

TOWN of
Biltmore Forest



2019

COMPREHENSIVE ANNUAL FINANCIAL REPORT

Biltmore Forest, North Carolina

Biltmore Forest, North Carolina

COMPREHENSIVE ANNUAL FINANCIAL REPORT

**Fiscal Year Ending
June 30, 2019**



**Prepared by the
Finance Department**

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TOWN of
Biltmore
Forest



INTRODUCTORY SECTION

Letter of Transmittal

Organizational Chart

Principal Officials

Certificate of Achievement for
Excellence in Financial Reporting



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TOWN of
Biltmore
Forest



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www.biltmoreforest.org



George F. Goosmann, III, Mayor
Fran G. Cogburn, Mayor-Pro Tem
E. Glenn Kelly, Commissioner
Doris P. Loomis, Commissioner

Jonathan B. Kanipe,
Town Manager

December 23, 2019

To the Honorable Mayor, Members of the Board of Commissioners,
and Residents of the Town of Biltmore Forest:

The Comprehensive Annual Financial Report of the Town of Biltmore Forest, North Carolina is submitted for your review and use. This report was prepared by the Town's Finance Department, and it is the comprehensive publication of the Town's financial position and results of operations as of and for the fiscal year ended June 30, 2019.

The Town, like all other local governments in the State, is required by state law to publish a complete set of financial statements within four months of the close of each fiscal year. The financial statements must be presented in conformity with generally accepted accounting principles (GAAP) and audited in accordance with generally accepted auditing standards by a firm of licensed certified public accountants. This report is published to fulfill that requirement for the fiscal year ended June 30, 2019, and to provide further accountability to citizens and other interested parties by providing a more comprehensive report in lieu of the minimum basic financial statement requirements.

The Town is required by state law to have an annual independent financial audit. Carter, P.C., Certified Public Accountants, conducted the audit and concluded in an unmodified ("clean") opinion that the financial statements present fairly in conformity with GAAP, in all material respects, the financial position and changes in financial position for the Town of Biltmore Forest, North Carolina as of June 30, 2019. The independent auditors' report on the basic financial statements is presented as the first component of the Financial Section of this report.

Management's discussion and analysis of the basic financial statements (MD&A) immediately follows the independent auditors' report and provides a prescribed narrative introduction, overview and analysis of the basic financial statements. The MD&A is designed to complement this letter of transmittal and should be read in conjunction with it.

Responsibility for both the accuracy of the presented data and the completeness and fairness of the presentation, including all disclosures, rests with the Town. We believe the report, as presented, is accurate in all material aspects, is presented in a manner designed to fairly set forth the financial

activity of the funds, and contains all disclosures necessary to enable the reader to gain maximum understanding of the Town's financial affairs.

PROFILE OF THE TOWN

The Town of Biltmore Forest was incorporated in 1923 in the Blue Ridge Mountains of western North Carolina. The Town is located between the Biltmore Estate, the Blue Ridge Parkway and the City of Asheville. The Town has a land area of 2.9 square miles and an estimated population of 1,391¹.

The Board of Commissioners approved an ordinance amendment to the Town Charter changing the style of government from Mayor-Council to Council-Manager effective July 24th, 2017. The governing body is comprised of a Mayor and three-member Board of Commissioners, elected on a nonpartisan, at large basis for four-year terms. The Board of Commissioners has policy-making and legislative authority and appoints the Town Manager and Town Attorney. The Town Manger is responsible for carrying out the policies and ordinances of the Board, overseeing day-to-day operations, and appointing department heads.

The Board of Commissioners is required by state statute to adopt a budget by July 1 of each year. The Town's budget ordinance creates a legal limit on spending authorizations and serves as the foundation for Town of Biltmore Forest's financial planning and control. The budget is prepared by fund and department.

The Town provides a full range of services including police, public works, water, zoning, sanitation and recycling.

LOCAL ECONOMY

The Town of Biltmore Forest is a residential Town in the Asheville metropolitan area in Buncombe County. Major industries located in close proximity to the Town include hospitals, major tourist destinations, medical offices, retail stores and several financial institutions and insurance companies.

