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TOWN OF CAJAH'S MOUNTAIN CAJAH'S MOUNTAIN, NORTH CAROLINA

BASIC FINANCIAL STATEMENTS JUNE 30, 2021

Boggs, Crump & Brown, P.A.

CERTIFIED PUBLIC ACCOUNTANTS

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Boggs, Crump & Brown, P.A.

CERTIFIED PUBLIC ACCOUNTANTS

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Independent Auditor's Report

Town Council
Town of Cajah's Mountain
Lenoir, North Carolina

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities, the business-type activities and each major fund of the Town of Cajah's 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'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. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement.

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.

Member: American Institute of CPA's - North Carolina Association of CPA's

Opinions

In our opinion, based on our audit, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities and each major fund of the Town of Cajah's 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 for the year 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 - 10, and the Local Government Employees' Retirement Systems schedules of the proportionate share of the net pension asset and contributions on pages 36 and 37, respectively, be presented to supplement the basic financial statements. Such information, although not a required 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 the Town of Cajah's Mountain, North Carolina. The introductory information, combining and 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 combining and 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.

In our opinion, based on our audit, the procedures performed as described above, the combining and 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.

Boggs, Crump & Brown, P.A. Certified Public Accountants

Bugge Cop & Brown

November 19, 2021 Morganton, North Carolina

Management's Discussion and Analysis

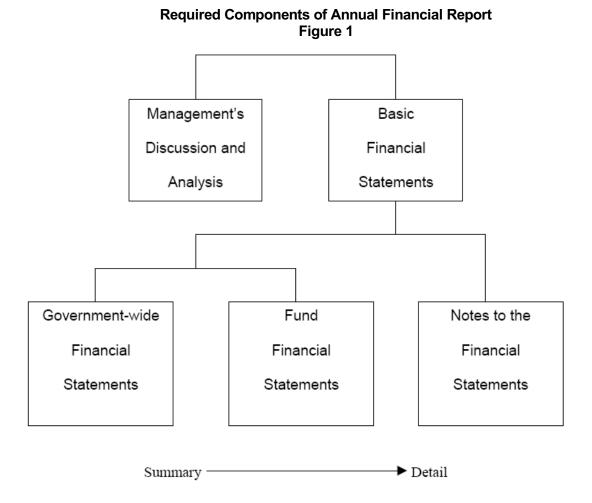
As management of the Town of Cajah's Mountain, we offer readers of the Town of Cajah's Mountain's financial statements this narrative overview and analysis of the financial activities of the Town of Cajah's Mountain for the fiscal year ended June 30, 2021. We encourage readers to read the information 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 of the Town of Cajah's Mountain *exceeded* its liabilities and deferred inflows at the close of the fiscal year by \$6,646,896.
- The government's total net position increased by \$149,867, due to *increases in governmental activities* net position.
- As of the close of the current fiscal year, the Town of Cajah's Mountain's governmental funds reported combined ending fund balances of \$3,155,537. Approximately 93% of this total amount, or \$2,949,061, is available for spending at the government's discretion.
- At the end of the current fiscal year, unassigned fund balance for the General Fund was \$2,949,061 or 499% 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 Town of Cajah's 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 the Town of Cajah's Mountain.



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 8) are **Fund Financial Statements**. These statements focus on the activities of the individual parts of the Town 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 individual funds. Budgetary information required by the 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 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 two categories: 1) governmental activities; and 2) business-type activities. The governmental activities include most of the Town's basic services such as public works, buildings and grounds maintenance, and general administration. Sales taxes 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 Cajah's Mountain.

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

Fund Financial Statements

The fund financial statements (see Figure 2) 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. The Town of Cajah's 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 Cajah's 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 Cajah's Mountain adopts an annual budget for its General Fund and Capital Reserve 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 Council 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 statement provided for the

General Fund and Capital Reserve 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 council; 2) the final budget as amended by the council; 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. To account for the difference between the budgetary basis of accounting and the modified accrual basis, a reconciliation showing the differences in the reported activities is shown at the end of the budgetary statement.

Proprietary Funds – The Town of Cajah's Mountain has one proprietary fund. *Enterprise Funds* are used to report the same functions presented as business-type activities in the government-wide financial statements. Town of Cajah's Mountain uses the enterprise fund to account for its sewer operations. These funds are the same as those functions shown in the business-type activities in the Statement of Net Position and the 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 are on pages 20 - 35 of this report.

The Town of Cajah's Mountain's Net Position Figure 2

			Busines	ss-type		
	Governmen	tal Activities	Activ	vities	tal	
	June 30, 2021	June 30, 2020	June 30, 2021	June 30, 2020	June 30, 2021	June 30, 2020
Current assets Other assets	\$3,181,060	\$2,879,846 6,045	\$ 160,631	\$ 170,425	\$3,341,691	\$3,050,271 6,045
Capital assets	309,241	316,031	3,045,236	3,174,305	3,354,477	3,490,336
Total assets and deferred outflow of						
resources	3,490,301	3,201,922	3,205,867	3,344,730	6,696,168	6,546,652
Other liabilities Deferred inflows of	25,523	38,440	9,602	8,594	<u>35,125</u>	47,034
resources	14,147	2,589			14,147	2,589
Total liabilities and deferred inflow of resources	39,670	41,029	9,602	8,594	49,272	49,623
Net position: Invested in capital assets, net of						
related debt Restricted	309,241 206,476	316,031 182,394	3,045,236 13,807	3,174,305 -	3,354,477 220,283	3,490,336 182,394
Unrestricted	2,934,914	2,662,468	137,222	161,831	3,072,136	2,824,299
Total net position	<u>\$3,450,631</u>	\$3,160,893	<u>\$3,196,265</u>	<u>\$3,336,136</u>	<u>\$6,646,896</u>	\$6,497,029

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 the Town of Cajah's Mountain exceeded liabilities and deferred inflows by \$6,646,896 as of June 30, 2021. The Town's net position *increased* by \$149,867 for the fiscal year ended June 30, 2021. However, a large portion (50%) reflects the Town's investment in capital assets (e.g. land, buildings, machinery, and equipment), less any related debt still outstanding that was issued to acquire those items. The Town of Cajah's Mountain uses these capital assets to provide services to citizens; consequently, these assets are not available for future spending. The remaining balance of \$3,292,419 is unrestricted.

