets not being depreciated:</b>					
Land	\$1,035,948	\$ 6,788	\$ -	\$ -	\$1,042,736
Construction in progress	<u>751,238</u>	<u>1,637,895</u>	<u>-</u>	<u>-</u>	<u>2,389,133</u>
Total capital assets not being depreciated	<u>1,787,186</u>	<u>1,644,683</u>	<u>-</u>	<u>-</u>	<u>3,431,869</u>
<b>Capital assets being depreciated:</b>					
Buildings	3,811,717	214,861	-	-	4,026,578
Other improvements	1,442,266	1,154,999	-	-	2,597,265
Equipment and furniture	3,344,282	262,182	-	-	3,606,464
Vehicles	2,737,193	121,828	-	-	2,859,021
Infrastructure	<u>2,653,355</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>2,653,355</u>
Total capital assets being depreciated	<u>13,988,813</u>	<u>1,753,870</u>	<u>-</u>	<u>-</u>	<u>15,742,683</u>
<b>Less accumulated depreciation for:</b>					
Buildings	1,685,353	98,829	-	-	1,784,182
Other improvements	460,496	104,530	-	-	565,026
Equipment and furniture	2,828,892	149,863	-	-	2,978,755
Vehicles	2,068,268	226,559	-	-	2,294,827
Infrastructure	<u>887,469</u>	<u>91,252</u>	<u>-</u>	<u>-</u>	<u>978,721</u>
Total accumulated depreciation	<u>7,930,478</u>	<u>671,033</u>	<u>-</u>	<u>-</u>	<u>8,601,511</u>
Total capital assets being depreciated, net	<u>6,058,335</u>				<u>7,141,172</u>
Governmental activity capital assets, net	<u>\$7,845,519</u>				<u>\$10,573,041</u>

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

<b>Governmental activities:</b>	
General government	\$ 39,844
Public safety	170,858
Cultural and Recreational	149,152
Transportation	<u>311,179</u>
Total depreciation expense	<u>\$671,033</u>

**Proprietary Capital Assets**

Capital assets of the proprietary fund of the Town at June 30, 2021 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>					
Land Improvements	122,888	-	-	-	122,888
Equipment	34,209	-	-	-	34,209
Vehicles	661,739	213,800	-	-	875,539
Total capital assets being depreciated	<u>818,836</u>	<u>213,800</u>	<u>-</u>	<u>-</u>	<u>1,032,636</u>
<b>Less accumulated depreciation for:</b>					
Land improvements	38,224	3,070	-	-	41,292
Equipment	23,197	2,650	-	-	25,847
Vehicles	514,507	47,670	-	-	562,178
Total accumulated depreciation	<u>575,928</u>	<u>53,390</u>	<u>-</u>	<u>-</u>	<u>629,318</u>
Total capital assets being depreciated	<u>242,908</u>				<u>403,318</u>
Sanitation fund capital assets, net	<u>\$242,908</u>				<u>\$844,389</u>
	<b>Beginning Balances</b>	<b>Increases</b>	<b>Decreases</b>	<b>Transfers</b>	<b>Ending Balances</b>
<b>Business-type Activities:</b>					
<b>Water and Sewer Fund:</b>					
<b>Capital assets not being depreciated:</b>					
Land	\$ 765	\$ -	\$ -	\$ -	\$ 765
Construction in progress	764,406	2,349,757	-	-	3,114,163
Total capital assets not being depreciated	<u>765,171</u>	<u>2,349,757</u>	<u>-</u>	<u>-</u>	<u>3,114,928</u>
<b>Capital assets being depreciated:</b>					
Buildings and land improvements	95,712	-	-	-	95,712
Water facilities	14,408,424	78,387	-	-	14,486,811
Sewer facilities	6,326,289	-	-	-	6,326,289
Furniture and equipment	384,875	105,587	-	-	490,462
Vehicles	472,225	77,482	-	-	549,707
Total capital assets being depreciated	<u>21,687,525</u>	<u>261,456</u>	<u>-</u>	<u>-</u>	<u>21,948,981</u>
<b>Less accumulated depreciation for:</b>					
Buildings and land improvements	23,588	2,361	-	-	25,949
Water facilities	4,224,723	190,826	-	-	4,415,549
Sewer facilities	3,521,295	202,295	-	-	3,723,590
Furniture and equipment	212,362	107,235	-	-	319,597
Vehicles	183,393	40,755	-	-	224,148
Total accumulated depreciation	<u>8,165,361</u>	<u>543,472</u>	<u>-</u>	<u>-</u>	<u>8,708,833</u>
Total assets being depreciated, net	<u>13,522,164</u>				<u>13,240,148</u>
Water and sewer fund capital assets, net	<u>14,287,335</u>				<u>16,335,076</u>
Business-type activities capital assets, net	<u>\$14,530,241</u>				<u>\$17,199,465</u>

B. Liabilities

1. Pension Plan and Postemployment Obligations

a. Local Governmental Employees' Retirement System

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

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

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

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

employees are required to contribute 6% of their compensation. Employer contributions are actuarially determined and set annually by the LGERS Board of Trustees. The Town's contractually required contribution rate for the year ended June 30, 2021 was 10.9 % of compensation for law enforcement officers and 10.15% for general employees, actuarially determined as an amount that, when combined with employee contributions, is expected to finance the costs of benefits earned by employees during the year. Contributions to the pension plan from the Town were \$297,546 for the year ended June 30, 2021.

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, 2021, the Town reported a liability of \$1,299,298 for its proportionate share of the net pension liability. The net pension liability was measured as of June 30, 2020. The total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of December 31, 2019. The total pension liability was then rolled forward to the measurement date of June 30, 2020 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, 2021, the Town's proportion was 0.03636%, which was an decrease of 0.00076% from its portion measured as of June 30, 2020.

For the year ended June 30, 2021, the Town recognized pension expense of \$443,517. At June 30, 2021, 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	\$164,078	\$ -
Changes of assumptions	96,693	-
Net difference between projected and actual earnings on pension plan investments	182,841	-
Changes in proportion and differences between employer contributions and proportionate share of contributions	11,040	8,114
Employer contributions subsequent to the measurement date	<u>297,546</u>	<u>-</u>
Total	<u>\$ 752,198</u>	<u>\$ 8,114</u>

\$297,546 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	\$125,692
2023	165,716
2024	101,020
2025	54,112
2026	-
Thereafter	<u>-</u>
Total	<u>\$ 446,540</u>

Actuarial Assumptions: The total pension liability in the December 31, 2019 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, 2019 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, 2020 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	6.0%	4.0%
Total	100%	

The information above is based on 30-year expectations developed with the consulting actuary for the 2019 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 7.00%, 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 (6.00%) or 1-percentage-point higher (8.00%) than the current rate:

	<b>1% Decrease (6.00%)</b>	<b>Discount Rate (7.00%)</b>	<b>1% Increase (8.00%)</b>
Town's proportionate share of the net pension liability (asset)	\$2,636,133	\$1,299,298	\$188,293

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, 2018, 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, 2019 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, 2019 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, 2021, the Town reported a total pension liability of \$353,743. The total pension liability was measured as of December 31, 2020 based on a December 31, 2019 actuarial valuation. The total pension liability was then rolled forward to the measurement date of December 31, 2020 utilizing update procedures incorporating the actuarial assumptions. For the year ended June 30, 2021, the Town recognized pension expense of \$39,809.

	<b>Deferred Outflows of Resources</b>	<b>Deferred Inflows of Resources</b>
Differences between expected and actual experience	\$ 18,073	\$ 9,449
Changes of assumptions and other inputs	96,540	4,908
Benefit payments and plan administrative expenses subsequent to the measurement date	<u>6,080</u>	<u>-</u>
Total	<u>\$120,693</u>	<u>\$14,357</u>

\$6,080 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>
2022	\$ 18,832
2023	19,289
2024	18,334
2025	20,833
2026	15,625
Thereafter	<u>7,343</u>
Total	<u>\$100,256</u>

\$6,080 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 1.93%, 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 (0.93%) or 1-percentage-point higher (2.93%) than the current:

	<b>1% Decrease (0.93%)</b>	<b>Discount Rate (1.93%)</b>	<b>1% Increase (2.93%)</b>
Town's proportionate share of the net pension liability (asset)	\$382,544	\$353,743	\$327,231

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

Beginning balance	\$231,673
Service cost at end of year	13,424
Interest	7,553
Changes of benefit terms	-
Differences between expected and actual experience	(1,687)
Changes of assumptions and other inputs	102,780
Benefit payments	-
Other changes	<u>-</u>
Ending balance of the total pension liability	<u>\$353,743</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, 2019 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	\$443,517	\$39,809	\$483,326
Pension Liability	1,299,298	353,743	1,653,041
Proportionate share of the net pension liability	0.03636%	N/A	
Deferred of Outflows of Resources:			
Difference between expected and actual experience	164,078	18,073	182,151
Change in assumptions and other inputs	96,693	96,540	193,233
Net difference between projected and actual earnings on plan investments	182,841	-	182,841
Change in proportion and differences between contributions and proportionate share of contributions	11,040	-	11,040
Benefit payments and administrative cost paid subsequent to measurement date	297,546	6,080	303,626

	LGERS	LEOSSA	Total
Deferred of Inflows of Resources:			
Difference between expected and actual experience	-	9,449	9,449
Change in assumptions	-	4,908	4,908
Change in proportion and differences between contributions and proportionate share of contributions	8,114	-	8,114

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, 2021 were \$47,019, which consisted of \$27,686 from the Town and \$19,333 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, 2021 were \$214,435, which consisted of \$99,897 from the Town and \$114,538 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	\$297,546
Benefit payments made and administrative expenses for LEOSSA	6,080
Differences between expected and actual experience	182,151
Changes of assumptions and other inputs	193,233
Net difference between projected and actual earnings on pension plan investments	182,841
Changes in proportion and differences between employer contributions and proportionate share of contributions	<u>11,040</u>
Total	<u>\$872,891</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	\$ -	\$180,349
Changes in assumptions	4,908	-
Differences between expected and actual experience	9,449	-
Changes in proportion and differences between employer contributions and proportionate share of contributions	<u>8,114</u>	<u>-</u>
Total	<u>\$22,471</u>	<u>\$180,349</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 three promissory notes to finance the construction of three separate sewer projects. The proceeds of these loans were made available by the U.S. Environment Protection Agency, and the loans are administered by the N.C. Department of Environment, Health, and Natural Resources. The first note requires annual principal payments of \$11,250 plus interest rate at a rate of 3.37%. The second note requires annual principal payments of \$18,575 plus interest at a rate of 2.95%. The third note requires annual principal payments of \$69,777 plus interest at a rate of 2.265%. The outstanding principal balance at June 30, 2021 was \$697,216.

On May 25, 2017, the Town entered into an installment purchase contract with BB&T to purchase a motor grader and maintenance equipment. The financing service contract is being serviced by the Water and Sewer Fund and the General Fund and requires annual principal and interest payments of \$83,199, with an interest rate of 2.10%. The total outstanding principal balance at June 30, 2021 was \$81,415.

On March 17, 2020, the Town entered into an installment purchase contract with BB&T 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, 2021 was \$4,940,000.

The future minimum payments of installment purchases as of June 30, 2021 are as follows:

Year Ending June 30	Governmental Activities		Business Type Activities	
	Principal	Interest	Principal	Interest
2022	\$ 230,635	\$ 90,942	\$210,142	\$ 62,203
2023	169,000	84,872	190,602	56,980
2024	169,000	80,157	190,602	52,185
2025	169,000	75,442	190,602	47,391
2026	169,000	70,727	261,602	169,718
2027-2032	845,000	282,906	492,446	171,796
2033-2038	845,000	165,029	455,000	101,556
2039-2040	<u>676,000</u>	<u>47,151</u>	<u>455,000</u>	<u>38,084</u>
Total	<u>\$3,272,635</u>	<u>\$897,226</u>	<u>\$2,445,996</u>	<u>\$699,913</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 30,2021 was \$3,575,865.

The future payments of the revenue bonds are as follows:

Year Ending June 30	Principal	Interest
2022	\$ 62,000	\$ 135,641
2023	64,000	133,549
2024	66,000	131,549
2025	68,000	129,161
2026	71,000	126,866
2027-2031	390,000	595,903
2032-2036	460,000	526,500
2037-2041	544,000	443,375
2042-2046	642,000	345,231
2047-2051	759,000	229,230
2052-2056	<u>449,865</u>	<u>92,308</u>
Total	<u>\$3,575,865</u>	<u>\$2,889,313</u>

At June 30, 2021, the Town of Beech Mountain had a legal debt margin of \$35,935,072.

**Changes in Long-Term Liabilities:**

	Balance			Current Portion of Long-term Debt	
	July 1, 2020	Increases	Decreases	June 30, 2021	
<b>Governmental activities:</b>					
Installment purchases	\$ 3,501,898	\$ -	\$ 229,263	\$ 3,272,635	\$ 230,635
Net pension liability (LGERS)	824,458	474,840	-	1,299,298	-
Total pension liability (LEO)	231,673	122,070	-	353,743	-
Compensated absences	<u>160,714</u>	<u>53,825</u>	<u>-</u>	<u>214,539</u>	<u>-</u>
Governmental activity long-term liabilities	<u>\$4,718,743</u>	<u>\$650,735</u>	<u>\$229,263</u>	<u>\$5,140,215</u>	<u>\$230,635</u>
<b>Business-type activities:</b>					
Installment purchases	\$2,764,731	\$ -	\$318,735	\$2,445,996	\$210,383
Revenue bonds	3,635,865	-	60,000	3,575,865	62,000
Net pension liability (LGERS)	170,417	-	-	170,417	-
Compensated absences	<u>42,299</u>	<u>947</u>	<u>-</u>	<u>43,246</u>	<u>-</u>
Business-type activity long-term liabilities	<u>\$6,613,312</u>	<u>\$ 947</u>	<u>\$ 378,735</u>	<u>\$ 6,235,524</u>	<u>\$ 272,383</u>

5. Interfund Balances and Activity

Transfers to/from other funds at June 30, 2021 consist of the following:

From the Special Revenue Fund-Special Police Revenue Fund to the General Fund	<u>\$257,146</u>
--	------------------

6. Net Investment in Capital Assets

	<b>Governmental Activities</b>	<b>Business-type Activities</b>
Capital assets	\$10,573,041	\$17,199,465
Less: long-term debt	<u>( 3,272,635 )</u>	<u>(6,021,862)</u>
Net investment in capital asset	<u>\$ 7,300,406</u>	<u>\$ 11,177,603</u>

7. 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	\$7,780,387
Less:	
Stabilization by State Statute	650,075
Inventories	23,624
Uninsured Claims	100,000
Appropriated Fund Balance in 2021-2022 budget	<u>1,720,984</u>
Remaining fund balance	<u>\$5,285,704</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.