The unemployment rate for Buncombe County at fiscal year-end was 3.4% (not seasonally adjusted) which is lower than the statewide unemployment rate of 4.4%². The unemployment rates, both county-wide and state-wide, have been on a steady decline since the peak unemployment rate for both the state (12%), and the county (9.7%) in February 2010.

The estimated median household income for residents in the Town of Biltmore Forest continue to exceed regional and state figures. The 2018 estimated median household income³ for the Town was \$161,042, up 12% from the previous year. In comparison, the 2018 estimated median household

¹ North Carolina Office of State Budget & Management

² US Bureau of Labor Statistics June 2019

³ US Census; 2018: ACS 1-year estimates subject tables Median Income in the past 12 months (in 2018 inflation adjusted dollars). www.data.census.gov

income for the City of Asheville was \$51,040, Buncombe County was \$53,980, and the state of North Carolina was \$53,855.

Estimated housing values in the Town of Biltmore Forest have also remained strong with the median value for housing units without a mortgage valued at \$810,100⁴ and median value for housing units with a mortgage⁵ valued at \$908,500. Comparatively, the estimated housing values for units with a mortgage for the City of Asheville are \$304,700, Buncombe County \$269,300, and the state of North Carolina \$199,600.

The value of new and improvement construction, based on permits issued in the fiscal year ended June 30, 2019 was \$14.9 million, up from the previous fiscal year value of \$13.9 million.

MAJOR INITIATIVES

The Town's focus for FYE19 revolved around continued infrastructure improvement, capital improvements, and comprehensive planning activities. Broadly, these areas relate to the Town's continued efforts to improve the quality of life for our citizens through service delivery and enhanced viability of our infrastructure and public buildings. Strengthening our infrastructure and assets, and comprehensively structuring future improvements, will result in improvements for both the Town's citizens and the organization.

Storm water master plan. The Town completed Phase 1 of the storm water master plan and finished approximately 80 percent of Phase 2 in FYE19. Phase 2 included the identification of ten (10) high priority needs and includes a 10-year capital improvement plan to fund these activities. It is anticipated that the Town will begin work on these high priority needs within FYE20.

Public Works Building Construction. The Town's public works building was constructed in 1929 and served, at various times, as a stable, bus depot, and police quarters. The Town elected to perform an extensive renovation and concluded the bulk of construction by the end of FYE19. Some punch list items were completed in FYE20, but the bulk of work culminated in FYE19. This renovation and restoration project was completed under budget and on time. The Town held an open house for citizens to review the remodeled building in September 2019 and the work was very well received. This new building allows Public Works staff to more effectively utilize space and perform maintenance activities, manage the department and employees, and serve the public.

Greenwood Park Master Plan. The master plan for Greenwood Park was completed and presented to the Board in FYE19. The Board approved this master plan and a grant application to the North Carolina Parks and Recreation Trust Fund (NC PARTF). Unfortunately, the Town did not receive the grant but the Board has agreed to perform many of the items on the master plan with money committed as a match for the project.

⁴ US Census; 2018: ACS 5-year estimates subject tables Financial Characteristics for Housing Units without a Mortgage; www.data.census.gov

⁵ US Census; 2018: ACS 5-year estimates subject tables Financial Characteristics for Housing Units with a Mortgage; www.data.census.gov

Traffic studies and analysis. The Town conducted a traffic study in FYE18 for two arterial roads and a connector road in the Town. The results of this study indicated that traffic mitigation would provide improvements to several roads. As a result, the Town conducted a specific engineering report to reduce the speed from 35 mph to 25 mph on Vanderbilt Road and install an all-way stop sign at the intersection of Vanderbilt and Cedarcliff Roads. The Town proceeded with this project by providing thirty (30) days lead time for residents and motorists to become accustomed to the changes and installed significant electronic and stationary signage for a period of six (6) weeks prior to full implementation. The result is a significantly safer intersection with increased sight distance and reaction time, due to speed reduction, and anecdotally a sense of improved safety from those living near this intersection.

Citizen Participation Efforts. The town conducted citizen outreach at a much higher level in FYE19 than in prior years. These efforts included an open house held to provide information to citizens on the following topics: town financial reporting, the public works building construction project, potential changes to the Town's zoning ordinance, wildlife interaction issues, and traffic concerns. The result from this open house was a survey conducted and sent to all residents regarding zoning ordinance issues and traffic safety improvements. Results from these surveys justified the Town's implementation of traffic safety efforts (noted above) as well as still pending changes to the Town's zoning ordinance. Additionally, the Town conducted a survey for parks, held a public meeting regarding proposed changes to Greenwood Park, and made changes to the Greenwood Parks master plan concept as a result.