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

- Diligence in keeping expenditures as low as possible.
- Increase in state sales tax revenues
- Investment earnings are low due to interest rates.

Town of Cajah's Mountain Changes in Net Position Figure 3

	Business-type Governmental Activities Activities Total								
	June 30, 2021	June 30, 2020	June 30, 2021	June 30, 2020	June 30, 2021	June 30, 2020			
Revenues: Program revenues:									
Charges for services General revenues:	\$ -	\$ -	\$ 175,783	\$ 172,517	\$ 175,783	\$ 172,517			
Other taxes Other Revenue	741,480	654,060	-	-	741,480	654,060			
Other Revenue	137,933	<u>144,119</u>		_ _	137,933	144,119			
Total revenues	879,413	798,179	175,783	172,517	1,055,196	970,696			
Expenses:									
General government	439,681	315,919	-	-	439,681	315,919			
Streets Sanitation	2,942 147,052	4,517 140,043	- -	- -	2,942 147,052	4,517 140,043			
Water and sewer		<u> </u>	315,654	295,053	315,654	295,053			
Total expenses	589,675	460,479	315,654	295,053	905,329	755,532			
Increase (decrease) in net position	289,738	337,700	(139,871)	(122,536)	149,867	215,164			
Transfers	()	(99,002)		99,002					
Increase (decrease) in net position Net position, beginning	289,738 3,160,893	238,698 2,922,195	(139,871) 3,336,136	(23,534) 3,359,670	149,867 6,497,029	215,164 6,281,865			
Net position, June 30	<u>\$3,450,631</u>	<u>\$3,160,893</u>	<u>\$3,196,265</u>	<u>\$3,336,136</u>	<u>\$6,646,896</u>	<u>\$6,497,029</u>			

Financial Analysis of the Town's Funds

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

Governmental Funds. The focus of the Town of Cajah's 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 Cajah's Mountain's financing requirements. Specifically, unassigned fund balance can be a useful measure of a government's net resources available for spending at the end of the fiscal year.

The general fund is the chief operating fund of the Town of Cajah's Mountain. At the end of the current fiscal year, unassigned fund balance of the General Fund was \$2,949,061 while total fund balance reached \$3,155,537. As a measure of the general fund's liquidity, it may be useful to compare both unassigned fund balance and total fund balance to total fund expenditures. Unassigned fund balance represents 499% of total General Fund expenditures.

At June 30, 2021, the governmental funds of Town of Cajah's Mountain reported a combined fund balance of \$3,155,537.

General Fund Budgetary Highlights: During the fiscal year, the Town had no budget amendments.

Revenues came in higher than projected due to an increase in sales taxes.

Expenditures came in lower than projected due to decrease in general and administrative expenditures.

Proprietary Funds. The Town's proprietary fund provides 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 \$151,029. The Water and Sewer Fund decreased net position by \$139,871. Other factors concerning the finances of this fund have already been addressed in the discussion of the Town's business-type activities.

Capital Asset and Debt Administration

Capital assets. The Town of Cajah's Mountain's investment in capital assets for its governmental and business—type activities as of June 30, 2021, totals \$3,354,477 (net of accumulated depreciation). These assets include buildings, land and equipment.

Town of Cajah's Mountain's Capital Assets Figure 4

	Governmental Activities 2021	Business-type Activities 2021	Total Primary Government 2021
Land and improvements Building and systems Participation fee	\$ 33,750 275,491 	\$ - 3,045,236	\$ 33,750 3,320,727
Total	<u>\$309,241</u>	<u>\$3,045,236</u>	\$3,354,477

Additional information on the Town's capital assets can be found in notes 1 and 3 of the Basic Financial Statements.

Economic Factors and Next Year's Budgets and Rates

The following key economic indicators reflect the slower than average growth of the Town.

- High unemployment.
- Loss of manufacturing jobs.

Budget Highlights for the Fiscal Year Ending June 30, 2021

Governmental Activities: Revenues from sales taxes and unrestricted revenues are expected to be comparable to June 30, 2021.

Budgeted expenditures in the General Fund are expected to hold steady.

Business–type Activities: The water and sewer rates in the Town will be increased to cover increases by City of Lenoir for sewer treatment. The Town of Cajah's Mountain purchases sewer treatment from the City of Lenoir. Expenditures in the water and sewer fund are expected to be comparable to year ended June 30, 2021. No new projects are planned as of June 30, 2021.

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 Randy Feierabend, Town Administrator, at (828) 728-5053.

- 11 - EXHIBIT 1

TOWN OF CAJAH'S MOUNTAIN, NORTH CAROLINA STATEMENT OF NET POSITION FOR THE FISCAL YEAR ENDED JUNE 30, 2021

	PRIMARY GOVERNMENT					
	Governmental	Business- type				
	Activities	Activities	Total			
ASSETS						
Current assets:						
Cash and cash equivalents	\$ 2,972,556	\$ 148,852	\$ 3,121,408			
Accounts receivable (net)	133,467	13,807	147,274			
Internal balances	2,028	(2,028)	-			
Restricted cash - Capital Reserve	73,009	-	73,009			
Net pension asset						
Total current assets	3,181,060	160,631	3,341,691			
Capital assets (Note 1):						
Land, non-depreciable improvements,						
and construction in progress	33,750	-	33,750			
Other capital assets, net of						
depreciation	275,491	3,045,236	3,320,727			
Total capital assets	309,241	3,045,236	3,354,477			
Total assets	3,490,301	3,205,867	6,696,168			
DEFERRED OUTFLOWS OF RESOURCES						
Pension Defferals	-	-	-			
Total current outflows of resources						
LIABILITIES						
Current liabilities:						
Accounts payable	25,523	9,602	35,125			
Net pension liability						
Total liabilities	25,523	9,602	35,125			
DEFERRED INFLOWS OF RESOURCES						
Pension deferrals	14,147	-	14,147			
Total current inflows of resources	14,147		14,147			
Total darrent innows of resources	17,177		17,177			
NET POSITION						
Net Investment						
In Capital Assets	309,241	3,045,236	3,354,477			
Restricted for:	400 407	40.007	447074			
Stabilization by state statute	133,467	13,807	147,274 73,000			
Capital projects Unrestricted	73,009 2,934,914	- 137,222	73,009 3,072,136			
O'modalotou	2,307,314	101,222	5,072,100			
Total net position	\$ 3,450,631	\$ 3,196,265	\$ 6,646,896			