**III. 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, 2021, the Town paid \$60,730 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, 2021. 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. 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.

**VI. Significant Effects of Subsequent Events**

Management has evaluated subsequent events through November 23, 2021, 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 Eight Fiscal Years\***

	<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) (%)	0.03636%	0.03643%	0.03712%	0.03956%	0.03800%	0.03454%	0.03713%	0.03830%
Proportion of the net pension liability (asset) (\$)	\$1,299,298	\$ 994,875	\$ 880,613	\$ 604,367	\$ 806,487	\$ 155,018	\$ (218,973)	\$ 461,662
Town of Beech Mountain's covered payroll	\$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	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**	88.61%	90.86%	91.63%	94.18%	91.41%	98.09%	102.64%	94.35%

\* 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 Eight Fiscal Years**

	<u>2020</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	\$ 297,546	\$ 234,499	\$202,035	\$177,308	\$176,758	\$154,696	\$153,802	\$142,896
Contributions in relation to the contractually required contribution	<u>297,546</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>
Town of Beech Mountain's covered payroll	\$ 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	9.79%	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 Three Five Years**

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

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	<u>2020</u>	<u>2020</u>	<u>2019</u>	<u>2018</u>	<u>2017</u>
Total pension liability	\$ 353,743	\$231,673	\$182,642	\$ 190,621	\$ 168,068
Covered payroll	\$ 466,582	\$ 481,714	432,234	455,944	436,781
Total pension liability as a percentage of covered payroll	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, 2021**

	<u>2021</u>		<u>Variance Positive (Negative)</u>	<u>2020 Actual</u>
	<u>Budget</u>	<u>Actual</u>		
<b>Revenues:</b>				
Ad valorem taxes:				
Taxes	\$ -	\$ 4,139,228	\$ -	\$ 4,116,504
Penalties and interest	-	23,936	-	41,926
Total	<u>4,066,988</u>	<u>4,163,164</u>	<u>96,176</u>	<u>4,158,429</u>
Other taxes and licenses:				
Fire district	-	102,005	-	94,367
Total	<u>83,500</u>	<u>102,005</u>	<u>18,505</u>	<u>94,367</u>
Unrestricted intergovernmental revenues:				
Local option sales taxes	-	1,559,629	-	1,446,235
Utilities franchise tax	-	270,896	-	283,713
Hold harmless	-	285,566	-	278,523
Video franchise Tax	-	29,226	-	28,414
Beer and wine tax	-	1,403	-	1,454
Total	<u>1,786,450</u>	<u>2,146,720</u>	<u>360,270</u>	<u>2,038,339</u>
Restricted intergovernmental revenues:				
Powell Bill street aid allocation	-	99,406	-	111,393
Miscellaneous grants	-	9,269	-	-
FEMA funds	-	148,057	-	-
CARES Act	-	118,444	-	28,208
NC DOT grant	-	-	-	287,214
Total	<u>309,440</u>	<u>375,176</u>	<u>65,736</u>	<u>426,815</u>
Permits and fees:				
Inspection Fees	-	46,565	-	25,719
Planning and zoning Fees	-	5,140	-	2,540
Total permits and fees	<u>28,000</u>	<u>51,705</u>	<u>23,705</u>	<u>28,259</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, 2021**

	<u>2021</u>		<b>Variance Positive (Negative)</b>	<b>2020 Actual</b>
	<u>Budget</u>	<u>Actual</u>		
Sales and services:				
Recreation department fees	\$ -	\$ 59,364	\$ -	\$ 35,276
Total sales and service	<u>47,000</u>	<u>59,364</u>	<u>12,364</u>	<u>35,276</u>
Investment earnings:				
General	-	3,662	-	109,958
Total investment earnings	<u>22,000</u>	<u>3,662</u>	<u>(18,338)</u>	<u>109,958</u>
Miscellaneous:				
Beech Mountain Tourism Development Authority	-	323,862	-	-
Other	-	185,181	-	238,887
Total miscellaneous	<u>316,291</u>	<u>509,043</u>	<u>192,752</u>	<u>238,887</u>
Total revenues	<u>6,659,669</u>	<u>7,410,839</u>	<u>751,170</u>	<u>7,130,331</u>
<b>Expenditures:</b>				
General government:				
Administration:				
Salaries and employee benefits	-	391,883	-	273,538
Operating expenditures	-	1,348,141	-	1,477,036
Capital outlay	-	14,207	-	56,320
Total administration	<u>1,907,736</u>	<u>1,754,231</u>	<u>153,505</u>	<u>1,806,894</u>
Tax collection:				
Salaries and employee benefits	-	40,245	-	39,362
Operating expenditures	-	9,505	-	8,200
Total tax collection	<u>50,246</u>	<u>49,750</u>	<u>496</u>	<u>47,562</u>
Total general government	<u>1,957,982</u>	<u>1,803,981</u>	<u>154,001</u>	<u>1,854,456</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, 2021**

	<u>2021</u>		<b>Variance Positive (Negative)</b>	<b>2020 Actual</b>
	<u>Budget</u>	<u>Actual</u>		
Public safety:				
Police:				
Salaries and employee benefits	\$ -	\$ 957,971	\$ -	\$ 945,935
Operating expenditures	-	130,068	-	133,330
Capital outlay	-	187,804	-	44,705
Total police	<u>1,449,518</u>	<u>1,275,843</u>	<u>173,675</u>	<u>1,123,970</u>
Fire Department:				
Salaries and employee benefits	-	196,549	-	98,325
Other expenditures	-	202,378	-	198,166
Capital outlay	-	-	-	7,500
Total fire department	<u>415,343</u>	<u>398,927</u>	<u>16,416</u>	<u>303,991</u>
Inspections:				
Salaries and employee benefits	-	123,365	-	77,809
Other operating expenditures	-	10,669	-	17,468
Total inspections	<u>142,538</u>	<u>134,034</u>	<u>8,504</u>	<u>95,277</u>
Planning:				
Salaries and employee benefits	-	93,788	-	128,293
Other operating expenditures	-	14,281	-	32,509
Capital outlay	-	60,240	-	307,283
Total planning	<u>205,884</u>	<u>168,309</u>	<u>37,575</u>	<u>468,085</u>
Total public safety	<u>2,213,283</u>	<u>1,977,113</u>	<u>236,170</u>	<u>1,991,323</u>
Transportation:				
Vehicle maintenance:				
Salaries and employee benefits	-	90,419	-	75,282
Other expenditures	-	40,110	-	40,941
Capital outlay	-	14,606	-	-
Total vehicle maintenance	<u>164,410</u>	<u>145,135</u>	<u>19,275</u>	<u>116,223</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, 2021**

	<u>2021</u>		<b>Variance Positive (Negative)</b>	<b>2020 Actual</b>
	<u>Budget</u>	<u>Actual</u>		
Road Maintenance:				
Salaries and employee benefits	\$ -	\$ 862,466	\$ -	\$ 595,752
Other expenditures	-	590,665	-	692,051
Capital outlay	-	1,135,577	-	821,557
Total road maintenance	<u>2,848,386</u>	<u>2,588,708</u>	<u>259,678</u>	<u>2,109,360</u>
 Total transportation	 <u>3,012,796</u>	 <u>2,733,843</u>	 <u>278,953</u>	 <u>2,225,583</u>
 Cultural and Recreation:				
Salaries and employee benefits	-	451,174	-	400,050
Other expenditures	-	336,129	-	241,184
Capital outlay	-	348,223	-	276,299
Total cultural and recreation	<u>1,169,529</u>	<u>1,135,526</u>	<u>34,003</u>	<u>917,533</u>
 Special Projects:				
Salaries and employee benefits	-	-	-	99,103
Other expenditures	-	-	-	4,098
Capital outlay	-	-	-	17,454
Total special projects	<u>-</u>	<u>-</u>	<u>-</u>	<u>120,655</u>
 Debt Service:				
Principal retirement	-	261,975	-	91,684
Interest and other charges	-	127,258	-	34,248
Total debt service	<u>389,233</u>	<u>389,233</u>	<u>-</u>	<u>125,932</u>
 Total expenditures	 <u>8,742,823</u>	 <u>8,039,696</u>	 <u>703,127</u>	 <u>7,235,482</u>

cont.

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**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, 2021**

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	<u>2021</u>		<b>Variance Positive (Negative)</b>	<b>2020 Actual</b>
	<u>Budget</u>	<u>Actual</u>		
Revenues over (under) expenditures	\$ (2,083,154)	\$ (628,857)	\$ 1,454,297	\$ (105,151)
<b>Other Financing Sources (Uses):</b>				
Transfers to (from) other funds:				
Special Police Revenue Fund	257,146	257,146	-	-
Sale of Capital Assets	<u>7,000</u>	<u>15,253</u>	<u>8,253</u>	<u>20,118</u>
Total other financing sources (uses)	<u>264,146</u>	<u>272,399</u>	<u>8,253</u>	<u>20,118</u>
Fund balance appropriated	<u>1,819,008</u>	<u>-</u>	<u>(1,819,008)</u>	<u>-</u>
Net change in fund balance	<u>\$ -</u>	(356,458)	<u>\$ (356,458)</u>	(85,033)
Fund balance-beginning		<u>8,136,845</u>		<u>8,221,878</u>
Fund balance - ending		<u>\$ 7,780,387</u>		<u>\$ 8,136,845</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, 2021**

	<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	\$ -	\$ -	\$ 1,439	1,439	\$ -
Investment earnings	-	82	108	190	190
Total revenues	<u>-</u>	<u>82</u>	<u>1,547</u>	<u>1,629</u>	<u>190</u>
<b>Expenditures:</b>					
Utilities, building and grounds	3,022,058	650,750	1,637,895	2,288,645	733,413
Supplies	210,249	4,322	-	4,322	205,927
Contract services	147,693	96,166	-	96,166	51,527
Total expenditures	<u>3,380,000</u>	<u>751,238</u>	<u>1,637,895</u>	<u>2,389,133</u>	<u>990,867</u>
Revenues over (under) expenditures	(3,380,000)	(751,156)	(1,636,348)	(2,388,943)	991,057
<b>Other Financing Sources (Uses):</b>					
Installment purchase issued	3,380,000	3,380,000	-	3,380,000	-
Revenues and other sources over (under) expenditures	<u>\$ -</u>	<u>\$ 2,628,844</u>	(1,636,348)	<u>\$ 991,057</u>	<u>\$ 991,057</u>
Fund balance, beginning			<u>2,628,844</u>		
Fund balance, ending			<u>\$ 992,496</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, 2021**

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	<b><u>Final Budget</u></b>	<b><u>Actual</u></b>	<b><u>Variance Positive (Negative)</u></b>
<b>Revenues:</b>			
Restricted intergovernmental	\$ 103,065	\$ 103,065	\$ -
Investment earnings	<u>300</u>	<u>14</u>	<u>(286)</u>
Total revenues	<u>103,365</u>	<u>103,079</u>	<u>(286)</u>
<b>Expenditures:</b>			
Operating	86,900	67,833	19,067
Capital outlay	<u>16,465</u>	<u>-</u>	<u>16,465</u>
Total expenditures	<u>103,365</u>	<u>67,833</u>	<u>35,532</u>
Revenues over (under) expenditures	<u>\$ -</u>	35,246	<u>\$ 35,246</u>
Fund balance - beginning of year		<u>131,014</u>	
Fund balance - end of year		<u>\$ 166,260</u>	

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**TOWN OF BEECH MOUNTAIN**

**Schedule 8**

**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, 2021**

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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	\$ 300,000	\$ 300,130	\$ 130
Miscellaneous	<u>2,000</u>	<u>7,939</u>	<u>5,939</u>
Total revenues	<u>302,000</u>	<u>308,069</u>	<u>6,069</u>
<b>Expenditures:</b>			
Other	<u>44,854</u>	<u>1,958</u>	<u>42,896</u>
Revenues over (under) expenditures	257,146	306,111	48,965
<b>Other Financing Sources (Uses):</b>			
Transfer to General Fund	<u>(257,146)</u>	<u>(257,146)</u>	<u>-</u>
Net change in fund balance	<u>\$ -</u>	48,965	<u>\$ 48,965</u>
Fund balance - beginning of year		<u>12,868</u>	
Fund balance - end of year		<u>\$ 61,833</u>	

**TOWN OF BEECH MOUNTAIN**

Schedule 9  
Page 1 of 2

**Schedule of Revenues and Expenditures - Budget and Actual (Non-GAAP)  
Water and Sewer Fund  
For the Year Ended June 30, 2021**

	<u>Budget</u>	<u>Actual</u>	<u>Variance Positive (Negative)</u>
<b>Revenues:</b>			
Operating revenues:			
Charges for services	\$ 2,502,774	\$ 2,583,577	\$ 80,803
Other operating revenues:			
Miscellaneous	78,245	101,406	23,161
Nonoperating revenues:			
Interest earnings	<u>3,000</u>	<u>301</u>	<u>(2,699)</u>
Total revenues	<u>2,584,019</u>	<u>2,685,284</u>	<u>101,265</u>
<b>Expenditures:</b>			
Water and sewer administration:			
Salaries and employee benefits	189,575	220,207	(30,632)
Other operating expenditures	<u>297,112</u>	<u>126,873</u>	<u>170,239</u>
Total water and sewer administration	<u>486,687</u>	<u>347,080</u>	<u>139,607</u>
Water treatment:			
Salaries and employee benefits	243,581	293,659	(50,078)
Other operating expenditures	<u>652,580</u>	<u>604,114</u>	<u>48,466</u>
Total water treatment	<u>896,161</u>	<u>897,773</u>	<u>(1,612)</u>
Waste collection and treatment:			
Salaries and employee benefits	206,652	171,962	34,690
Other operating expenditures	<u>157,800</u>	<u>133,893</u>	<u>23,907</u>
Total waste collection and treatment	<u>364,452</u>	<u>305,855</u>	<u>58,597</u>
Tap and system maintenance:			
Other operating expenditures	<u>73,200</u>	<u>81,705</u>	<u>(8,505)</u>
Total tap and system maintenance	<u>73,200</u>	<u>81,705</u>	<u>(8,505)</u>
Debt service:			
Interest and other charges	192,484	177,528	14,956
Principal retirement	<u>347,536</u>	<u>347,536</u>	<u>-</u>
Total debt service	<u>540,020</u>	<u>525,064</u>	<u>14,956</u>
			cont.