FINANCIAL MANAGEMENT/POLICIES

Budget Control: The annual budget serves as the foundation for the Town of Biltmore Forest's financial planning and control. In accordance with the North Carolina Local Government Budget and Fiscal Control Act, the Town adopts an ordinance containing balanced budgets for both the General and Water Funds for the fiscal year beginning on July 1 and ending on June 30. The budget ordinance also includes the property tax levy and rate.

Internal Control: The Town has established internal control framework that is designed both to protect the government's assets from loss, theft or misuse and to compile sufficient and reliable information for the preparation of the Town of Biltmore Forest's financial statements. Because the cost of internal controls should not outweigh their benefits, the Town's internal controls are designed to provide reasonable rather than absolute assurance that the financial statements will be free from material misstatement. As management, we assert that, to the best of our knowledge and belief, this financial report is complete and reliable in all material respects.

LONG TERM FINANCIAL PLANNING

The Town strives to maintain a strong financial position by relying on key financial policies for future endeavors. The Board of Commissioners adopted changes to the fund balance policy that increased the level of available fund balance maintained from 20% to a range between 25% and 35% of general fund expenditures. Fund balance is essential for local governments to avoid cash flow

interruptions, generate investment income, eliminate the need for short-term borrowing, and as an emergency reserve.

The Town has consistently exceeded the minimum fund balance set by the governing board, and for this fiscal year the available fund balance of general fund expenditures was 88.24% (\$3,285,215). The reduction in fund balance from the previous fiscal year is the result of a capital project funded by fund balance and installment debt.

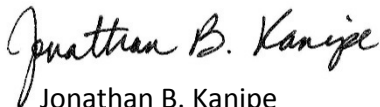
AWARDS AND ACKNOWLEDGEMENTS

The Government Finance Officers Association (GFOA) awarded a Certificate of Achievement for Excellence in Financial Reporting to the Town of Biltmore Forest for its Comprehensive Annual Financial Report (CAFR) for the fiscal year ended June 30, 2018. This was the fourth consecutive year that the Town has received this prestigious award. The Certificate of Achievement is awarded to governments that publish an easily readable and efficiently organized CAFR that satisfied both Generally Accepted Accounting Principles (GAAP) and applicable program requirements.

A Certificate of Achievement for Excellence in Financial Reporting is valid for a period of one year. We believe that our current Comprehensive Annual Financial Report continues to meet the Program's Requirements and we are submitting it to the GFOA to determine its eligibility for another certificate.

The preparation of the Comprehensive Annual Financial Report was made possible by the dedicated efforts of the Town of Biltmore Forest staff and the support and leadership of the Mayor and Board of Commissioners. We also thank Carter P.C, CPA for their hard work and committed services through the audit process.