TOWN OF CAJAH'S MOUNTAIN, NORTH CAROLINA STATEMENT OF ACTIVITIES FOR THE FISCAL YEAR ENDED JUNE 30, 2021

					Net (Expense)	Revenue and Change	s in Net Position
			Program Revenues			Primary Governmer	nt
Functions/Programs	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities	Business- type Activities	Total
Primary government: Governmental Activities: General government administration and building	\$ 439,681	\$ -	\$ -	\$ -	\$ (439,681)	\$ -	\$ (439,681)
Transportation Environmental protection	2,942 147,052				(147,052)		(2,942) (147,052)
Total governmental activities	589,675	- _			(589,675)		(589,675)
Business-type activities: Water and sewer	315,654	175,783				(139,871)	(139,871)
Total business-type activities	315,654	175,783	- _			(139,871)	(139,871)
Total primary government	\$ 905,329	\$ 175,783	\$ -	<u>\$</u>	(589,675)	(139,871)	(729,546)
		governmental revenu vernmental revenues stment earnings			741,480 79,580 55,879 472 2,002		741,480 79,580 55,879 472 2,002
	Transfers					<u> </u>	
	Total general re	venues, special items	s, and transfers		879,413	-	879,413
	(Change in net position	n		289,738	(139,871)	149,867
	Net position - begir	nning			3,160,893	3,336,136	6,497,029
	1	Net position - ending			\$ 3,450,631	\$ 3,196,265	\$ 6,646,896

- 13 - EXHIBIT 3

TOWN OF CAJAH'S MOUNTAIN, NORTH CAROLINA BALANCE SHEET GOVERNMENTAL FUNDS FOR THE FISCAL YEAR ENDED JUNE 30, 2021

	Major Funds General		Total Governmental Funds		
ASSETS	•	0.070.550	•	0.070.550	
Cash and cash equivalents	\$	2,972,556	\$	2,972,556	
Receivables, net Accounts		133,467		133,467	
Due from other funds		2,028		2,028	
Restricted cash - Capital Reserve		73,009		73,009	
Total assets	\$	3,181,060	\$	3,181,060	
LIABILITIES AND EUND DALANGES					
LIABILITIES AND FUND BALANCES Liabilities:					
Accounts payable and accrued					
liabilities	\$	25,523	\$	25,523	
Due to other funds				-	
Total liabilities		25,523		25,523	
Fund balances:					
Restricted:					
Stabilization by State Statute		133,467		133,467	
Capital projects		73,009		73,009	
Assigned:					
Subsequent years expenditures		0.040.004		0.040.004	
Unassigned		2,949,061	-	2,949,061	
Total fund balances		3,155,537		3,155,537	
Total liabilities and fund balances	\$	3,181,060			
Amounts reported in governmental activities in the statement of net position (Exhibit 1) are different because: Capital assets used in governmental activities are not financial					
resources and therefore are not reported in the funds. Liabilities for earned revenues considered deferred inflows of				309,241	
Resources in fund statements Net pension liability				(14,147)	
Contributions to the pension plan in the current fiscal year are				-	
deferred outflows of resources on the Statement of Net Position				_	
Pension related deferrals					
Net position of governmental activities			\$	3,450,631	

- 14 - EXHIBIT 4

TOWN OF CAJAH'S MOUNTAIN, NORTH CAROLINA STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE GOVERNMENTAL FUNDS FOR THE FISCAL YEAR ENDED JUNE 30, 2021

	Major Funds General		Total Governmental Funds		
REVENUES		744 400	_	744.400	
Other taxes	\$	741,480	\$	741,480	
Unrestricted intergovernmental		79,580		79,580	
Restricted intergovernmental Permits and fees		55,879		55,879	
Investment earnings		- 472		- 472	
Miscellaneous		2,002		2,002	
Total revenues		879,413		879,413	
EXPENDITURES					
General government		327,865		327,865	
Public works		-		-	
Building and grounds		116,309		116,309	
Environmental protection		147,052		147,052	
Total expenditures		591,226		591,226	
Excess (deficiency) of revenues					
over expenditures		288,187		288,187	
OTHER FINANCING SOURCES (USES) Transfers from other funds Transfers to other funds					
Transfers to other funds		-			
Total other financing sources (uses)					
Net changes in fund balance		288,187		288,187	
Fund balances - beginning		2,867,350		2,867,350	
Fund Balances - Ending	\$	3,155,537	\$	3,155,537	

- 15 - EXHIBIT 4

TOWN OF CAJAH'S MOUNTAIN, NORTH CAROLINA STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE GOVERNMENTAL FUNDS FOR THE FISCAL YEAR ENDED JUNE 30, 2021

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

Net changes in fund balances - total governmental funds	\$ 288,187
Contributions to the pension plan in the current fiscal year are not included on the Statement of Activities	-
Governmental funds report capital outlays as expenditures. However, in the Statement of Activities the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense. This is the amount by which depreciation exceeded capital outlay in the current period	(6,799)
Some income 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.	8,350
Total changes in net position of governmental activities	\$ 289,738

TOWN OF CAJAH'S MOUNTAIN, NORTH CAROLINA GENERAL FUND STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL FOR THE FISCAL YEAR ENDED JUNE 30, 2021