**TOWN OF BEECH MOUNTAIN**

Schedule 9, 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, 2021**

	<u>Budget</u>	<u>Actual</u>	<u>Variance Positive (Negative)</u>
Capital outlay:			
Capital outlay	\$ 404,845	\$ 261,456	\$ 143,389
Total expenditures	<u>2,765,365</u>	<u>2,418,933</u>	<u>346,432</u>
Revenues over (under) expenditures	<u>(181,346)</u>	<u>266,351</u>	<u>447,697</u>
<b>Other Financing Sources (Uses):</b>			
Transfer (to) from:			
Capital Reserve	37,600	37,600	-
Sale of capital assets	2,500	-	(2,500)
Fund balance appropriated	<u>141,246</u>	<u>-</u>	<u>(141,246)</u>
Total other financing sources (uses)	<u>181,346</u>	<u>37,600</u>	<u>(143,746)</u>
Revenues and other sources over (under) expenditures and other uses	<u>\$ -</u>	<u>303,951</u>	<u>\$ 303,951</u>
<b>Reconciliation From Budgetary Basis (Modified Accrual) to Full Accrual:</b>			
<b>Reconciling items:</b>			
Principal retirement		347,536	
Depreciation		(543,471)	
Capital outlay		261,456	
(Increase) decrease in accrued vacation		2,923	
Capital Reserve Fund - availability fees		99,238	
Transfer to Capital Reserve Fund		(37,600)	
Water and Sewer Capital Projects capital credits		79,261	
Water and Sewer Capital Projects state revolving loan funds		1,613,768	
Water and Sewer Capital Projects interest earned and miscellaneous revenues		<u>647</u>	
Change in net position		<u>\$ 2,127,709</u>	

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TOWN OF BEECH MOUNTAIN

Schedule 10

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, 2021

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	<b>Final Budget</b>	<b>Actual</b>	<b>Variance Positive (Negative)</b>
<b>Revenues:</b>			
Availability fees	\$ 65,123	\$ 99,238	\$ 34,115
Total revenues	65,123	99,238	34,115
<b>Expenditures:</b>	<u>-</u>	<u>-</u>	<u>-</u>
Revenues over (under) expenditures	65,123	99,238	34,115
<b>Other Financing Sources (Uses):</b>			
Transfer to Water and Sewer Fund	<u>(65,123)</u>	<u>(37,600)</u>	<u>27,523</u>
Revenues over (under) expenditures and other uses	<u>\$ -</u>	61,638	<u>\$ 61,638</u>
Fund balance - beginning of year		<u>33,755</u>	
Fund balance - end of year		<u>\$ 95,393</u>	

TOWN OF BEECH MOUNTAIN

Schedule 11

**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, 2021**

	<u>Project Authorization</u>	<u>Actual</u>		<u>Total to Date</u>	<u>Variance Positive (Negative)</u>
		<u>Prior Years</u>	<u>Current Year</u>		
<b>Revenues:</b>					
Capital credits	\$ -	\$ -	\$ 79,261	\$ 79,261	\$ 79,261
Miscellaneous revenue	-	-	100	100	100
Total revenues	<u>-</u>	<u>-</u>	<u>79,361</u>	<u>79,361</u>	<u>79,361</u>
<b>Expenditures:</b>					
Utilities, building and grounds	339,576	27,764	2,112	29,876	309,700
Contract services	<u>45,000</u>	<u>380</u>	<u>1,991</u>	<u>2,371</u>	<u>42,629</u>
Total expenditures	<u>384,576</u>	<u>28,144</u>	<u>4,103</u>	<u>32,247</u>	<u>352,329</u>
Revenues over (under) expenditures	<u>(384,576)</u>	<u>(28,144)</u>	<u>75,258</u>	<u>47,114</u>	<u>431,690</u>
<b>Other Financing Sources (Uses):</b>					
Transfers from other funds:					
General Fund	300,000	-	-	-	(300,000)
Water and Sewer Fund	<u>84,576</u>	<u>74,206</u>	<u>-</u>	<u>74,206</u>	<u>(10,370)</u>
Total other financing sources (uses)	<u>384,576</u>	<u>74,206</u>	<u>-</u>	<u>74,206</u>	<u>(310,370)</u>
Revenues and other sources over (under) expenditures	<u>\$ -</u>	<u>\$ 46,062</u>	75,258	<u>\$ 121,320</u>	<u>\$ 121,320</u>
Fund balance, beginning			<u>46,062</u>		
Fund balance, ending			<u>\$ 121,320</u>		

**TOWN OF BEECH MOUNTAIN**

Schedule 12

**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, 2021**

	<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	110,933	672,431	783,364	1,310,036
Contingency	<u>146,600</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>146,600</u>
Total expenditures	<u>2,240,000</u>	<u>110,933</u>	<u>672,431</u>	<u>783,364</u>	<u>1,456,636</u>
Revenues over (under) expenditures	<u>(2,240,000)</u>	<u>(110,933)</u>	<u>(672,431)</u>	<u>(783,364)</u>	<u>1,456,636</u>
<b>Other Financing Sources (Uses):</b>					
State revolving loan proceeds	2,200,000	142,716	519,444	662,160	(1,537,840)
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>142,716</u>	<u>519,444</u>	<u>662,160</u>	<u>(1,577,840)</u>
Revenues and other sources over (under) expenditures	<u>\$ -</u>	<u>\$ 31,783</u>	<u>(152,987)</u>	<u>\$ (121,204)</u>	<u>\$ (121,204)</u>
Fund balance, beginning			<u>31,783</u>		
Fund balance, ending			<u>\$ (121,204)</u>		

**TOWN OF BEECH MOUNTAIN**

Schedule 13

**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, 2021**

	<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	220,816	1,264,597	1,485,413	249,034
Contingency	<u>74,982</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>74,982</u>
Total expenditures	<u>1,809,429</u>	<u>220,816</u>	<u>1,264,597</u>	<u>1,485,413</u>	<u>324,016</u>
Revenues over (under) expenditures	<u>(1,809,429)</u>	<u>(220,816)</u>	<u>(1,264,597)</u>	<u>(1,485,413)</u>	<u>324,016</u>
<b>Other Financing Sources (Uses):</b>					
State revolving loan proceeds	1,774,629	284,143	1,094,324	1,378,467	(396,162)
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>284,143</u>	<u>1,094,324</u>	<u>1,378,467</u>	<u>(430,962)</u>
Revenues and other sources over (under) expenditures	<u>\$ -</u>	<u>\$ 63,327</u>	<u>(170,273)</u>	<u>\$ (106,946)</u>	<u>\$ (106,946)</u>
Fund balance, beginning			<u>63,327</u>		
Fund balance, ending			<u>\$ (106,946)</u>		

**TOWN OF BEECH MOUNTAIN**

Schedule 14

**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, 2021**

	<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	\$ -	\$ -	\$ 509	\$ 509	\$ 509
Investment earnings	-	29	38	67	67
Total revenues	<u>-</u>	<u>29</u>	<u>547</u>	<u>576</u>	<u>576</u>
<b>Expenditures:</b>					
Utilities, building and grounds	1,069,344	230,265	-	230,265	839,079
Supplies	74,396	1,529	-	1,529	72,867
Contract services	<u>52,261</u>	<u>34,028</u>	<u>579,564</u>	<u>613,592</u>	<u>(561,331)</u>
Total expenditures	<u>1,196,000</u>	<u>265,822</u>	<u>579,564</u>	<u>845,386</u>	<u>350,614</u>
Revenues over (under) expenditures	(1,196,000)	(265,793)	(579,526)	(845,319)	350,681
<b>Other Financing Sources (Uses):</b>					
Installment purchase issued	<u>1,196,000</u>	<u>1,196,000</u>	-	<u>1,196,000</u>	-
Revenues and other sources over (under) expenditures	<u>\$ -</u>	<u>\$ 930,207</u>	(579,526)	<u>\$ 350,681</u>	<u>\$ 350,681</u>
Fund balance, beginning			<u>930,207</u>		
Fund balance, ending			<u>\$ 350,681</u>		

**TOWN OF BEECH MOUNTAIN**

Schedule 15

**Sanitation Fund  
Schedule of Revenues and Expenditures  
Budget and Actual (Non-GAAP)  
For the Year Ended June 30, 2021**

	<u>Budget</u>	<u>Actual</u>	<b>Variance Positive (Negative)</b>
<b>Revenues:</b>			
Charges for services	\$ 590,300	\$ 646,191	\$ 55,891
Solid waste disposal tax	106	250	144
Recycling revenues	47,949	83,344	35,395
Total operating revenues	<u>638,355</u>	<u>729,785</u>	91,430
Nonoperating revenues			
Interest earnings	850	42	(808)
Total revenues	<u>639,205</u>	<u>729,827</u>	<u>90,622</u>
<b>Expenditures:</b>			
Sanitation:			
Salary and employee benefits	341,571	350,153	(8,582)
Other expenditures	186,420	170,864	15,556
	<u>527,991</u>	<u>521,017</u>	<u>6,974</u>
Debt service:			
Principal retirement	31,200	31,200	-
Interest and other charges	17,410	17,410	-
	<u>48,610</u>	<u>48,610</u>	<u>-</u>
Capital outlay:			
Sanitation	220,000	213,800	6,200
Total expenditures	<u>796,601</u>	<u>783,427</u>	<u>13,174</u>
Revenues over (under) expenditures	(157,396)	(53,600)	103,796
<b>Other Financing Sources (Uses):</b>			
Fund balance appropriated	157,396	-	(157,396)
Sale of capital assets	-	1,325	1,325
Change in net position	<u>\$ -</u>	<u>(52,275)</u>	<u>\$ (52,275)</u>
<b>Reconciliation from budgetary basis (modified accrual) to full accrual:</b>			
Reconciling items:			
Principal retirement		31,200	
Capital outlay		213,800	
Depreciation expense		(53,390)	
(Increase) decrease in accrued vacation		(3,870)	
Investment earnings from sanitation capital project fund		286	
Change in net position		<u>\$ 135,751</u>	

**TOWN OF BEECH MOUNTAIN**

Schedule 16

**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, 2021**

	<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	\$ -	\$ -	\$ 266	\$ 266	\$ 266
Investment earnings	-	15	20	35	35
Total revenues	<u>-</u>	<u>15</u>	<u>286</u>	<u>301</u>	<u>301</u>
<b>Expenditures:</b>					
Utilities, building and grounds	557,918	120,138	-	120,138	437,780
Supplies	38,815	798	-	798	38,017
Contract services	<u>27,266</u>	<u>17,754</u>	<u>302,381</u>	<u>320,135</u>	<u>(292,869)</u>
Total expenditures	<u>624,000</u>	<u>138,690</u>	<u>302,381</u>	<u>441,071</u>	<u>182,929</u>
Revenues over (under) expenditures	(624,000)	(138,675)	(302,361)	(441,036)	182,964
<b>Other Financing Sources (Uses):</b>					
Installment purchase issued	<u>624,000</u>	<u>624,000</u>	<u>-</u>	<u>624,000</u>	<u>-</u>
Revenues and other sources over (under) expenditures	<u>\$ -</u>	<u>\$ 485,325</u>	(302,361)	<u>\$ 182,964</u>	<u>\$ 182,964</u>
Fund balance, beginning			<u>485,325</u>		
Fund balance, ending			<u>\$ 182,964</u>		

**TOWN OF BEECH MOUNTAIN**

Schedule 17

**Schedule of Ad Valorem Taxes Receivable  
June 30, 2021**

<b><u>Fiscal year:</u></b>	<b><u>Uncollected Balance June 30, 2020</u></b>	<b><u>Additions</u></b>	<b><u>Collections and Credits</u></b>	<b><u>Uncollected Balance June 30, 2021</u></b>
2020-2021	\$ -	\$ 4,110,524	\$ 4,084,168	\$ 26,356
2019-2020	48,817	-	14,204	34,613
2018-2019	57,670	-	20,984	36,686
2017-2018	33,171	-	9,130	24,041
2016-2017	14,780	-	3,484	11,296
2015-2016	16,202	-	2,918	13,284
2014-2015	12,693	-	759	11,934
2013-2014	7,913	-	743	7,170
2012-2013	3,068	1,264	-	4,332
2011-2012	4,119	26,718	-	30,837
2010-2011	2,838	-	2,838	-
	<u>\$ 201,271</u>	<u>\$ 4,138,506</u>	<u>\$ 4,139,228</u>	200,549
Less allowance for uncollectible accounts				<u>(20,200)</u>
Ad valorem taxes receivable - net				<u>\$ 180,349</u>
<b>Reconciliation to Revenues:</b>				
Ad valorem taxes - General Fund				\$ 4,163,164
Reconciling items:				
Interest and penalties collected				(26,774)
Taxes written off				<u>2,838</u>
Total collections and credits				<u>\$ 4,139,228</u>

**TOWN OF BEECH MOUNTAIN**

Schedule 18

**Analysis of Current Tax Levy  
Town -Wide Levy  
June 30, 2021**

	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	\$ 550,324,939	0.0732	\$ 4,028,379	\$ 3,917,529	\$ 110,850
Discoveries - current and prior year	7,739,617	0.0732	56,654	56,654	
Penalties	-	0.0732	-	-	-
Total	<u>558,064,556</u>		<u>4,085,033</u>	<u>3,974,183</u>	<u>110,850</u>
Discoveries:					
Current year taxes	7,305,055	0.0732	53,473	53,473	-
Penalties	-	0.0732	-	-	-
Abatements	-	0.0732	-	-	-
Total property valuation	<u>\$ 565,369,611</u>				
Net levy			4,138,506	4,027,656	110,850
Uncollected taxes at June 30, 2021			<u>(26,356)</u>	<u>(26,356)</u>	<u>-</u>
Current year's taxes collected			<u>\$ 4,112,150</u>	<u>\$ 4,001,300</u>	<u>\$ 110,850</u>
Current levy collection percentage			<u>99.36%</u>	<u>99.35%</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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**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***

**Independent Auditor's Report**

To the Honorable Mayor and 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, the aggregate discretely presented component unit, 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, 2021, 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 23, 2021. The financial statements of Beech Mountain Tourism Development Authority were not audited in accordance with *Government Auditing Standards*.

**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 and therefore, material weaknesses or significant deficiencies may exist that were not identified. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. We did identify certain deficiencies in internal control, described in the accompanying schedule of findings and responses as item 2021-001 that we consider to be significant deficiencies.

### **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 determination of financial statement amounts. 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*.

### **Town of Beech Mountain's Response to Findings**

The Town of Beech Mountain's responses to the finding identified in our audit are described in the accompanying schedule of findings and responses. The Town's response was not subjected to the auditing procedures applied in the audit of the financial statements and, accordingly, we express no opinion on it.

### **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 23, 2021

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**TOWN OF BEECH MOUNTAIN, NORTH CAROLINA**

**Schedule of Findings and Responses  
For the Year Ended June 30, 2021**

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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 no
  - Significant deficiency(ies) identified yes none reported
- Noncompliance material to financial statements noted? yes no

**II. Financial Statement Findings**

**Finding: 2021-001**

**Significant Deficiency**

Criteria: Invoices or supporting documentation should be kept for fund disbursements.

Condition: During our testing of various expense accounts, invoices could not be located for numerous fund disbursements.

Effect: Checks could be written for unauthorized expenses.