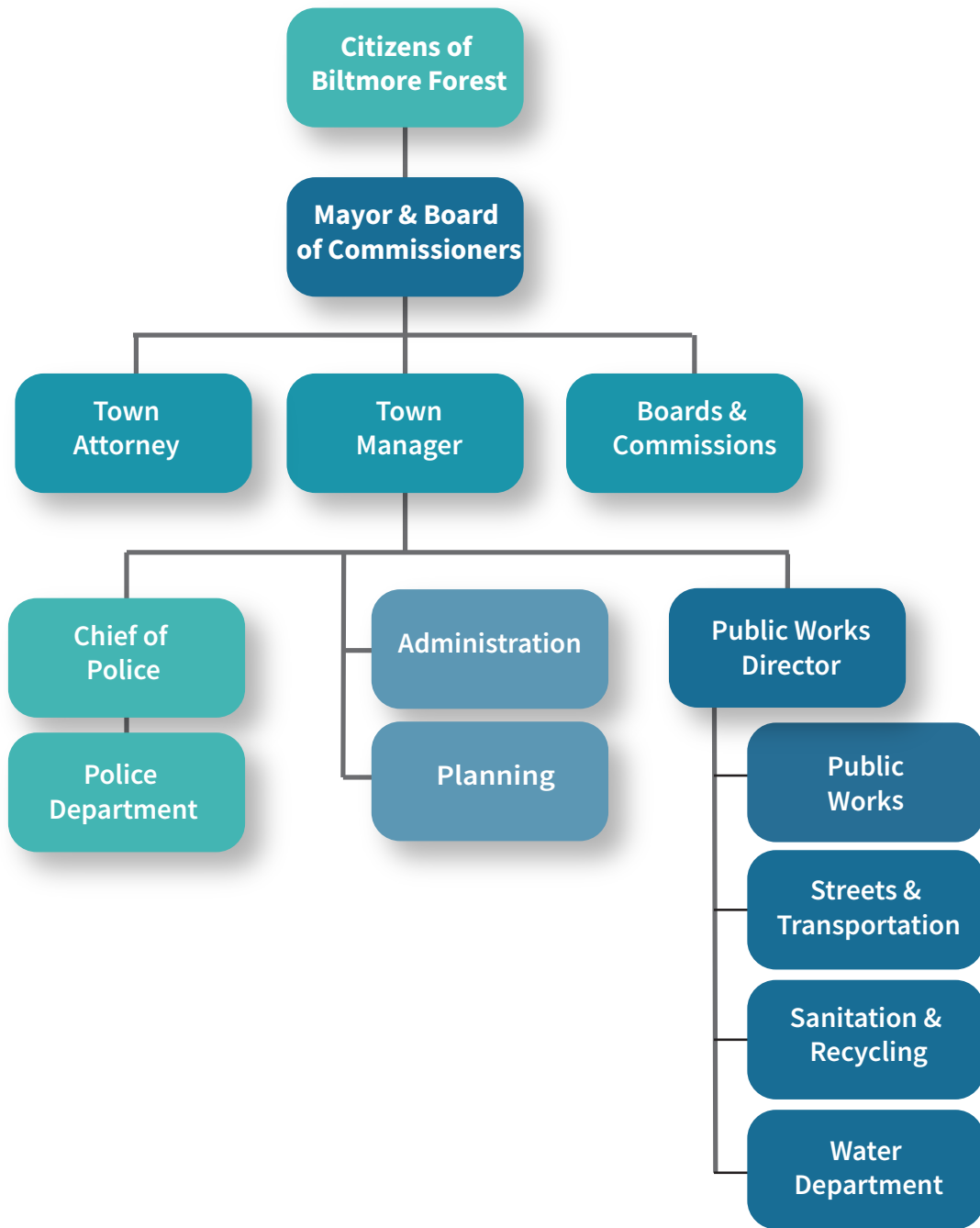
Respectfully submitted,



Jonathan B. Kanipe
Town Manager

Organizational Chart

TOWN OF BILTMORE FOREST, NORTH CAROLINA



Principal Officials

TOWN OF BILTMORE FOREST, NORTH CAROLINA

Elected Officials



George F. Goosmann, III
Mayor



Fran G. Cogburn
Mayor Pro Tem



E. Glenn Kelly
Commissioner



Doris P. Loomis
Commissioner

Key Personnel

Jonathan B. Kanipe, Town Manager
Billy Clarke, Town Attorney*
Helen Stephens, Assistant Finance Director
Laura Jacobs, Assistant Town Clerk
Adrienne Isenhower, Town Planner*
Chris Beddingfield, Chief of Police
Mark Allen, Police Lieutenant
Terry Crouch, Public Works Director
Austin Tucker, Public Works Supervisor

**Persons not employed by the Town but perform work by contract.*

Town Boards

Board of Adjustment

Greg Goosmann, Chair

Lowell Pearlman, Rhoda Groce, Lynn Kieffer, Rich Landau, Robert Chandler

Design Review Board

Bruce Johnson, Chair

Trudy Cappiello, Art Garst, Gay Coleman, Andrea Eglinton, Fred Groce

Planning Board

Toya Hauf, Doug Bailey, Marjorie Wadell



Government Finance Officers Association

**Certificate of
Achievement
for Excellence
in Financial
Reporting**

Presented to

**Town of Biltmore Forest
North Carolina**

For its Comprehensive Annual
Financial Report
for the Fiscal Year Ended

June 30, 2018

Christopher P. Morrill

Executive Director/CEO

FINANCIAL SECTION

Independent Auditor's Report

Management's Discussion
& Analysis

Basic Financial Statements

Required Supplemental
Financial Data

Combining & Individual Fund
Statements

Other Supplemental
Schedules



TOWN of 
Biltmore
Forest

INDEPENDENT AUDITORS' REPORT

To the Honorable Mayor
and Members of the Board of Commissioners
Town of Biltmore Forest, North Carolina