General Fund

			(General Fund				
		Original		Final		Actual Amounts	W B	/ariance lith Final sudget - Positive legative)
Revenues:	Φ.	400 705	Φ.	400 705	Φ.	744 400	Φ.	054.755
Other taxes	\$	486,725	\$	486,725	\$	741,480	\$	254,755
Unrestricted intergovernmental Restricted intergovernmental		76,600 55,000		76,600 55,000		79,580 55,879		2,980 879
Permits and fees		55,000		55,000		55,679		079
Investment earnings		5,000		5,000		372		(4,628)
Miscellaneous		3,000		5,000		2,002		2,002
Wildelianeda					•	2,002		2,002
Total Revenues		623,325		623,325		879,313		255,988
Expenditures:								
General government		343,325		343,325		327,865		15,460
Public works		-		-		-		-
Environmental protection		160,000		160,000		147,052		12,948
Building and grounds		120,000		120,000		116,309		3,691
		623,325			1		•	
Total expenditures	-	023,325		623,325		591,226		32,099
Revenues over (under)						000 007		000 007
expenditures						288,087		288,087
Other financing sources (uses): Transfers from other funds								
Transfers to other funds		-		-		-		-
Appropriated Fund balance								<u> </u>
Total other financing sources (uses)		-		_		_		_
, ,					-			
Revenues and other sources over (under) expenditures								
and other uses	\$		\$			288,087		288,087
Fund balances, beginning of year						2,794,441		
Fund balance, ending						3,082,528		
A legally budgeted Capital Reserve Fund is consolidated into the General Fund for reporting purposes:								
Interest income						100		
Fund balance, beginning						72,909		
Fund balance, ending (Exhibit 4)					\$	3,155,537		

- 17 - EXHIBIT 6

TOWN OF CAJAH'S MOUNTAIN, NORTH CAROLINA STATEMENT OF FUND NET POSITION PROPRIETARY FUND FOR THE FISCAL YEAR ENDED JUNE 30, 2021

	E	nterprise Fund
		Vater and
	Se	ewer Fund
ASSETS		
Current assets:	Φ.	440.050
Cash and cash equivalents Accounts receivable	\$	148,852 13,807
Due from other funds		13,007
Due from other funds		
Total current assets		162,659
Capital assets:		
Other capital assets, net of depreciation		3,045,236
Capital assets, net		3,045,236
Total assets	\$	3,207,895
LIABILITIES		
Current Liabilities:		
Accounts payable	\$	9,602
Due to other funds		2,028
Total liabilities		11,630
NET POSITION		
Net Investment In		
Capital Assets		3,045,236
Unrestricted		151,029
Total net position	\$	3,196,265
Net position of business-type activities	\$	3,196,265

- 18 - EXHIBIT 7

TOWN OF CAJAH'S MOUNTAIN, NORTH CAROLINA STATEMENT OF REVENUES, EXPENSES, AND CHANGES IN FUND NET POSITION PROPRIETARY FUND FOR THE FISCAL YEAR ENDED JUNE 30, 2021

	Enterprise Fund Water and
OPERATING REVENUES	Sewer Fund
Charges for services	\$ 175,783
Total operating revenues	175,783
OPERATING EXPENSES	
Waste collection and treatment	111,907
Depreciation and amortization	130,198
Utilities	4,747
Maintenance	7,894
Other operating expenses	60,908
Total operating expenses	315,654
Operating income (loss)	(139,871)
NONOPERATING REVENUES (EXPENSES) Sale of equipment	
Investment earnings	
Interest and other charges	
Total nonoperating revenue (expenses)	
Income (loss) before contributions	
and transfers	(139,871)
Transfers from other funds	_
Change in net position	(139,871)
Total net position - beginning	3,336,136
Total net position - ending	\$ 3,196,265
Net position - business-type activities	\$ 3,196,265

- 19 - EXHIBIT 8

TOWN OF CAJAH'S MOUNTAIN, NORTH CAROLINA STATEMENT OF CASH FLOWS PROPRIETARY FUND FOR THE FISCAL YEAR ENDED JUNE 30, 2021

	Enterprise Fund	
	Water and Sewer Fund	
CASH FLOWS FROM OPERATING ACTIVITIES Cash received from customers Cash paid for services	\$ 175,779 185,569	
Net cash provided (used) by operating activities	(9,790)	
CASH FLOWS FROM CAPITAL AND RELATED FINANCING ACTIVITIES Acquisition of capital assets Transfer from other funds Grant revenue Sale of equipment	- - -	
Net cash provided (used) by capital and related financing activities		
CASH FLOWS FROM INVESTING ACTIVITIES Interest earned on investments		
Net increase (decrease) in cash and cash equivalents	(9,790)	
Balances - beginning of year	158,642	
Balances - end of year	\$ 148,852	
Reconciliation of operating income to net cash provided by operating activities: Operating income (loss) Adjustments to reconcile operating income to net cash	\$ (139,871)	
provided by operating activities: Depreciation	130,198	
Changes in assets & liabilities: Increase (decrease) in accounts payable (Increase) Decrease in accounts receivable	1,008 (1,125)	
Total adjustments	130,081	
Net cash (used) provided by operating activities	\$ (9,790)	

TOWN OF CAJAH'S MOUNTAIN NOTES TO THE GENERAL PURPOSE FINANCIAL STATEMENT FOR THE FISCAL YEAR ENDED JUNE 30, 2021

I. Summary of Significant Accounting Policies:

The accounting policies of the Town of Cajah's Mountain 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 Cajah's Mountain is a municipal corporation which is governed by a five member Town Council with an elected mayor.

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 emphasis of fund financial statements is on major governmental and enterprise funds, each displayed in a separate column. All remaining governmental and enterprise funds are aggregated and reported as nonmajor funds.

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

B. <u>Basis of Presentation - (Continued)</u>:

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 State grants, state sales tax, and various other taxes and licenses. The primary expenditures are for administration, street maintenance and construction, sanitation services, and buildings and grounds.

The Town reports the following major enterprise fund:

Water and Sewer Fund. This fund is used to account for the Town's sewer 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 fund 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. Nonexchange transactions, in which the Town gives (or receives) value without directly receiving (or giving) equal value in exchange, include grants and donations. 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 1) charges to customers or applicants for goods, services, or privileges provided, 2) operating grants and contributions, and 3) capital grants and contributions, including special assessments. Internally dedicated resources are reported as general revenues rather than as program revenues. Likewise, general revenues include all taxes.