Cause: The Town paid for various expenses that had no invoice or supporting documentation.

Recommendation: The Town should attach all invoices or supporting documentation to a fund disbursement.

Views of responsible officials and planned corrective actions: The Town agrees with this finding. The Town will not process a fund disbursement without an invoice or supporting documentation attached.

Town Council:  
Barry Kaufman, Mayor  
Jimmie Accardi  
Weidner Abernathy  
Kelly Melang  
Erin Gonyea

Town Manager:  
Robert Pudney



Town of Beech Mountain  
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**Corrective Action Plan  
For the Year Ended June 30, 2021**

**II. Financial Statement Findings**

**Finding: 2021-001**

Name of contact person: Steve Smith, Finance Officer

Corrective Action: The finance officer will not pay a fund expenditure without an invoice or supporting documentation attached.

Proposed Completion

Date: The Board and management of the Town will implement the above procedure immediately.





## RESOLUTION

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**TO:** Mayor and Town Council  
**FROM:** Tim Barnett  
**DATE:** December 14, 2021  
**SUBJECT:** Private sale of Police Dept. Surplus Property

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**FOR THE PURPOSE OF:**

Res. No. 2021-13 to sell surplus and used (7) Digital Ally DVM-800 Mobile Cameras, (11) FirstVu HD Body Cameras, and (1) Docking/charging station

**SIGNATURES:**

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Town Manager

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Town Clerk



Resolution

Town of Beech Mountain  
North Carolina

Date: 12/14/2021

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**A RESOLUTION OF THE TOWN OF BEECH MOUNTAIN TO SELL SURPLUS  
AND USED DIGITAL ALLY DVM-800 MOBILE CAMERAS, FIRSTVU HD  
BODY CAMERAS, AND DOCKING/CHARGING STATION TO ANOTHER  
MUNICIPAL POLICE DEPARTMENT AT PRIVATE SALE PURSUANT TO N.C.  
GEN. STAT. §160A-267  
RESOLUTION No. 2021-13**

**WHEREAS**, the Town of Beech Mountain is a municipal corporation established pursuant to the laws of the State of North Carolina, and having a population of less than 15,000 residents according to the most recent official federal census; and

**WHEREAS**, the Town of Beech Mountain is in the process of replacing equipment for the Town of Beech Mountain Police Department; and

**WHEREAS**, North Carolina law authorizes the disposal of surplus property through certain statutory means, including private negotiations and sale of said property pursuant to N.C. Gen. Stat. §160A-267; and

**WHEREAS**, the Town Council is of the opinion that this sale is a reasonable method of safely disposing of this surplus town property while at the same time being good stewards of the financial resources and assets of the Town of Beech Mountain.

**NOW THEREFORE**, be it resolved by the Town Council of the Town of Beech Mountain:

1. That the Town Council hereby declares the following to be surplus property: (7) Digital Ally DVM-800 Mobile Cameras, (11) FirstVu HD Body Cameras, and (1) Docking/charging station.

2. The Town of Beech Mountain, pursuant to N.C. Gen. Stat. §160A-266 hereby enters into the sale of this surplus property to the Canton Police Department of North Carolina, Chief Scott Sluder for the amount of \$2,500.
3. That public notice of this sale shall be advertised in a newspaper of general circulation in Watauga and Avery Counties, North Carolina prior to the sale being conducted and said sale shall not be consummated until ten days after publication of said notice.
4. That a list of all property disposed of to another municipal entity and the amount paid thereon shall be displayed in a prominent location at Town Hall for a period of twelve months in accordance with N.C. Gen. Stat. §14-234(d1).
5. Town Police Chief Tim Barnett is hereby appointed to conduct the sale and carry out all necessary actions related thereto on behalf of the Town of Beech Mountain.

READ, CONSIDERED, PASSED AND APPROVED at a regular meeting of the Town Council of Beech Mountain, North Carolina, at which a quorum was present, and which was held on the 14th day of December, 2021.

Adopted this the \_\_\_\_ day of \_\_\_\_\_, 2021.

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

Attest:

\_\_\_\_\_(SEAL)  
Tamara Mercer, Clerk





## RESOLUTION

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**TO:** Mayor & Town Council  
**FROM:** Tim Barnett  
**DATE:** December 14, 2021  
**SUBJECT:** Police Dept. Surplus Firearms and Private Sale Resolution

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**FOR THE PURPOSE OF:**

Resolution no. 2021-11: A resolution of the Town of Beech Mountain to sell surplus and used firearms to Beech Mountain Police Department officers at private sale pursuant to N.C. General Statute §160a-267. Legal notice to be published in newspaper of general circulation and this sale shall become effective ten days from the date of publication of this notice.

**SIGNATURES:**

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**Town Manager**

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**Town Clerk**



Resolution

Town of Beech Mountain  
North Carolina

Date: 12/14/2021

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**A RESOLUTION OF THE TOWN OF BEECH MOUNTAIN TO SELL SURPLUS  
AND USED FIREARMS TO BEECH MOUNTAIN POLICE OFFICERS AT  
PRIVATE SALE PURSUANT TO N.C. GEN. STAT. §160A-267  
RESOLUTION No. 2021-11**

**WHEREAS**, the Town of Beech Mountain is a municipal corporation established pursuant to the laws of the State of North Carolina, and having a population of less than 15,000 residents according to the most recent official federal census; and

**WHEREAS**, the Town of Beech Mountain is in the process of replacing eight firearms for the Town of Beech Mountain Police Department which have reached the end of their useful life expectancy for firearms carried in the line of duty; and

**WHEREAS**, North Carolina law authorizes the disposal of surplus property through certain statutory means, including private negotiations and sale of personal property pursuant to N.C. Gen. Stat. §160A-267; and

**WHEREAS**, the Town of Beech Mountain would intend to dispose of this surplus property by selling each of the ten firearms to the officer assigned to it for its fair market value; and

**WHEREAS**, the sale this surplus property to these officers is not prohibited by N.C. Gen. Stat. §14-234; and

**WHEREAS**, each of these individuals is a sworn law enforcement officer exempt from obtaining a permit for such firearm under N.C. Gen. Stat. §14-402; and

**WHEREAS**, the Town Council is of the opinion that this sale is a reasonable method of safely disposing of this surplus town property while at the same time being good stewards of the financial resources and assets of the Town of Beech Mountain.

**NOW THEREFORE**, be it resolved by the Town Council of the Town of Beech Mountain:

1. That the Town Council hereby declares the following to be surplus property:  
(10) USED GLOCK GEN 4 G22, GNS, 3 MAGAZINES per weapon

2. The Town of Beech Mountain, pursuant to N.C. Gen. Stat. §160A-266 hereby enters into the sale of this surplus property to the following individuals, being sworn law enforcement officers, for the following amounts:

Name of Individual:	Items:	Amount:
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Supporting Document of Assigned list of individuals attached and included as supporting documentation for Res. No. 2021-11

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3. That public notice of this sale shall be advertised in a newspaper of general circulation in Watauga and Avery Counties, North Carolina prior to the sale being conducted and said sale shall not be consummated until ten days after publication of said notice.

4. That a list of all property disposed of to Town employees and the amount paid thereon shall be displayed in a prominent location at Town Hall for a period of twelve months in accordance with N.C. Gen. Stat. §14-234(d1).

5. Town Police Chief Tim Barnett is hereby appointed to conduct the sale and carry out all necessary actions related thereto on behalf of the Town of Beech Mountain.

READ, CONSIDERED, PASSED AND APPROVED at a regular meeting of the Town Council of Beech Mountain, North Carolina, at which a quorum was present, and which was held on the 14th day of December, 2021.

Adopted this the \_\_\_\_ day of \_\_\_\_\_, 2021.

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

Attest:

\_\_\_\_\_  
(SEAL)  
Tamara Mercer, Clerk

Name of Individual	Items	Amount
Tim Barnett	Gen 4 Glock 22	\$100.00
George Miller	Gen 4 Glock 22	\$100.00
Tyler Jones	Gen 4 Glock 22	\$100.00
Jason Brown	Gen 4 Glock 22	\$100.00
Kevin Gardner	Gen 4 Glock 22	\$100.00
Joe Silver	Gen 4 Glock 22	\$100.00
Dylan Isaacs	Gen 4 Glock 22	\$100.00
Zach Potter	Gen 4 Glock 22	\$100.00
Todd Sherwood	Gen 4 Glock 22	\$100.00
Logan Moran	Gen 4 Glock 22	\$100.00
Riley Hatch	Gen 4 Glock 22	\$100.00
	Gen 4 Glock 22	\$100.00



## COUNCIL ACTION ITEM

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**TO:** Town Council  
**FROM:** Sean Royall  
**DATE:** December 14, 2021  
**SUBJECT:** Wayfinding Signs for the Town

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**FOR THE PURPOSE OF:**

Design and quote approved by Council. TDA has approved the quote and will be funding the project

**ATTACHED FOR YOUR CONSIDERATION:**

Sign quote and sign design

**SIGNATURES:**

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Town Manager

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Town Clerk



Planks are 6' wide. 1 ft each side of post and 4' in middle  
Planks are mounted on 6x6 posts, concreted in ground.  
Signs are double sided.



Top View



**Appalachian Sign Company LLC**  
 898 W King St  
 Boone, NC 28607  
 (828) 265-1141



## Estimate

**ADDRESS**

Sean Royall  
 Town of Beech Mtn.

**ESTIMATE #** 3475

**DATE** 10/11/2021

ACTIVITY	QTY	RATE	AMOUNT
<b>Custom Carved Sign</b> 7"h x 72"w - double sided - custom carved & painted (3 color)	28	650.00	18,200.00T
<b>Custom Welded Caps</b> aluminum w/ cut logo - painted	12	95.00	1,140.00T
<b>Bracket</b> aluminum custom welded bracket - painted - decorative	12	50.00	600.00T
Price may vary based on actual design.			
	<b>SUBTOTAL</b>		19,940.00
	<b>TAX</b>		1,345.95
	<b>TOTAL</b>		<b>\$21,285.95</b>

Accepted By

Accepted Date

Our estimates are valid for thirty (30) days from the date of quotation.

**PAYMENT TERMS:** A 50% non-refundable deposit is required with remaining balance due on day of pick-up or installation. Approval/signoff of acceptance of your Estimate and Terms & Conditions must be complete with deposit prior to the start of any work or material orders being placed.





## COUNCIL ACTION ITEM

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**TO:** Town Council  
**FROM:** Preston Yates  
**DATE:** December 14, 2021  
**SUBJECT:** Call for Public Hearing for Comprehensive Plan Amendment

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**FOR THE PURPOSE OF:**

Staff asks the Town Council to call for a Public Hearing on a proposed amendment to the 2020-2035 Comprehensive Plan. The proposed amendment is to add a new strategy under an existing goal and policy of the Land Use chapter of the Comprehensive Plan that supports the development of workforce housing.

**STAFF RECOMMENDATION:**

Staff recommends setting a Public Hearing to gather public input on the proposed amendment for the next regularly scheduled Town Council meeting in January.

**SIGNATURES:**

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Town Manager

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Town Clerk

# Town of Beech Mountain

## Planning Staff Report



Comprehensive Plan Amendment - CP 2021-11: Workforce Housing: Land Use Goal 1, Policy 1, Strategy 4 (LU.G1.P1.S4)		
Meeting Date(s):	Planning Board:	11/29/2021
	Public Hearing request:	12/14/2021
	Town Council Public Hearing:	1/11/2022 (tentative)
Prepared By:	Preston Yates, Planning Director	
Applicant(s):	N/A	
Applicant's Request:	N/A	
Staff Recommendation:	Recommend setting a Public Hearing to gather public input on the proposed amendment.	

### Background Information

In the July of 2021, Town Council asked the Planning Board to review the issue of affordable and workforce housing. The Planning Board has held discussions of the item at the regular meetings in July, August, and September. The Planning Board is expected to issue a report to Town Council at the regular meeting in November. During the discussions, it was recommended by staff that the Comprehensive Plan be reviewed and amended as necessary to support Workforce Housing. The Comprehensive Plan was recently updated and adopted in January of 2020. The proposed amendment would add a new Strategy to an existing Goal (LU.G1 Encourage Land Use that Maintains the Quaint Mountain-Town Character of Beech Mountain) and Policy (LU.G1.P1 Follow Smart Growth Principles) of the Plan.

### Proposed Amendment:

#### Strategy LU.G1.P1.S4: Encourage Workforce Housing

The Town of Beech Mountain seeks to support the residents and businesses of the Town by encouraging workforce housing. The Town will leverage incentives such as permit fees, review fees, zoning amendment fees, and other fees to encourage private developers to provide workforce housing in a manner that is consistent with the Town's image and preserves the Town's character and small-town charm.

### Staff Analysis and Statement of Consistency

Staff believes the proposed amendment to be consistent with the balance of the Comprehensive Plan. The Town recognizes the benefit and importance of local businesses, including, but not limited to Beech Mountain Resort and Beech Mountain Club. However, nearly all businesses operating on Beech Mountain have expressed challenges in hiring, which is believed to be in part because of the lack of housing accessible to their employees. Because the vast majority of rental properties available on the Mountain have opted to rent to the booming short-term rental market, very little housing is available for long-term rental for service-industry and similar workforce personnel. Staff believes that the proposed amendment may encourage developers considering Beech Mountain to develop workforce housing. The Planning Board considered the proposed amendment and recommended approval at the regular Planning Board meeting on November 29, 2021 by a unanimous vote (3-0).

**Statement of Plan Consistency:**

It is the opinion of staff that the proposed action IS CONSISTENT with the 2020-2035 Comprehensive Plan for Beech Mountain. The Planning Board concurs with this opinion.





## COUNCIL ACTION ITEM

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**TO:** Town Council  
**FROM:** Bob Pudney  
**DATE:** December 14, 2021  
**SUBJECT:** Water Service Lines Request for Qualifications

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**FOR THE PURPOSE OF:**

Permission is requested to advertise a Request for Qualifications (RFQ) for Professional Services for the 2022 Water Distribution Line and Service Line Replacement Projects. Portions of this project will be funded by a grant of \$1,000,000.00 through the NCDEQ. The proposed projects will replace approximately 22,700 feet of existing waterlines and approximately 600 individual Water Service Lines and connections, reducing water loss and improving the overall distribution system.

**ATTACHED FOR YOUR CONSIDERATION:**

Request for Qualifications.

**STAFF RECOMMENDATION:**

Staff recommends approval.