Report on the Financial Statements

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the Town of Biltmore Forest, North Carolina, as of and for the year ended June 30, 2019, 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.

Auditors' 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 from 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 auditors' 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.

To the Honorable Mayor
and Members of the Board of Commissioners
Town of Biltmore Forest, North Carolina
Page 2

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, each major fund, and the aggregate remaining fund information of the Town of Biltmore Forest, North Carolina as of June 30, 2019, 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 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 12, the Local Government Employees' Retirement System's Schedules of the Proportionate Share of Net Pension Liability and Contributions, on pages 51 and 52, respectively, 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, respectively, and the Other Postemployment Benefits' Schedules of the Proportionate Share of Net OPEB Liability and Contributions, on pages 55 and 56, 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 Town of Biltmore Forest, 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.

To the Honorable Mayor
and Members of the Board of Commissioners
Town of Biltmore Forest, North Carolina
Page 3

Supplementary and Other Information (continued)

The individual fund statements, budgetary schedules, and other schedules are the responsibility of management and were derived from and relate 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 and the procedures performed as described above, the 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.

CARTER, P.C.

Asheville, North Carolina
December 17, 2019

TOWN OF BILTMORE FOREST, NORTH CAROLINA

Management's Discussion and Analysis

As management of the Town of Biltmore Forest (the Town), we offer readers of the Town of Biltmore Forest's financial statements this narrative overview and analysis of the financial activities of the Town of Biltmore Forest for the fiscal year ended June 30, 2019. 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

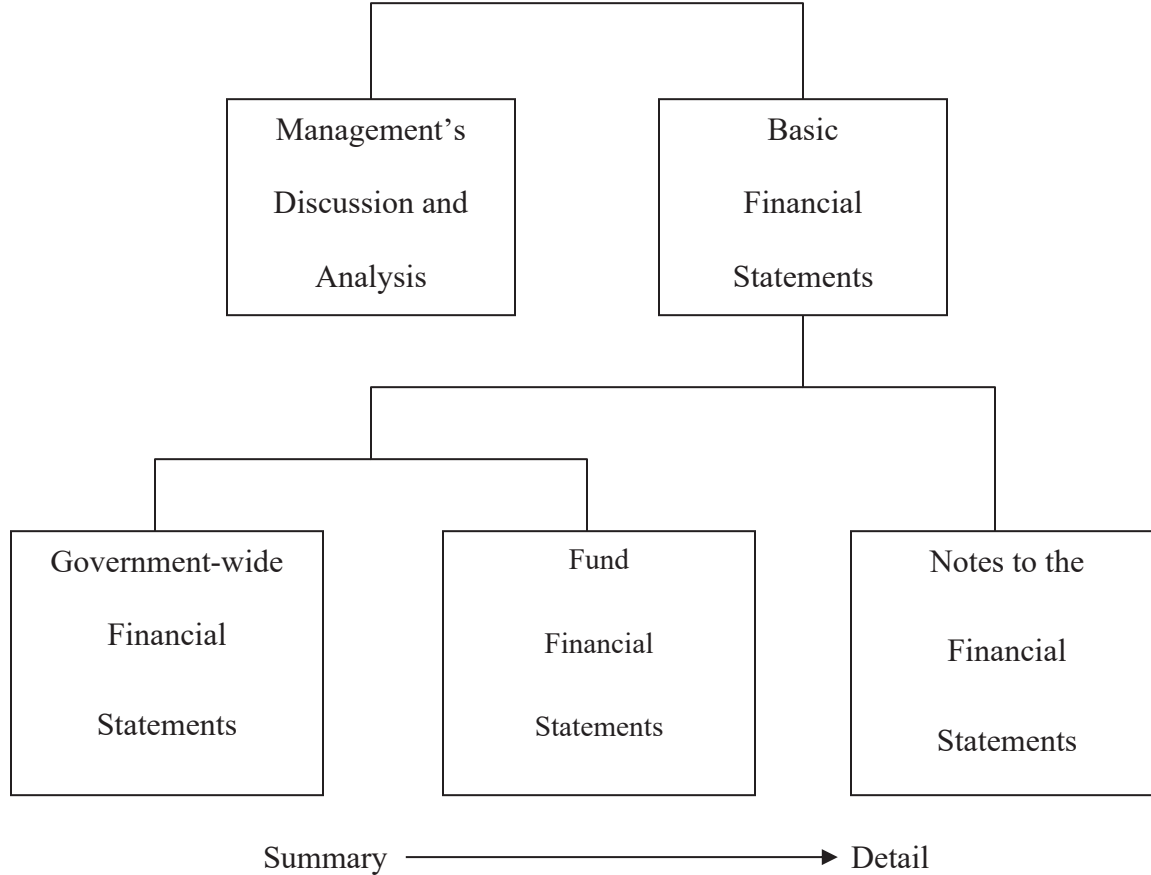
- The assets and deferred outflows of resources of the Town exceeded its liabilities and deferred inflows of resources at the close of the fiscal year by \$5,674,314 (*net position*).
- The government's total net position increased by \$383,527, primarily due to property tax collection rates, returns on Town investments, and continued diligence in cost saving measures in all areas of the government.
- As of the close of the current fiscal year, the Town's governmental funds reported combined ending fund balances of \$3,919,806, with a net decrease of \$155,709 in fund balance. Approximately 9.46% of this total amount, or \$370,715, is non-spendable or restricted.
- At the end of the current fiscal year, unassigned fund balance for the general fund was \$3,285,215, or 88.24% of total general fund expenditures for the fiscal year.
- The Town's total debt increased by \$476,561 (12.25%) during the current fiscal year, primarily due to the issuance of installment debt for the construction of a new Public Works building.