Proprietary funds distinguish operating revenues and expenses from nonoperating 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 fund are charges to customers for sales and services. The Town also recognizes as operating revenue the portion of tap fees intended to recover 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 nonoperating revenues and expenses.

C. Measurement Focus and Basis of Accounting - (Continued):

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 yearend. The Town has no property taxes.

Sales taxes and certain intergovernmental revenues such as the utilities franchise tax collected and held by the State at year-end on behalf of the Town are recognized as revenue. Sales taxes are considered a shared revenue for the Town of Cajah's Mountain because the tax is levied by Caldwell 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. Grant revenues which are unearned at year-end are recorded as unearned 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 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 by 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 Capital Reserve Special Revenue Fund and the Enterprise Fund. All annual appropriations lapse at the fiscal-year end. All budgets are prepared using the modified accrual basis of accounting. Expenditures may not legally exceed appropriations at the departmental level for all annually budgeted funds. Any revisions made to the original budget must be approved by the governing board. During the year no 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, and Fund Equity:

1. Deposits and Investments

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

State law [G.S. 115C-443] authorizes the Town 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 investments with a maturity of more than one year at acquisition and non-money market investments are reported at fair value as determined by quoted market prices. Money market investments that have a remaining maturity at the time of purchase of one year or less are reported at amortized cost.

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.

3. Restricted Assets

Money in the Capital Reserve Fund is classified as restricted because its use is restricted by revenue source for capital projects.

4. 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, \$2,500; Buildings, improvements, substations, lines, and other plant and distribution systems, \$2,000; infrastructure, \$5,000; furniture and equipment, \$1,000; and vehicles, \$2,500. Purchased or constructed capital assets are reported at cost or estimated historical cost. Donated capital assets are recorded at their estimated fair value at the date

E. Assets, Liabilities, and Fund Equity - (Continued):

4. Capital Assets - (Continued)

of donation. 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 assets' lives are not capitalized.

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

Asset Class	Estimated Useful Lives
Infrastructure	30
Buildings	50
Improvements	25
Vehicles	6
Furniture and equipment	10
Computer equipment	3
Sewer lines	40

5. 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, contributions made to the pension plan 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 one item that meets the criterion for this category deferrals of pension expense that result from the implementation of GASB Statement 68.

6. Net Position/Fund Balances:

Net position in government-wide and proprietary fund financial statements are classified as invested in capital assets, net of related debt; restricted; and unrestricted. Restricted net position represent 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.

- E. Assets, Liabilities, and Fund Equity (Continued):
 - 6. Net Position/Fund Balances (Continued):

Fund Balances

In the governmental fund financial statements, fund balances 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.

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 - portion of fund balance that is restricted by State Statute [G.S. 159-8(a)].

Restricted for Capital Projects - portion of fund balance restricted for capital projects.

Committed Fund Balance - portion of fund balance that can only be used for specific purposes imposed by majority vote by quorum of Town of Cajah's Mountain 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 a similar action is taken (the adoption of another ordinance) to remove or revise the limitation.

Any changes or removal of specific purpose requires majority action by the governing body.

Assigned fund balance - portion of fund balance that Town of Cajah's Mountain 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 appropriations by resource or appropriation within funds up to \$100,000.

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

E. Assets, Liabilities, and Fund Equity - (Continued):

6. Net Position/Fund Balances - (continued):

Fund Balances - (Continued)

The Town of Cajah's 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 proceeds, federal funds, State funds, local non-town funds, 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.

7. Pensions:

For purposes of measuring the net pension asset, 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 Cajah's Mountain's employer contributions are recognized when due and the Town of Cajah's 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.

II. 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 these units' names. 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 names. 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

A. Assets - (Continued):

1. Deposits - (Continued):

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 under-collaterization, 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.

At June 30, 2021, the Town's deposits had a carrying amount of \$1,185,247 and a bank balance of \$1,223,446. Of the bank balance, \$250,000 is covered by federal depository insurance and the remainder was covered by collateral held under the pooling method. The Town has no policy regarding custodial risk for deposits.

2. Investments:

At June 30, 2021, the Town of Cajah's Mountain had \$2,009,170 invested with the North Carolina Capital Management Trust's Government Portfolio which carried a credit rating of AAAm by Standard and Poor's as of June 30, 2021.

3. Capital Assets:

Capital asset activity for the primary government for the year ended June 30, 2021 was as follows:

Governmental activities:	Beginning Balances	Increases	<u>Decreases</u>	Ending Balances
Capital assets not being depreciated: Land and improvements	\$ 33,750	\$	\$	\$ 33,750
Total capital assets not being depreciated	33,750			33,750
Capital assets being depreciated: Buildings Equipment Infrastructure	150,048 52,085 372,950	16,959		150,048 69,044 372,950
Total capital assets being depreciated	575,083	16,959		592,042
Less accumulated depreciation for: Buildings Equipment Infrastructure	100,280 45,084 147,438	3,310 1,819 18,620		103,590 46,903 166,058
Total accumulated depreciation	292,802	23,749		316,551
Total capital assets being Depreciated, net	<u>\$282,281</u>	<u>\$ (6,790)</u>	<u>\$</u>	<u>\$275,491</u>

A. <u>Assets - (Continued)</u>:

3. Capital Assets - (Continued):

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

General government \$20,807 Transportation \$2,942

Total depreciation expense \$23,749

Water and Sewer Fund	Beginning Balances	Increases	Decreases	Ending Balances
Capital assets being depreciated: Participation fee Plant and distribution	\$ 354,000	\$	\$	\$ 354,000
systems	4,493,376			4,493,376
Total capital assets being depreciated	4,847,376			4,847,376
Less accumulated depreciation				
for: Participation fee Plant and distribution	162,840	7,080		169,920
systems	1,510,231	123,118	1,129	1,632,220
Total accumulated depreciation	1,673,071	<u>\$130,198</u>	<u>\$ 1,129</u>	1,802,140
Total capital assets being depreciated, net	3,174,305			3,045,236
Business-type activities capital assets, net	<u>\$3,174,305</u>			<u>\$3,045,236</u>

B. <u>Liabilities</u>:

1. Long-Term Debt:

The Town of Cajah's Mountain had no long-term debt at June 30, 2021.