**SIGNATURES:**

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Town Manager

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Town Clerk

Request for Qualifications for Professional Services



REQUEST FOR QUALIFICATION FOR PROFESSIONAL SERVICES

*2022 WATER SERVICE LINE REPLACEMENT*

TOWN OF BEECH MOUNTAIN, NORTH CAROLINA

**December 14th, 2021**

Town of Beech Mountain

403 Beech Mountain Parkway

Beech Mountain, NC 28604

(828) 387-4236

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

Request for Qualifications for Professional Services

April 15th, 2021

Attention: Qualified Consultants for Engineering Service

RE: Request for Qualifications for Professional Services

Dear Engineers,

Please be advised the Town of Beech Mountain is seeking proposals from qualified engineering firms to perform professional services related to the design and construction of the project will address failing water distribution lines (primarily 2" and 4" galvanized steel pipes with leaking joints and service connections) by replacing them with approximately 22,700 linear feet of 6-inch ductile iron pipe (DIP) water mains. The location will be along various roads in the Town, including Ski Loft Rd., Arrowwood Rd., Hawthorn Rd., Greenbriar Rd., Chestnut Rd. and Lake ledge Rd. The primary purpose of the project will be to reduce water loss which is currently greater than 30% of water withdrawn. The service connections, which are a significant cause of water loss (due to swing joints comprised of a minimum of 6 screwed joints per tap), will also be replaced. This waterline replace includes fire hydrants, valves and service line replacement. Documents regarding the Town's request for qualifications follow.

Experience with projects funded through the NCDEQ Division of Water infrastructure is preferred.

Please note RFQ submissions are due at the Beech Mountain Town Hall, no later than January 30th, 2022 by 5:00 P.M. to the address below:

TOWN OF BEECH MOUNTAIN  
403 BEECH MOUNTAIN PARKWAY  
BEECH MOUNTAIN, NC 28604  
ATTENTION: ROBERT PUDNEY

The Town of Beech Mountain reserves the right to reject any and all proposals, negotiate with the best qualified firm regarding fees and/or the scope of services or postpone the decision for an indefinite period.

Sincerely,

Robert Pudney  
Town Manager

Request for Qualifications for Professional Services

ADVERTISEMENT



TOWN OF BEECH MOUNTAIN, NORTH CAROLINA

Request for Qualifications for Engineering Services

Please be advised the Town of Beech Mountain is seeking proposals from qualified engineering firms to perform professional services related to the design and construction of the project will address failing water distribution service lines (primarily ¾" galvanized steel pipes with leaking joints and connections by replacing them with approximately 15,000 linear feet of ¾" Polyethylene service line and brass connections. The location will be along various roads in the Town, with the goal of 600 service connections replaced. The primary purpose of the project will be to reduce water loss which is currently greater than 30% of water withdrawn. The service connections, which are a significant cause of water loss (due to swing joints comprised of a minimum of 6 screwed joints per tap. Documents regarding the Town's request for qualifications follow.

Experience with projects funded through the NCDEQ Division of Water infrastructure is preferred.

Copies of the request for qualifications may be obtained from the Town's website at [www.townofbeechmountain.com](http://www.townofbeechmountain.com) or by email to [bmus@townofbeechmountain.com](mailto:bmus@townofbeechmountain.com). Questions regarding this RFQ or concerning the scope of work for this project should be submitted to Daniel Davis at [bmus@townofbeechmountain.com](mailto:bmus@townofbeechmountain.com) or by telephone at (828) 387-9282. RFQ submissions are due at the Town of Beech Mountain Town Hall no later than **January 30th, 2022 by 5:00 P.M.** The Town of Beech Mountain reserves the right to reject any and all proposals, negotiate with the best qualified firm regarding fees and/or the scope of services or postpone the decision for an indefinite period

## Request for Qualifications for Professional Services

- 1.0 Background
- 2.0 Scope of Work
- 3.0 The Town of Beech Mountain is seeking proposals from qualified engineering firms to perform professional services related to the design and construction of the project. The project will address failing water distribution service lines (primarily ¾” galvanized steel pipes with leaking joints and connections by replacing them with approximately 15,000 linear feet of ¾” Polyethylene service line and brass connections. The location will be along various roads in the Town, with the goal of 600 service connections replaced. The primary purpose of the project will be to reduce water loss which is currently greater than 30% of water withdrawn. The service connections, which are a significant cause of water loss (due to swing joints comprised of a minimum of 6 screwed joints per tap. Documents regarding the Town’s request for qualifications follow.
  - a. Administer the Construction Contract(s)
  - b. Provide Inspection Services during construction (full time, part time or periodically) as may be required.
- 4.0 Submittal Information Requested From Potential Firms

In order for your firm to be responsive, your submittal must include the following:

  - Description of the Project Team
  - Resumes of Key Personnel
  - Engineering and Environmental Permitting Approach
  - Team Experience with Similar Projects – Brief project description, client, contact information, original and final budget, principal-in-charge
  - Rate Schedule for Firm’s Key Staff and Sub-Consultants
- 5.0 Selection Process

The Town of Beech Mountain Town Council has the ultimate responsibility for selecting the best qualified firm/team and entering into a contract for services. The evaluation criteria is included in Attachment A
- 6.0 Additional Information

Questions regarding this RFQ or concerning the scope of work for this project should be submitted to Daniel Davis, Director of Public Utilities, by phone (828) 387-9282 or by email at [bmus@townofbeechmountain.com](mailto:bmus@townofbeechmountain.com).

RFQ submissions are due at the Beech Mountain Town Hall no later **January 30th, 2022 by 5:00 P.M** Fees for professional services and contract terms will be negotiated after identification of the best qualified firm/team.

The Town of Beech Mountain reserves the right to reject any and all proposals, negotiate with the best qualified firm regarding fees and/or the scope of services or postpone the decision for an indefinite period.

Request for Qualifications for Professional Services

**ATTACHMENT A**

EVALUATION FORM:  
TOWN OF BEECH MOUNTAIN  
REQUEST FOR QUALIFICATIONS (RFQ)

Proposals will be independently evaluated according to the following criteria by the Town of Beech Mountain:

EVALUATION CRITERIA	VALUE	ASSIGNED VALUE
I. QUALIFICATIONS a. Qualification of the firm individuals and subcontractors assigned to the project b. Education background and training c. Quality Control	20	
II. EXPERIENCE a. Recent experience in similar work b. Meeting time and budget constraints c. Previous contracting experience with government entities similar to Town of Beech Mountain d. Demonstration of minimization of change orders e. Litigation experience f. Largest dollar amount project g. Number of projects at this time	20	
III. CAPABILITIES a. Current and projected workload; ability and capacity to perform services in a timely manner b. Familiarly with project c. Approach to the work required d. Contractual relationship with local firms e. Any other additional information regarding the firm's capacity	50	
IV. PROXIMITY OF THE FIRM'S OFFICE TO THE TOWN	5	
V. MINOR BUSINESS a. Certified Minor – Assign Value of 5 b. Non Certified – Assign Value of 0	5	



# REPORT

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**TO:** Mayor & Town Council

**FROM:** Tamara Mercer

**DATE:** December 14, 2021

**SUBJECT:** Boards and Committee Member Terms and Appointments

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**FOR THE PURPOSE OF:**

Request for citizens to submit Board and Committee applications to Town Council.

**SIGNATURES:**

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**Town Manager**

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**Town Clerk**



### Beech Mountain Council/Board Members 2021

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	Board Member	Dec-23	<a href="mailto:ugsteiger@gmail.com">ugsteiger@gmail.com</a>	phone	423-282-0965	124 Raven Road	Beech Mtn, NC 28604
Planning Board	Gabe Joseph	Board Member	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	Board Member	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	3rd Alternate	Dec-22	<a href="mailto:karlaprice@gmail.com">karlaprice@gmail.com</a>	home	828-387-2842	111 Wintergreen Way	Beech Mtn, NC 28604



### Beech Mountain Council/Board Members 2021

Board Name	Name	Title	Term Expires	Email	P	Phone	Street Address	City, State, Zip
Tourism Development Authority	Sandy Carr	Chair	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:emeraldreality@skybest.com">emeraldreality@skybest.com</a>	cell	828-387-2000	100 Village Creek Lane	Beech Mtn, NC 28604
Tourism Development Authority	Mandy Taylor	Board Member	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 Kneпка	Board Member	Dec-22	<a href="mailto:sknepka@gmail.com">sknepka@gmail.com</a>	home	828-387-3683	1409 Beech Mountain Pkwy	Beech Mtn, NC 28604
Tree Board	Jane Miller	Board Member	Dec-23	<a href="mailto:ianelmiller242@gmail.com">ianelmiller242@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	828-387-4487	P.O. Box 565	Beech Mtn, NC 28604
Recreation Committee	vacant	Board Member	Dec-22	<a href="#">vacant</a>	cell			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





# REPORT

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**TO:** Town Council  
**FROM:** Steve Smith  
**DATE:** December 14, 2021  
**SUBJECT:** October Financial Report

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**FOR THE PURPOSE OF:**

Purpose of this item is to report on October's budget results and the financial state of town operations.

**ATTACHED FOR YOUR CONSIDERATION:**

October Budget Report  
October Finance 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, 2021

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	4,059,426	482,559.38	1,225,548.86	0.00	2,833,877.14	30.19
Interest Income	16,900	1,124.88	2,954.55	0.00	13,945.45	17.48
Miscellaneous Income	543,000	41,533.64	251,017.44	0.00	291,982.56	46.23
State Revenue	1,972,177	162,543.91	375,273.61	0.00	1,596,903.39	19.03
Miscellaneous Revenue	0	0.00	0.00	0.00	0.00	0.00
Fees	43,000	5,295.00	35,697.13	0.00	7,302.87	83.02
Gains/Losses	5,000	0.00	0.00	0.00	5,000.00	0.00
Other	448,879	76,202.16	424,317.18	0.00	24,561.82	94.52
Other Sources	<u>2,726,848</u>	<u>29,458.25</u>	<u>46,198.73</u>	<u>0.00</u>	<u>2,680,649.27</u>	<u>1.69</u>
<b>TOTAL REVENUES</b>	<b>9,815,230</b>	<b>798,717.22</b>	<b>2,361,007.50</b>	<b>0.00</b>	<b>7,454,222.50</b>	<b>24.05</b>
<u>EXPENDITURE SUMMARY</u>						
Administration	1,733,641	149,795.67	491,311.49	1,015.20	1,241,314.31	28.40
Tax Collections	49,239	3,534.61	18,547.16	0.00	30,691.84	37.67
Visitors Center	502,018	14,752.23	73,470.42	0.00	428,547.58	14.64
Police	1,374,848	104,367.95	489,501.50	7,173.81	878,172.69	36.13
Fire	515,242	66,759.98	188,840.25	15,561.00	310,840.75	39.67
Special Projects	0	0.00	0.00	0.00	0.00	0.00
Building Inspections	204,621	15,702.44	62,365.75	0.00	142,255.25	30.48
Planning	136,290	7,870.00	36,012.91	0.00	100,277.09	26.42
Vehicle Maintenance	227,668	4,174.45	60,952.92	54,189.48	112,542.76	50.57
Road Maintenance	3,495,478	131,731.00	1,100,945.96	44,795.58	2,396,245.96	31.45
Recreation	<u>1,576,185</u>	<u>113,011.30</u>	<u>806,721.04</u>	<u>76,572.33</u>	<u>694,228.48</u>	<u>55.96</u>
<b>TOTAL EXPENDITURES</b>	<b>9,815,230</b>	<b>611,699.63</b>	<b>3,328,669.40</b>	<b>199,307.40</b>	<b>6,335,116.71</b>	<b>35.46</b>
<b>REVENUE OVER/(UNDER) EXPENDITURES</b>	<b>0.00</b>	<b>187,017.59</b>	<b>(967,661.90)</b>	<b>(199,307.40)</b>	<b>1,119,105.79</b>	

TOWN OF BEECH MOUNTAIN  
 REVENUE & EXPENSE REPORT (UNAUDITED)  
 AS OF: OCTOBER 31ST, 2021

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	500	10.25	40.67	0.00	459.33	8.13
Miscellaneous Income	46,500	50.00	150.00	0.00	46,350.00	0.32
State Revenue	0	0.00	0.00	0.00	0.00	0.00
Metered Sales & Fees	2,623,792	231,530.13	967,152.84	0.00	1,656,639.16	36.86
Gains/Losses	0	0.00	0.00	0.00	0.00	0.00
Other	140,000	0.00	128,255.00	0.00	11,745.00	17.52
Other Sources	731,900	0.00	0.00	0.00	731,900.00	0.00
<b>TOTAL REVENUES</b>	<b>3,542,692</b>	<b>231,590.38</b>	<b>1,095,598.51</b>	<b>0.00</b>	<b>2,447,093.49</b>	<b>30.92</b>
<u>EXPENDITURE SUMMARY</u>						
W/S Administration	1,512,281	47,650.76	185,212.30	0.00	1,327,068.70	12.25
Water	1,067,770	87,936.38	362,222.30	30,619.04	681,390.16	36.19
Sewer	342,441	26,411.81	89,262.67	16,083.30	237,095.03	30.76
Taps & System	620,200	70,409.90	224,281.99	5,494.10	390,469.35	37.04
<b>TOTAL EXPENDITURES</b>	<b>3,542,692</b>	<b>232,408.85</b>	<b>860,979.26</b>	<b>52,196.44</b>	<b>2,636,023.24</b>	<b>25.59</b>
<b>REVENUE OVER/(UNDER) EXPENDITURES</b>	<b>0.00</b>	<b>(818.47)</b>	<b>234,619.25</b>	<b>(52,196.44)</b>	<b>(188,929.75)</b>	

TOWN OF BEECH MOUNTAIN  
 REVENUE & EXPENSE REPORT (UNAUDITED)  
 AS OF: OCTOBER 31ST, 2021

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	1.85	7.34	0.00	142.66	4.89
Miscellaneous Income	67,000	1,893.00	15,141.00	0.00	51,859.00	22.60
State Revenue	180	0.00	62.36	0.00	117.64	34.64
Fees	710,149	65,675.17	282,426.24	0.00	427,722.76	39.77
Gains/Losses	0	0.00	0.00	0.00	0.00	0.00
Other	315,000	0.00	259,750.00	0.00	55,250.00	82.46
Other Sources	<u>0</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
TOTAL REVENUES	1,092,479	67,570.02	557,386.94	0.00	535,092.06	51.02
<u>EXPENDITURE SUMMARY</u>						
Sanitation	<u>1,092,479</u>	<u>48,991.61</u>	<u>448,291.95</u>	<u>0.00</u>	<u>644,187.05</u>	<u>41.03</u>
TOTAL EXPENDITURES	1,092,479	48,991.61	448,291.95	0.00	644,187.05	41.03
REVENUE OVER/(UNDER) EXPENDITURES	0	18,578.41	109,094.99	0.00	( 109,094.99)	0.00