2. Pension Plan Obligations:

Local Governmental Employees' Retirement System:

Plan Description. The Town of Cajah's Mountain is a participating employer in the statewide Local Governmental Employees' Retirement System (LGERS), a cost-sharing multiple-employer defined benefit pension plan administered by the State of North Carolina. LGERS

B. <u>Liabilities - (Continued)</u>:

2. Pension Plan Obligations - (Continued):

Local Governmental Employees' Retirement System - (Continued):

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 Comprehensive Annual Financial Report (CAFR) for the State of North Carolina. The State's CAFR 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, or by calling (919) 981-5454, or at 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 50 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

- B. Liabilities (Continued):
 - 2. Pension Plan Obligations (Continued):

Local Governmental Employees' Retirement System - (Continued):

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 receive 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 Cajah's Mountain employees are required to contribute 6% of their compensation. Employer contributions are actuarily determined and set annually by the LGERS Board of Trustees. The Town of Cajah's Mountain's contractually required contribution rate for the year ended June 30, 2021 was 0% 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 of Cajah's Mountain were \$ -0- for the year ended June 30, 2021.

Refunds of Contributions. Town employees who have terminated service as a contributing members 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 \$-0- 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 asset 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 20, 2020 utilizing updated procedures incorporating the actuarial assumptions. The Town's proportion of the net pension asset 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, 2020, the Town's proportion was 0%, which was a decrease of .00095% from its proportion measured as of June 30, 2020.

B. <u>Liabilities - (Continued)</u>:

2. Pension Plan Obligations - (Continued):

Local Governmental Employees' Retirement System - (Continued):

For the year ended June 30, 2021 the Town recognized pension expense of \$ -0- . At June 30, 2021 the Town reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected		
and actual experience	\$	\$
Changes of assumptions		
Net difference between projected		
and actual earnings on pension		
plan investments		
Changes in proportion and		
differences between Town		
contributions and proportionate share of contributions		14 147
Town contributions subsequent to		14,147
the measurement date		
the measurement date		
Total	<u>\$ -</u>	<u>\$14,147</u>

\$ -0- reported as deferred outflows of resources related to pensions resulting from Town contributions subsequent to the measurement date will be recognized as an increase of the net pension asset in the year ended June 30, 2021. Other amounts reported as deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year ended June 30:

2022	(4,916)
2023	(4,755)
2024	(4,476)
2025	
2026	
Thereafter	
	\$/1/ 1/7)

Actuarial Assumptions. The total pension liability in the December 31, 2013 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation	3.0 percent
Salary increases	3.50 to 8.10 percent, including
•	inflation and productivity factor
Investment rate of return	7.00 percent, net of pension plan
	investment expense, including
	inflation

B. <u>Liabilities - (Continued)</u>:

2. Pension Plan Obligations - (Continued):

Local Governmental Employees' Retirement System - (Continued):

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 for the period 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 weighing 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:

Asset Class	Target Allocation	Long-Term Expected Real Rate of Return
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	<u>100%</u>	

B. Liabilities - (Continued):

2. Pension Plan Obligations - (Continued):

Local Governmental Employees' Retirement System - (Continued):

The information above is based on 30 year expectations developed with the consulting actuary for the 2017 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 calculated from nominal rates by 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 7.00%. The projection of cash flows used to determine the discount rate assumed that contributions 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 members. Therefore, the long-term expected rate of return on pension plan investments was applied to all period of projected benefit payments to determine the total pension liability.

Sensitivity of the Town's proportionate share of the net pension asset to changes in the discount rate. The following present the Town's proportionate share of the net pension 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 one percentage point lower (6.00%) or one percentage point higher (8.00%) than the current rate:

	1%	Discount	1%
	Decrease	Rate	Increase
	(6.00%)	(7.00%)	(8.00%)
Town's proportionate share of the net pension liability (asset)	\$ -0-	\$ -0-	\$ -0-

Pension plan fiduciary net position. Detailed information about the pension plan's fiduciary net position is available in the separately issued Comprehensive Annual Financial Report (CAFR) for the State of North Carolina.

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, thru a commercial carrier, has property liability coverage of \$563,000 on buildings and contents per occurrence. Claims have not exceeded coverage in any of the last three fiscal years.

II. <u>Detail Notes on All Funds - (Continued)</u>:

B. Liabilities - (Continued):

3. Risk Management - (Continued):

The Town is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets and errors. The Town has general liability coverage up to \$1,000,000, personal injury coverage up to \$1,000,000 with a limit of \$1,000,000 per occurrence. The Town carries commercial insurance on all of the above risks. There were no claims in the past three years and there are no pending claims.

The Town carries no flood insurance coverage.

In accordance with G.S. 159-29, the Town's employee that has access at any given time to the Town's funds is performance bonded through a commercial surety bond. The finance officer and this employee are each individually bonded for \$50,000 each.

C. Interfund Balances and Activity:

Balances due to/from Other Funds Balances due to/from Other Funds at June 30, 2021, consist of the following:

Due To:	
Capital Reserve Fund	<u>\$2,161</u>
	<u>\$2,161</u>
Due From:	
General Fund	\$ 133
Water & Sewer	2,028
	<u>\$2,161</u>

D. 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	\$3,155,537
Less:	
Stabilization by State Statute	133,467
Restricted for capital projects	73,009
Appropriated Fund Balance in 2022 budget	_
Remaining Fund Balance	\$2,949,061

III. Segment Information for Enterprise Fund:

The accompanying financial statements include one enterprise fund which provides water and sewer services. Segment information for the fiscal year ended June 30, 2021, is as follows:

	Sewer Fund
Operating Revenues Depreciation Expense	\$ 175,783 130,198
Operating Income (Loss)	(139,871)
Net Income (Loss)	(139,871)
Plant, Property and Equipment:	
Additions	- 151,029
Net Working Capital Total Assets	3,207,895
Total Equity	\$3,196,265

IV. 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 moneys.

V. Significant Effects of Subsequent Events:

The Town has evaluated subsequent events through November 19, 2021, the date which the financial statements were available to be issued.

REQUIRED SUPPLEMENTARY FINANCIAL DATA

TOWN OF CAJAH'S MOUNTAIN PROPORTIONATE SHARE OF NET PENSION LIABILITY (ASSET) REQUIRED SUPPLEMENTARY INFORMATION LAST EIGHT FISCAL YEARS*

LOCAL GOVERNMENT EMPLOYEES' RETIREMENT SYSTEM

	2021	2020	2019	2018	2017	2016	2015	2014
Cajah's Mountain proportion of the net pension liability (asset)(%)	0.00000%	0.00095%	0.00096%	0.00094%	0.00087%	0.00064%	0.00060%	0.00029%
Cajah's Mountain proportionate share of the net pension liability (asset)(\$)	\$ 0	\$ 25,944	\$ 22,774	\$ 14,361	\$ 18,464	\$ 2,872	\$ (3,539)	\$ 7,232
Cajah's Mountain covered-employee payroll	\$ 0	\$ 1,875	\$ 43,084	\$ 40,500	\$ 40,500	\$ 25,333	\$ 50,845	\$ 42,646
Cajah's Mountain proportionate share of the net pension liability (asset) as a percentage of its covered-employee payroll *	0.00%	138.37%	56.23%	35.46%	72.88%	5.64%	13.97%	16.96%
Plan fiduciary net position as a percentage of the total pension liability **	88.61%	91.63%	91.63%	94.18%	91.47%	98.09%	102.64%	94.35%

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

^{**} This will be the same percentage for all participant employers in the LGERS plan.

TOWN OF CAJAH'S MOUNTAIN, NORTH CAROLINA CONTRIBUTIONS REQUIRED SUPPLEMENTARY INFORMATION LAST EIGHT FISCAL YEARS

	 2021	2020		2019	2018	2017	2016	2015	2014
Contractually required contribution	\$ 0	\$	168	\$ 3,339	\$ 3,129	\$ 2,936	\$ 2,701	\$ 6,293	\$ 10,559
Contributions in relation to the contractually required contribution	 0		168	3,339	3,129	2,936	2,701	6,293	10,559
Contribution deficiency (excess)	\$ 0	\$	_	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Cajah's Mountain covered-employee payroll	\$ 0	\$	1,875	\$43,084	\$41,715	\$40,500	\$40,500	\$ 25,333	\$ 50,845
Contributions as a percentage of covered-employee payroll	0.00%		8.96%	7.75%	7.50%	7.25%	6.67%	24.84%	20.76%

INDIVIDUAL FUND STATEMENTS AND SCHEDULES

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TOWN OF CAJAH'S MOUNTAIN, NORTH CAROLINA GENERAL FUND

STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE BUDGET AND ACTUAL FOR THE FISCAL YEAR ENDED JUNE 30, 2021 (WITH COMPARATIVE ACTUAL AMOUNTS FOR THE FISCAL YEAR ENDED JUNE 30, 2020)

REVENUES:	В	Budget		2021 Actual	(N	Positive legative) ariances	2020 Actual
Other Taxes:			•				
Local Option Sales Tax	\$	486,725	\$	741,480	\$	254,755	\$ 654,060
Total		486,725		741,480		254,755	 654,060
Unrestricted intergovernmental revenues: Franchise tax Solid Waste Disposal Tax		75,000 1,600		77,542 2,038		2,542 438	79,566 2,083
Total		76,600		79,580		2,980	81,649
Restricted intergovernmental revenues: PARTF Grant CARES Act		- 55,000		- 55,879		- 879	43,575 -
Investment Earnings: Interest earned		5,000		372		(4,628)	9,645
Total		5,000		372		(4,628)	 9,645
Permits and fees: Permit fees							<u>-</u>
Total							
Miscellaneous Miscellaneous income Contributions		<u>-</u>		2,002		2,002	200 9,050
Total		<u>-</u>		2,002		2,002	9,250
Total revenues		623,325		879,313		255,988	798,179
EXPENDITURES: General government: Administration:							
Insurance and bonds Dues and subscriptions Auditing and accounting Election expense		- - -		7,142 2,042 9,528		7,142 2,042 9,528	8,185 5,425 8,505 3,635
Travel Legal Contracted services		- - -		505 500 37,267		505 500 37,267	686 750 44,344
Donations Bank Charges Advertising Meetings and Conventions		- - -		650 4,820 5,663		650 4,820 5,663	1,400 1,860 5,861 1,919
Copier Lease Stormwater program		-		2,454 -		2,454 -	2,680

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TOWN OF CAJAH'S MOUNTAIN, NORTH CAROLINA GENERAL FUND

STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN FUND BALANCE BUDGET AND ACTUAL FOR THE FISCAL YEAR ENDED JUNE 30, 2021 (WITH COMPARATIVE ACTUAL AMOUNTS FOR THE FISCAL YEAR ENDED JUNE 30, 2020)

EXPENDITURES - (Continued):	Budget	2021 Actual	Variances	2020 Actual		
General government - (Continued):						
Administration - (Continued):	ф	ф 0.420	¢ (0.420)	ф 0.275		
Office Supplies Salaries	\$ -	\$ 9,120 34,900	\$ (9,120) (34,900)	\$ 2,375 30,750		
Retirement expense	-	34,900	(34,900)	168		
Payroll taxes	-	2,670	(2,670)	2,352		
Miscellaneous	-	-,	(=, : : · ·) -	-,		
CARES Act'	-	55,604	(55,604)	-		
County - interlocal agreement		155,000	(155,000)	155,000		
Total administration		327,865	(327,865)	275,895		
Buildings and Grounds:						
Utilities	-	4,642	(4,642)	5,113		
Supplies	-	200	(200)	250		
Maintenance	-	26,605	(26,605)	3,646		
Park and Holiday lights	-	67,912	(67,912)	-		
Capital Outlay	<u> </u>	16,950	(16,950)	145,753		
Total buildings and grounds		116,309	(116,309)	154,762		
Public Works:						
Street repairs	-	-	-	-		
Street signs	-	116	(116)	863		
Waste pick-up	-	146,936	(146,936)	140,043		
Recycling program	-	-	-	-		
Capital Outlay						
Total public works		147,052	(147,052)	140,906		
Total expenditures		591,226	(591,226)	571,563		
Revenues over (under) expenditures	623,325	288,087	(335,238)	226,616		
Other Financing Sources (Uses): Operating transfer (to) from Capital Project Fund				(00.000)		
Water and Sewer Fund Appropriated fund balance				(99,002)		
Total other financing sources (uses)				(99,002)		
Revenues and other financing sources under expenditures and other financing uses	\$ 623,325	288,087	\$ (335,238)	127,614		
Fund Balances:						
Beginning of year, July 1		2,794,441		2,666,827		
End of year, June 30		\$ 3,082,528		\$ 2,794,441		