**Town of Beech Mountain  
Monthly Financial Report  
Fiscal Year 2022**

<u>General Fund</u>	<u>Budget</u>	Through the reported month												33%	% of Budget
		<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>		
Total Revenue	9,285,316	170,664	352,659	1,038,967	798,717									2,361,007	25.43%
Total Expenditures	9,285,316	780,165	966,346	970,458	611,700									3,328,669	35.85%
Total General Fund fund balance as of July 1st	8,009,204	8,009,204	7,399,703	6,786,016	6,854,525									8,009,204	
Revenues Less Expenditures		(609,501)	(613,687)	68,509	187,018	-	-	-	-	-	-	-	-	(967,661)	
Estimated change to Fund Balance		7,399,703	6,786,016	6,854,525	7,041,543	-	-	-	-	-	-	-	-	7,041,543	
<b><u>Water/Sewer Enterprise Fund</u></b>															
Total Revenue	3,542,692	241,806	374,936	247,267	231,590									1,095,599	30.93%
Total Expenses	3,542,692	291,210	171,772	165,588	232,409									860,979	24.30%
Unrestricted Cash Reserves as July 1st	1,977,631	1,977,631	1,928,227	2,131,391	2,213,069									1,977,631	
Revenues Less Expenses		(49,404)	203,164	81,678	(818)	-	-	-	-	-	-	-	-	234,619	
Estimated Change in Cash Reserves		1,928,227	2,131,391	2,213,069	2,212,250	-	-	-	-	-	-	-	-	2,212,250	
<b><u>Sanitation Enterprise Fund</u></b>															
Total Revenue	1,092,479	82,045	335,166	72,606	67,570									557,388	51.02%
Total Expenses	1,092,479	237,162	58,866	103,273	48,992									448,293	41.03%
Unrestricted Cash Reserves as July 1st	863,360	863,360	708,243	984,543	953,877									863,360	
Revenues Less Expenses		(155,117)	276,300	(30,667)	18,578	-	-	-	-	-	-	-	-	109,095	
Estimated Change in Cash Reserves		708,243	984,543	953,877	972,455	-	-	-	-	-	-	-	-	972,455	
<b><u>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	909,950	913,900	1,818,237	1,342,607										
North Carolina Capital Management Trust #2	General Fund	6,173,901	6,336,232	5,632,985	5,820,866										
Mountain Community - Certificates of Deposit #4	General Fund	103,359	103,359	103,359	103,359										
North Carolina Capital Management Trust #6	Utility Fund	1,207,304	1,207,314	1,207,324	1,207,335										
North Carolina Capital Management Trust #8	Sanitation Fund	218,171	218,235	218,237	218,239										
North Carolina Capital Management Trust #9	E911 Fund	72,989	72,989	72,990	72,991										
Total Cash & Investments		8,685,674	8,852,029	9,053,132	8,765,396	-	-	-	-	-	-	-	-		
<b><u>Transfers for the month</u></b>															
No transfers in October 2021															





# REPORT

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**TO:** Mayor and Town Council  
**FROM:** Tim Barnett  
**DATE:** December 14, 2021  
**SUBJECT:** Police Department Monthly Report

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**SIGNATURES:**

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Town Manager

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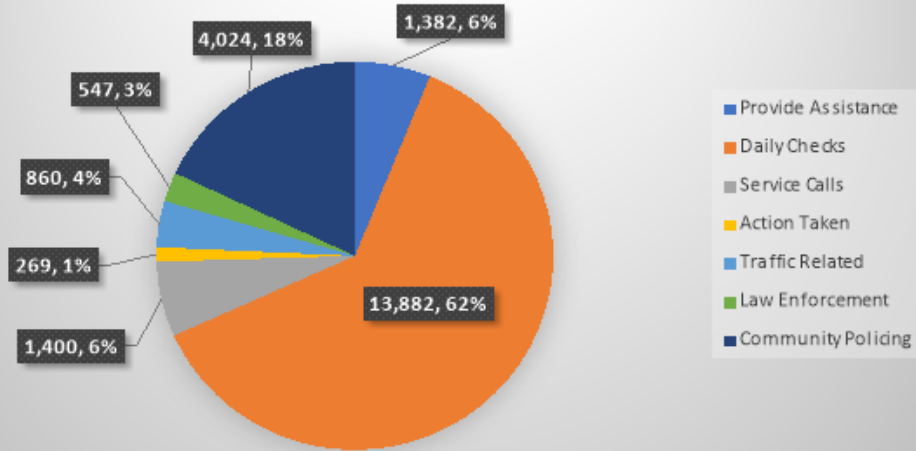
Town Clerk



Activity Log Yearly Summary Totals  
 Beech Mountain Police Department  
 January 1, 2021 through November 30, 2021

<i>Call Type</i>	<i>2020</i>	<i>2021</i>	<i>Call Type</i>	<i>2020</i>	<i>2021</i>
<b>Provide Assistance</b>			<b>Traffic Related</b>		
Assist Fire Department	35	42	Driving While Impaired	3	4
Assist Investigation	0	9	Improper Parking	103	130
Assist Other Agency	84	100	Stationary/Directed Patrol	183	417
Assist Town Dept/Business	25	20	Traffic Control	29	42
Assist Homeowner	33	57	Vehicle Accidents	43	78
Assist Motorist	370	317	Vehicle Stops	198	189
Assist Other Officer	199	234			
Escort	440	498	<b>Law Enforcement Calls</b>		
Assist Medical Calls	60	105	911 Hang Ups	15	32
			Alarms	66	89
<b>Daily Checks</b>			Breaking & Entering	17	12
Business Checks	10,734	11,624	Domestic Complaints	30	17
Care Track Test	0	0	Fight	4	6
Security Checks	1,271	255	Fire Works Violations	11	12
Residence Checks	1,576	1,972	Fraud	6	5
Welfare Check	47	31	Hit & Run	2	1
			Intoxicated/Drunk & Disruptive	12	10
<b>Service Calls</b>			Investigation	24	33
Animal Control Domestic/Wildlife	101	111	Larceny	10	26
Calls for Service	461	1,050	Mental Subject	6	3
Deliver Letter/Message	144	77	Missing Person	9	5
Found Property	8	21	Noise Disturbance/Loud Music	50	58
Golf Cart / UTV Inspections	43	45	Open Door/Open Window	66	71
ATV/Golf Cart Complaints	17	9	Prowler	2	1
Recreation/Town Deposit	49	83	Shots Fired/Sound of Shots Fired	12	3
COVID/mask	0	4	Subject with Gun/Weapon	1	0
			Suspicious Vehicle	42	52
<b>Action Taken</b>			Trespassing	49	60
Court	9	20	Vandalism	9	8
Felony Arrest	4	3	Continuing Investigation	6	43
Misdemeanor Arrest	16	18			
State Citations	86	53	<b>Community Policing</b>		
Town Ordinance Violations	7	33	Community Policing Contacts	4,437	3,992
Verbal Warning	110	104	Community Events	31	32
Warning Citations	56	10			
Warrant Service	33	28			
<b>2020 Event Totals:</b>	<b>22,377</b>		<b>2021 Event Totals:</b>	<b>23,107</b>	

### 2021 Monthly Condensed Calls







# REPORT

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**TO:** Town Manger and Town Council  
**FROM:** Sean Royall  
**DATE:** December 14, 2021  
**SUBJECT:** November 2021 Recreation Report

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**FOR THE PURPOSE OF:**

For review by town manager and council

**ATTACHED FOR YOUR CONSIDERATION:**

2021 November Recreation Report

**SIGNATURES:**

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Town Manager

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Town Clerk



## November 2021 Recreation Report

### Facility Report

Finance Report

Total Monthly Revenue	\$6,971.99
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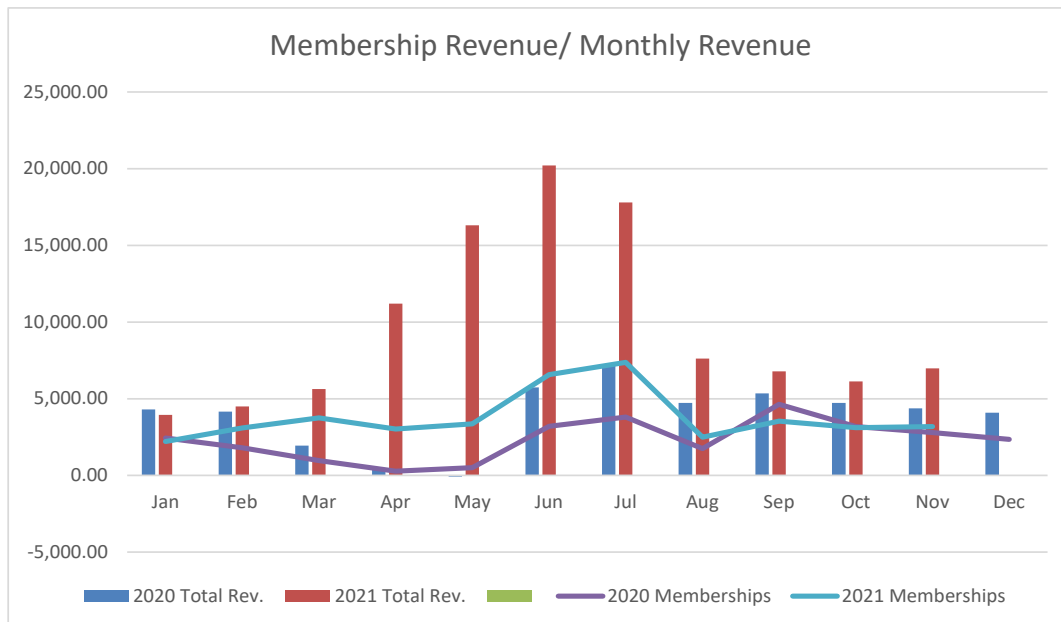
### Check-In Report

Member Visits	426
Non-Member Visits	91

### Membership Report

Total Memberships \$3,188.00

<b>Family Annual \$1,700</b>		
Active	Passes Expired (not renewed)	Passes sold
155	5	5
<b>Individual Annual \$536.00</b>		
Active	Passes Expired (not renewed)	Passes sold
136	5	9
<b>Week Passes \$125.00</b>	Individual	Family
	1	4

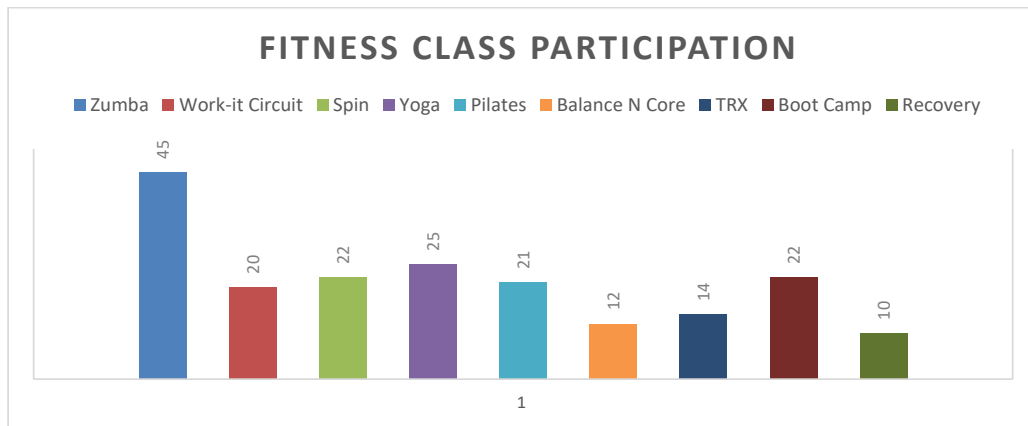


## Fitness Report

Participants:

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

Zumba	7	45
Work-it Circuit	7	20
Spin	7	22
Yoga	4	25
Pilates	4	21
Balance N Core	3	12
TRX	3	14
Boot Camp	3	22
Recovery	3	10
Tabata	3	
PT		64



## Event/Outdoor Report

Participants:

Emerald Outback Trail	N/A
Holiday Market	\$1496.00
Parade of Wreaths	\$611.00
Halloween	\$440.00
Binoculars	\$94.25

## Facility Reservations

Pavilion	\$0
Shane Park	\$30.00

Director's Notes:

- Last month Shane Park campground is open until Spring '22
- Sold Fly Fishing Gear - \$600
- Christmas lights strung around town
- New heaters installed at Lake Coffey

Respectfully Submitted,

Sean Royall  
Parks and Recreation Director  
Town of Beech Mountain



# REPORT

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**TO:** Town Council  
**FROM:** Bob Pudney  
**DATE:** December 14, 2021  
**SUBJECT:** Fire Department Report

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**SIGNATURES:**

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

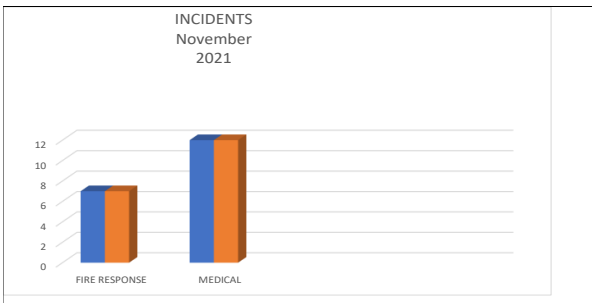
\_\_\_\_\_  
**Town Clerk**

**BEECH MOUNTAIN FIRE DEPARTMENT  
Monthly Report  
November 30, 2021**

EVENT	THIS PERIOD	SAME PERIOD LAST YEAR	FISCAL YTD
FIRE CALLS	12	10	56
MEDICAL CALLS	12	11	95
FIRE SAFETY INSPECTIONS	0	0	5
PUBLIC EDUCATION	0	0	0
FIRE HYDRANT INSPECTIONS	0	0	2
TRAINING HOURS	189	202	937
MEETINGS	6	7	26

**COMMENTS:**

Membership Recruitment Program.





# REPORT

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**TO:** Town Council  
**FROM:** Daniel Davis  
**DATE:** December 14, 2021  
**SUBJECT:** DOI Report November 2021

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**FOR THE PURPOSE OF:**

Monthly Report for Public works, water, wastewater, and sanitation.