TOWN OF CAJAH'S MOUNTAIN, NORTH CAROLINA SPECIAL REVENUE - CAPITAL RESERVE SCHEDULE OF REVENUES AND EXPENDITURES AND CHANGES IN FUND BALANCE - BUDGET AND ACTUAL FOR THE FISCAL YEAR ENDED JUNE 30, 2021 WITH COMPARATIVE ACTUAL AMOUNTS FOR THE FISCAL YEAR ENDED JUNE 30, 2020

2021

			2021					
				Po	iance sitive	2020		
Revenues:	Budget	A	Actual	(Neg	gative)	Actual		
Investment Earnings:		_						
Interest earned	\$ -	\$	100	\$	100	\$	243	
Total revenues			100		100		243	
Expenditures:								
Sewer construction								
Total		_						
Revenues over expenditures			100		100		243	
Other Financing (uses): Transfer from General Fund Appropriated Fund Balance Transfer to Sewer Fund					-			
Total other financing (uses)			-				_	
Revenues and other sources over (under) expenditures and other uses	\$ -	=	100	\$	100		243	
Fund Balance:								
Beginning of year - July 1, 2020			72,909				72,666	
End of year - June 30, 2021		\$	73,009			\$	72,909	

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TOWN OF CAJAH'S MOUNTAIN, NORTH CAROLINA WATER AND SEWER FUND SCHEDULE OF REVENUES AND EXPENDITURES BUDGET AND ACTUAL (NON-GAAP)

FOR THE FISCAL YEAR ENDED JUNE 30, 2021 (WITH COMPARATIVE ACTUAL AMOUNTS FOR THE FISCAL YEAR ENDED JUNE 30, 2020)

2021 Variance **Positive** 2020 (Negative) Actual Budget Actual Revenues: Water and sewer charges 188,200 175,783 (12,417)Total operating revenues 188,200 175,783 (12,417)172,517 Nonoperating revenues: Grant revenue Interest earnings 175,783 Total revenues 188,200 (12,417)172,517 **Expenditures:** Waste collection and treatment: Sewage collection system: Waste treatment 103,200 111,907 (8,707)127,098 Other operating expenditures 72,000 60,908 11,092 26,872 Total 175,200 172,815 2,385 153,970 Water and sewer maintenance: Other operating expenditures 13,000 12,641 359 9,803 Total 13,000 12,641 359 9,803 Capital outlay: Sewer extension 100,368 Total expenditures 188,200 185,456 2,744 264,141 Other financing sources (uses): Transfer to other fund: Appropriated Retained Earnings Transfer to Capital Projects Fund Grant Revenue Transfer from Capital Reserve Fund Transfer from General Fund 99,002 Total other financing sources (uses) 99,002

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TOWN OF CAJAH'S MOUNTAIN, NORTH CAROLINA WATER AND SEWER FUND SCHEDULE OF REVENUES AND EXPENDITURES BUDGET AND ACTUAL (NON-GAAP) FOR THE FISCAL YEAR ENDED JUNE 30, 2021

(WITH COMPARATIVE ACTUAL AMOUNTS FOR THE FISCAL YEAR ENDED JUNE 30, 2020)

Reconciliation from budgetary basis	Budget		2021 Actual	(Negative)	2020 Actual
(modified accrual) to full accrual:					
Revenues and other sources over (under) expenditures and other uses	\$ -	\$	(9,673)	\$ (9,673)	\$ 7,378
Reconciling items: Capital outlay Depreciation and amortization			- (130,198)		 100,368 (131,280)
Total			(130,198)		(30,912)
Net Income		\$	(139,871)		\$ (23,534)

TOWN OF CAJAH'S MOUNTAIN GASB 34 CALCULATION OF MAJOR FUNDS FOR THE FISCAL YEAR ENDED JUNE 30, 2021

		Comp			Comp			Comp				utes leets	Computes "MAJOR" if Fund is Major
		10%	5%	-	10%	5%	•	10%	5%	Expenditures/	10%	5%	If a "Category" Has an "X" in Both
Type of Fund	Assets	Rule	Rule	Liabilities	Rule	Rule	Revenue	Rule	Rule	Expenses	Rule	Rule	Columns, Then Fund is a Major Fund
General Fund	\$ 3,490,301	N/A	N/A	\$ 25,523	N/A	N/A	\$ 879,413	N/A	N/A	\$ 589,675	N/A	N/A	YES ALWAYS MAJOR
Total Government Funds	\$ 3,490,301			\$ 25,523			\$ 879,413			\$ 589,675			
10% of Total Governmental Funds	\$ 349,030			\$ 2,552			\$ 87,941			\$ 58,968			
Enterprise Funds:													
Water and Sewer Fund	\$ 3,205,867	Х	X	\$ 9,602	Х	X	\$ 175,783	X	X	\$ 315,654	X	X	YES MAJOR
Total Enterprise Funds	\$ 3,205,867			\$ 9,602			\$ 175,783			\$ 315,654			
10% of Total Enterprise Funds	\$ 320,587			\$ 960			\$ 17,578			\$ 31,565			
Total Governmental and Enterprise Funds	\$ 6,696,168			\$ 35,125			\$ 1,055,196			\$ 905,329			
5% of Total Governmental and Enterprise Funds	\$ 334,808			\$ 1,756			\$ 52,760			\$ 45,266			