**SIGNATURES:**

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**Town Manager**

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**Town Clerk**

Town of Beech Mountain  
Water Treatment Monthly Operation Report

November 2021 flow totals:           15.2 MG  
  .505 MGD AVG  
  .399 MGD MIN  
  .621 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	0.794	MG
Average Flow	0.026	MGD
Daily Max	0.09	MGD
Daily Min	0.005	MGD
Limit	0.008	MGD

Pond Creek Wastewater Plant

Total Flow	5.61	MG
Average Flow	0.187	MGD
Daily Max	0.81	MGD
Daily Min	0.08	MGD
Limit	0.4	MGD

# Summary

Date Printed: 12/06/2021

Page 1 of 2

Work Order #	WO Status	Origin	Priority	Work Type	Work Category	Site	Source Asset	Source Location	Assigned To	Originated	Expected	Completed	Cost \$	Hour(s)
1706	Completed	PM				Water Treatment/Distribution System		Buckeye Water Treatment Plant	Daniel Davis	11/01/2021	11/02/2021	11/10/2021	0.00	0.00
1707	Completed	PM				Fleet	2004 160 CLC Excavator Trackhoe	Public Works Shop	Whitney Spagnolo	11/01/2021	11/02/2021		0.00	0.00
1714	Completed	PM				Fleet	Chevy Traverse Rec	Buckeye Rec Center	Whitney Spagnolo	11/01/2021	11/02/2021		0.00	0.00
1716	Completed	Non-PM	2 - High		Water Leak	Town Services	104 WINDRID GE RD		Daniel Davis	11/01/2021		11/08/2021	0.00	0.00
1718	Completed	PM	2 - High		Custodial	Facilities/Buildings/Grounds		PW Utilities Office	Daniel Davis	11/02/2021	11/04/2021	11/08/2021	0.00	0.00
1755	Completed	PM	2 - High		Custodial	Facilities/Buildings/Grounds		PUD PWD Office	Whitney Spagnolo	11/23/2021	11/24/2021	12/04/2021	0.00	0.00
1717	Completed	Non-PM	3 - Medium		Sign Reinstall- Replacement	Road Maintenance/ Right of Way	ARROW OOD RD		Daniel Davis	11/01/2021		11/08/2021	0.00	0.00
1719	Completed	PM	3 - Medium		Custodial	Facilities/Buildings/Grounds		PW Utilities Office	Daniel Davis	11/02/2021	11/03/2021	11/08/2021	0.00	0.00
1725	Completed	PM	3 - Medium		Custodial	Facilities/Buildings/Grounds		PW Utilities Office	Daniel Davis	11/05/2021	11/06/2021	11/08/2021	0.00	0.00
1726	Completed	Non-PM	3 - Medium		Grading	Road Maintenance/ Right of Way	LOWER GROUSE RIDGE RD		Matthew Clawson	11/05/2021		11/10/2021	0.00	0.00
1732	Completed	PM	3 - Medium		Custodial	Facilities/Buildings/Grounds		PW Utilities Office	Daniel Davis	11/09/2021	11/10/2021	11/10/2021	0.00	0.00
1733	Completed	Non-PM	3 - Medium		Customer Complaint	Town Services	115 THISTLE LN		Water Plant	11/09/2021		11/10/2021	0.00	0.00
1740	Completed	PM	3 - Medium		Custodial	Facilities/Buildings/Grounds		PW Utilities Office	Daniel Davis	11/12/2021	11/13/2021	11/22/2021	0.00	0.00
1743	Completed	PM	3 - Medium		Custodial	Facilities/Buildings/Grounds		PW Utilities Office	Daniel Davis	11/16/2021	11/17/2021	11/22/2021	0.00	0.00
1746	Completed	Non-PM	3 - Medium		Water Meter Read	Town Services	458 ST ANDREW S RD		Chrissy Bonestell	11/17/2021		11/18/2021	0.00	0.00
1749	Completed	PM	3 - Medium		Custodial	Facilities/Buildings/Grounds		PW Utilities Office	Daniel Davis	11/19/2021	11/20/2021	11/22/2021	0.00	0.00

# Summary

Date Printed: 12/06/2021

Page 2 of 2

Work Order #	WO Status	Origin	Priority	Work Type	Work Category	Site	Source Asset	Source Location	Assigned To	Originated	Expected	Completed	Cost \$	Hour(s)
1754	Completed	PM	3 - Medium		Custodial	Facilities/Buildings/Grounds		PW Utilities Office	Daniel Davis	11/23/2021	11/24/2021	11/29/2021	0.00	0.00
1759	Completed	PM	3 - Medium		Custodial	Facilities/Buildings/Grounds		PW Utilities Office	Daniel Davis	11/26/2021	11/27/2021	11/29/2021	0.00	0.00
1711	Completed	PM	4 - Low		Oil Change	Fleet	Nissan Frontier	Buckeye Water Treatment Plant	Water Plant	11/01/2021	11/02/2021	11/23/2021	0.00	0.00
1720	Completed	Non-PM	4 - Low		Customer Complaint	Town Services	160 HORNBEAM RD		Matthew Clawson	11/02/2021		11/04/2021	0.00	0.00
1723	Completed	Non-PM	4 - Low		Clogged Drain or Inlet	Road Maintenance/Right of Way	UPPER GROUSE RIDGE RD		Daniel Davis	11/03/2021		11/10/2021	0.00	0.00
1724	Completed	Non-PM	4 - Low		Water Line Locate (811)	Town Services	104 INDIAN TRL		Matthew Clawson	11/04/2021		11/10/2021	0.00	0.00
1748	Completed	Non-PM	4 - Low		Water Leak	Town Services	105 CREEKRI DGE RD		Water Plant	11/18/2021		11/22/2021	0.00	0.00
1757	Completed	Non-PM	4 - Low		Customer Complaint	Town Services	202 TAMARA CK RD		Water Plant	11/24/2021		12/01/2021	0.00	0.00
1728	Completed	PM	5 - Spare Time		Maintenance	Fleet	Ford F150	Public Works Shop	Whitney Spagnolo	11/08/2021	11/09/2021	11/10/2021	0.00	0.00
<b>Records Selected: 25</b>												<b>Total Cost \$</b>	<b>Total Hrs</b>	
												<b>0.00</b>	<b>0.00</b>	

Report Parameters

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

Search:

Advanced Filters: [ Originated ] Between '11/01/2021' And '11/30/2021'

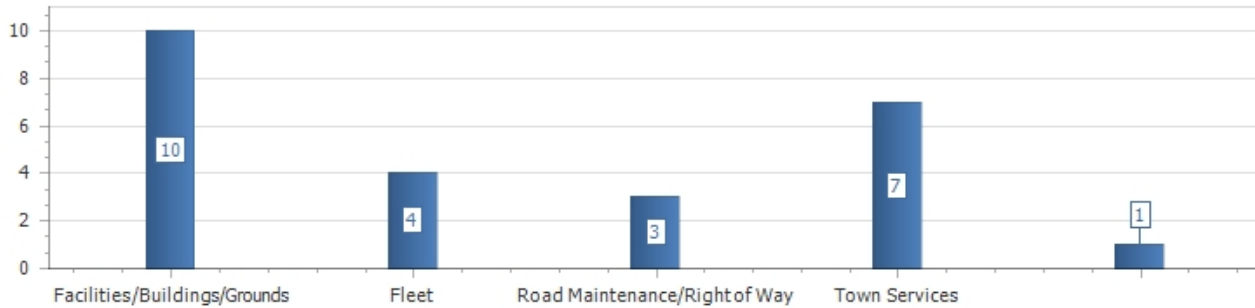
Tags:

## Completed WOs by Site Analysis

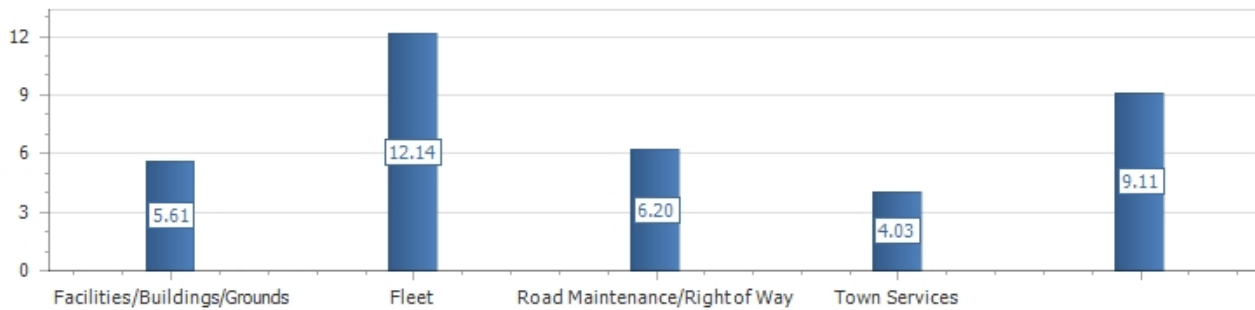
Date Printed: 12/06/2021

Page 1 of 1

### Total



### Average days to close



Site	Total	Average days to close
Facilities/Buildings/Grounds	10	5.61
Fleet	4	12.14
Road Maintenance/Right of Way	3	6.20
Town Services	7	4.03
Water Treatment/ Distribution System	1	9.11

### Report Parameters

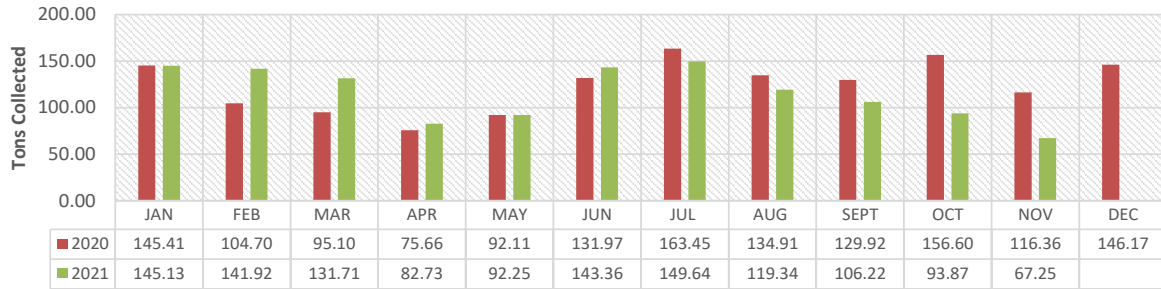
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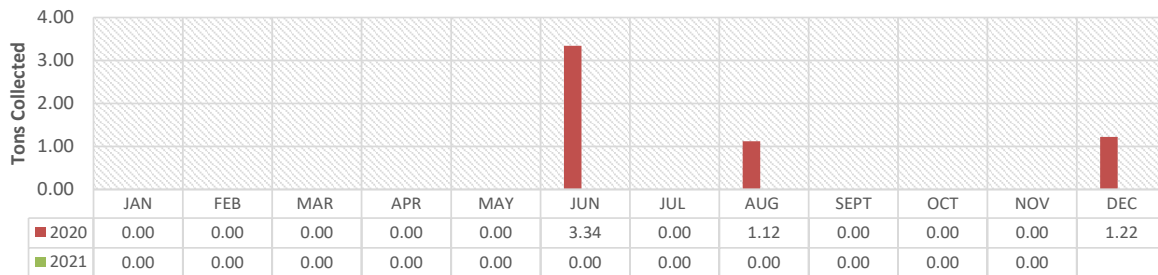
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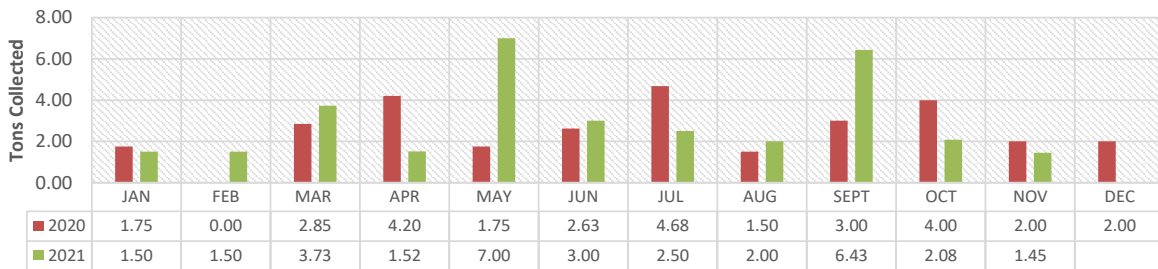
### Solid Waste



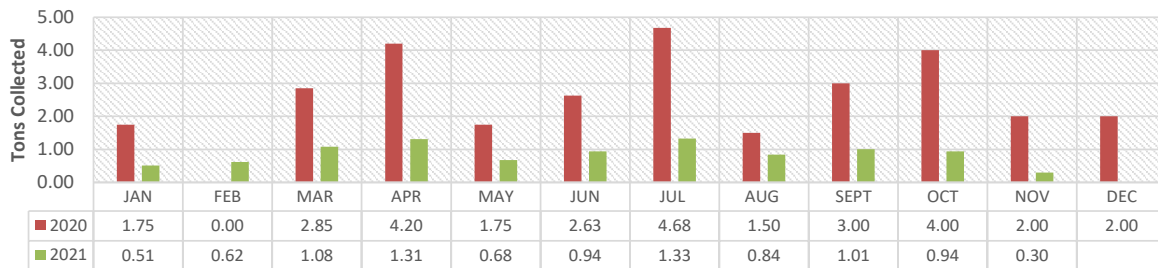
### Construction Material



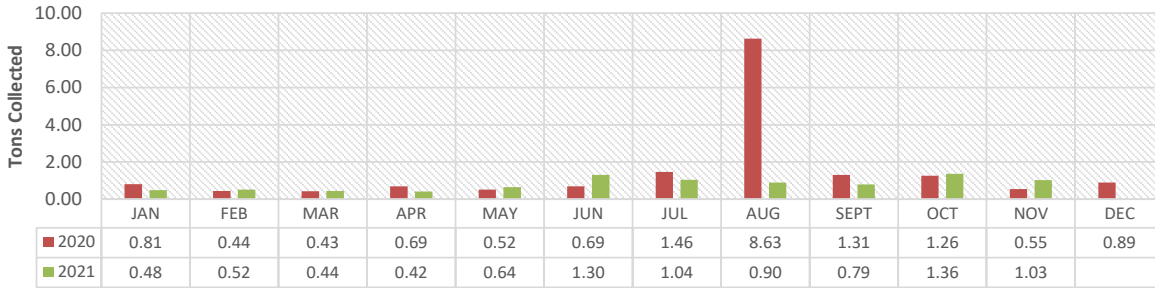
### Recycled Metal



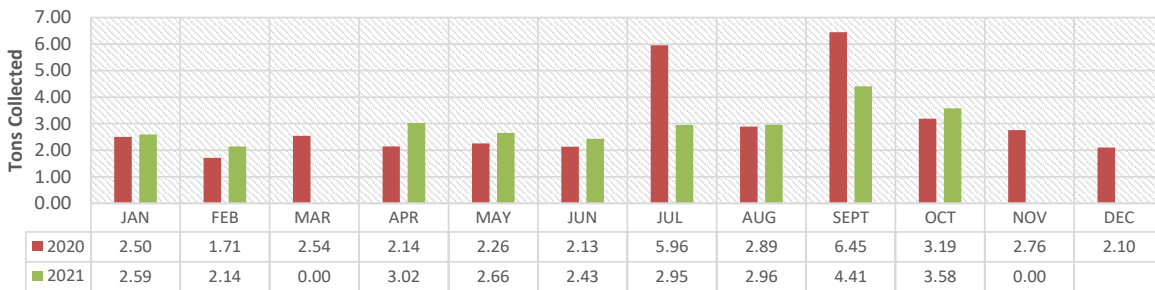
### Recycled Paper



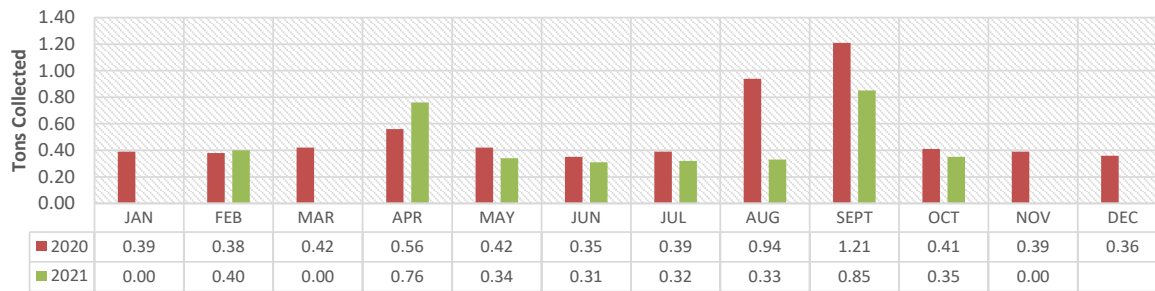
### Recycled Plastic



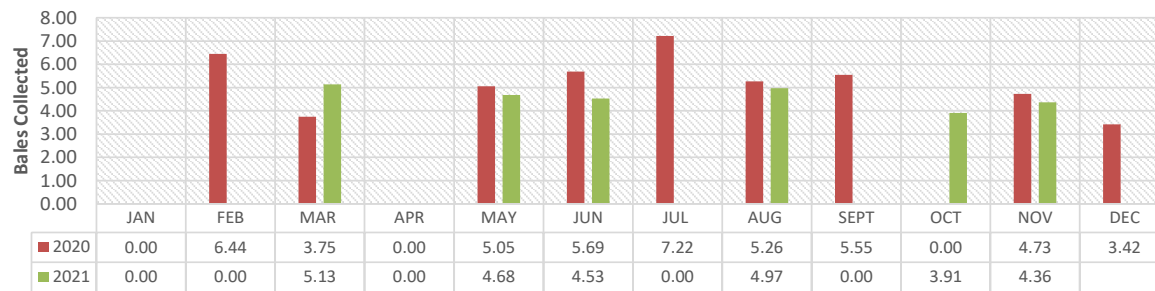
### Recycled Glass



### Recycled Aluminum



### Recycled Cardboard



Sanitation Department  
Monthly Report

2020	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
JANUARY	145.41	0.00	1.75	0.85	0.81	2.50	0.39	0.00	10	1	4	1	2	0
FEBRUARY	104.70	0.00	0.00	0.54	0.44	1.71	0.38	6.44	0	0	6	4	1	0
MARCH	95.10	0.00	2.85	0.71	0.43	2.54	0.42	3.75	11	1 many		7	1	0
APRIL	75.66	0.00	4.20	1.06	0.69	2.14	0.56	0.00	35	2	3	7	2	0
MAY	92.11	0.00	1.75	0.99	0.52	2.26	0.42	5.05	18	1	1	1	2	1
JUNE	131.97	3.34	2.63	1.03	0.69	2.13	0.35	5.69	14	2	10	8	7	15
JULY	163.45	0.00	4.68	1.53	1.46	5.96	0.39	7.22	25	4 many		10 many		40
AUGUST	134.91	1.12	1.50	8.15	8.63	2.89	0.94	5.26	20	5 many	many	many		35
SEPTEMBER	129.92	0.00	3.00	1.72	1.31	6.45	1.21	5.55	5	2 many		0	10	0
OCTOBER	156.60	0.00	4.00	1.22	1.26	3.19	0.41	0.00	30	5	20	10	15	0
NOVEMBER	116.36	0.00	2.00	0.94	0.55	2.76	0.39	4.73	5	0	5	10	10	0
DECEMBER	146.17	1.22	2.00	0.90	0.89	2.10	0.36	3.42	0	0	0	0	0	0
YTD TOTALS	1492.36	5.68	30.36	19.64	17.68	36.63	6.22	47.11	173	23	49	58	50	91
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
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														
YTD TOTALS	1273.42	0.00	32.71	9.56	8.92	26.74	3.66	27.58	131.00	58	184	108	134	144



# REPORT

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**TO:** Town Council  
**FROM:** Preston Yates  
**DATE:** December 14, 2021  
**SUBJECT:** Planning and Inspections Monthly Report 2021-11

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**FOR THE PURPOSE OF:**

Report of monthly activities for the Planning and Inspection Department.

**SIGNATURES:**

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**Town Manager**

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**Town Clerk**

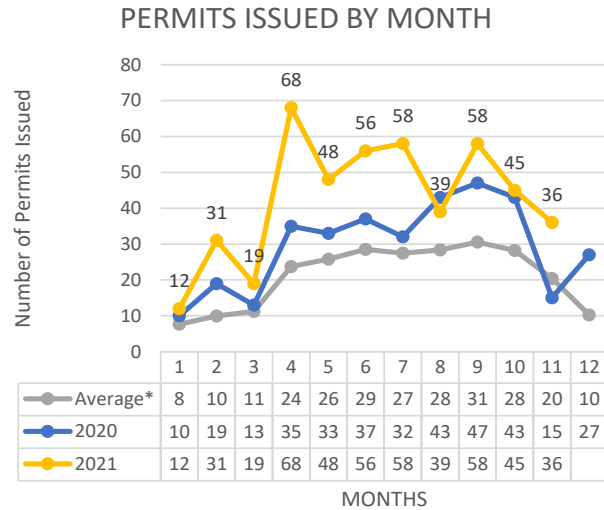
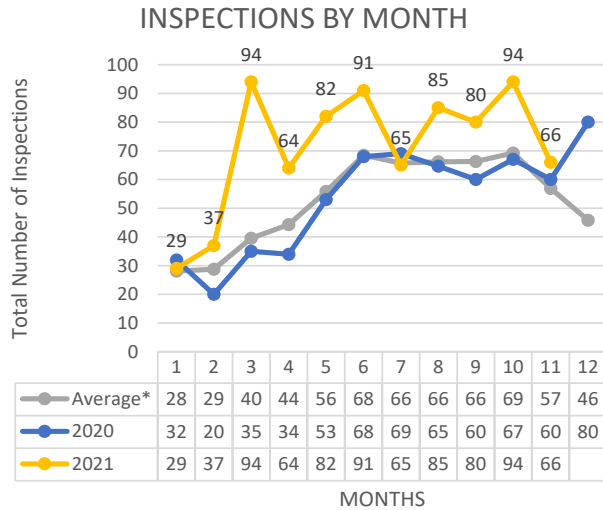
**TOWN OF BEECH MOUNTAIN**  
**Monthly Report**  
**Department of Building Inspections**  
**November-2021**

**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	35	44	27	219	153	398
Electrical	14	17	11	65	61	149
Plumbing	3	8	7	26	43	85
Htg/Air & Misc.	14	25	15	80	64	155

**2. Permits Issued**

No. Issued	36	45	15	236	180	470
Value	\$ 606,633	\$ 429,328	\$ 329,597	\$ 8,621,899	\$ 5,276,843	\$ 15,222,397
Permit Fees	\$ 8,888.98	\$ 21,455.50	\$ 2,393.50	\$ 186,963.83	\$ 66,731.00	\$ 308,201.33



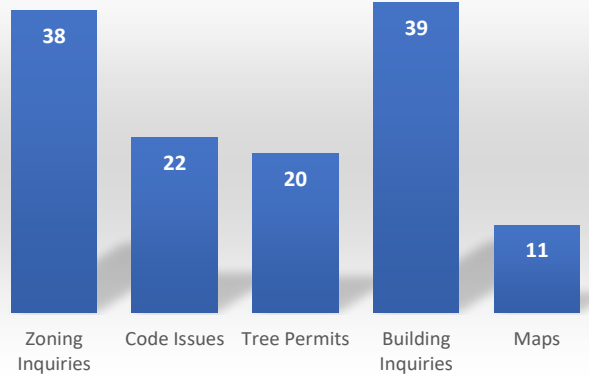
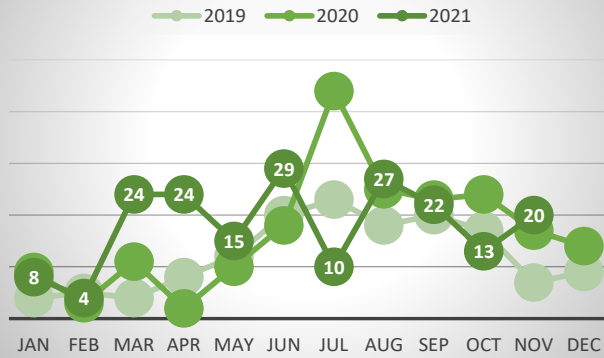
\*NOTE: Average Inspections and Permits are calculated based on a running average since April 2009

**3. Nature of Building Permits**

# of Permits	Type	Address	Total Fees	Valuation	New Bldgs FY to Date	New Bldgs Last FY
1	New Single Family		\$ 5,623.80	\$ 200,000	19	7
	New Multi-Family				0	0
	New Commercial				0	0
35	Other	Various	\$ 3,265.18	\$ 406,633		
36			\$ 8,888.98	\$ 606,633		

**TOWN OF BEECH MOUNTAIN**  
**PLANNING AND ZONING MONTHLY REPORT**  
 November-2021

**Tree Permits**



**Summary and Highlights**

**Building:**

Building permit issuance remains above 10-year average  
 19 New Homes permitted since July 1, 2021  
 29 New Homes permitted since January 1, 2021

**Zoning:**

Working on a batch zoning amendment of necessary changes  
 Working on two separate Special Use Permits for applicants

**Trees:**

Tree permits return to average numbers

**GIS/Mapping:**

Updates to several layers underway  
 Map requests continue at high level

**Planning Board:**

Planning Board submits report for Workforce Housing  
 Continue to monitor State Legislature for potential changes to local authorities

**Board of Adjustment:**

Two Special Use Permits likely forthcoming

**Other:**





# REPORT

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**TO:** Mayor and Town Council  
**FROM:** Kate Gavenus  
**DATE:** December 14, 2021  
**SUBJECT:** TDA Report December 2021

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**FOR THE PURPOSE OF:**

This report gives a summary of promotional activities and media coverage, along with results and economic news for the Town of Beech Mountain.

**SIGNATURES:**

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**Town Manager**

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**Town Clerk**

**Beech Mountain TDA Report  
To Town Council  
December 2021**

**Marketing/Media:**

Promotion of the town as a home base for regional exploration continues. Permission has been secured from Avery County to add a mailbox at the transfer site on the corner of Buckeye Creek and Buckeye Road which holds maps of the region. Another box is located on the Buntontown bridge in Butler Tennessee, thanks to Dan Livorsi of Pioneer Landing.

Winter campaigns are focusing on general awareness and mid-week travel; weekends are already heavily booked through mid-March.

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

**Beech Mountain as a destination for family trips:**

[https://issuu.com/lifestylepubs/docs/franklin\\_2021\\_11\\_print/6?ff&hideShareButton=true](https://issuu.com/lifestylepubs/docs/franklin_2021_11_print/6?ff&hideShareButton=true)

**Ski Season Opens:**

<https://www.goblueridge.net/news/51618-ski-beech-celebrated-thanksgiving-weekend-with-skiing>

**Skiing in North Carolina:**

<https://www.citizen-times.com/story/news/2021/11/25/nc-sugar-mountain-snow-ski-season-resorts-great-smoky-mountains/8735520002/>

**Beech Mountain Resort upgrades:**

<https://www.hcpress.com/front-page/beece-mountain-resort-announces-several-upgrades-with-focus-on-outdoor-spaces-this-winter.html>

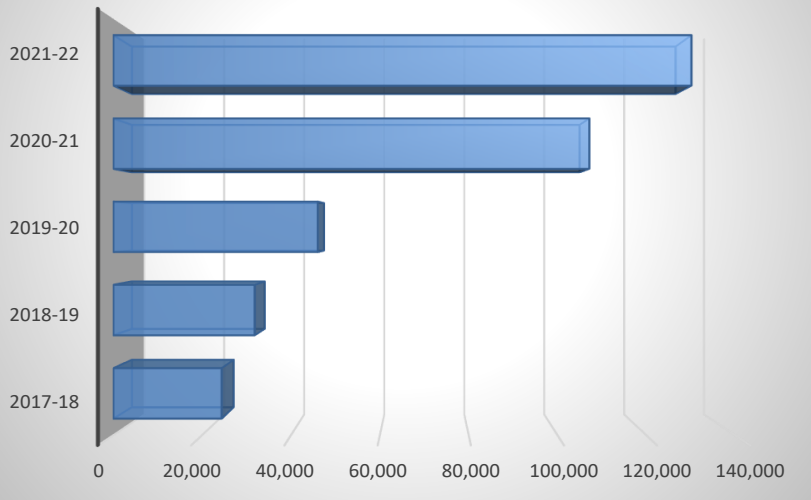
**Beech Mountain for multi-generational trips:**

<https://amsterdamnews.com/news/2021/11/18/best-destinations-for-a-multi-generational-trip-this-holiday-season/>

**Results:**

There were 416 visitors in the Visitor Center during the month of November, which was less than the 469 visitors received in November 2020. Occupancy tax of \$130,219 in the month of November (for October overnight stays) was 21.47% greater than the \$107,202 collected in November of 2020. 723 rental nights were reported to the tax office.

### October Occupancy Tax Receipts Over Five Years



Total lodging revenue in the Town of Beech Mountain for the month of October 2021 was \$2,187,816.

### **December 2021 Economic Development News**

The Beech Mountain Resort has purchased the Accommodations Center business and building. They are now able to offer lodging rentals along with their winter and summer sports activities. They have also transformed the site of their former ice rink area into outdoor seating with small fire pits. The ice rink will re-open in a new location behind the lodge for the 2022-23 ski season. They are offering private shuttle services for customers who want to be picked up at their lodging on Beech Mountain. This will help with traffic and parking issues at the resort and surrounding properties.

The Top of the Beech hotel has reduced the number of rooms available but has renovated to create more dining/customer service space.

Christie Village hopes to be able to be occupied before the end of the month. There is tremendous demand for the final two weekends of the year and the weekdays in between because Christmas and New Year's both fall on the weekend, which extends holiday time.

#### **In the area:**

The Marriott hotel announced last year to be developed within the occupancy tax district of Sugar Mountain is still in planning stages. Progress has been slowed due to the need to secure an adequate water supply for the structure, which is intended to house 118 rooms. When complete, this project will help address the lack of hotel-type accommodations in Avery County.

The Shady Lawn Lodge in Newland has re-opened and is currently housing winter workers for the Beech Mountain Resort.