Overview of the Financial Statements

This discussion and analysis are intended to serve as an introduction to the Town of Biltmore Forest'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 Biltmore Forest.

TOWN OF BILTMORE FOREST, NORTH CAROLINA

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 8) 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.

TOWN OF BILTMORE FOREST, NORTH CAROLINA

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 two categories: 1) governmental activities and 2) business-type activities. The governmental activities include most of the Town's basic services such as public safety, streets and public works, 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 services offered by the Town of Biltmore Forest.

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. The Town of Biltmore Forest, 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 the Town 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.

TOWN OF BILTMORE FOREST, NORTH CAROLINA

The Town of Biltmore Forest 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 statement 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 Biltmore Forest has one kind of proprietary fund. *Enterprise Funds* are used to report the same functions presented as business-type activities in the government-wide financial statements. The Town of Biltmore Forest uses an enterprise fund to account for its water activity. The fund is 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 begin on page 23 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's progress in funding its obligation to provide pension benefits to its employees. Required supplementary information can be found beginning on page 51 of this report.

Interdependence with Other Entities: The Town depends on financial resources flowing from, or associated with, both the 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.

TOWN OF BILTMORE FOREST, NORTH CAROLINA

Government-Wide Financial Analysis

Town of Biltmore Forest's Net Position Figure 2

	<u>Governmental Activities</u>		<u>Business-type Activities</u>		<u>Total</u>	
	<u>2019</u>	<u>2018</u>	<u>2019</u>	<u>2018</u>	<u>2019</u>	<u>2018</u>
Current and other assets	\$ 4,486,751	\$ 4,248,326	\$ 306,543	\$ 172,861	\$ 4,793,294	\$ 4,421,187
Capital assets	<u>3,633,912</u>	<u>2,339,025</u>	<u>2,415,331</u>	<u>2,582,443</u>	<u>6,049,243</u>	<u>4,921,468</u>
Total assets	<u>8,120,663</u>	<u>6,587,351</u>	<u>2,721,874</u>	<u>2,755,304</u>	<u>10,842,537</u>	<u>9,342,655</u>
Total deferred outflows of resources	<u>1,108,780</u>	<u>964,426</u>	<u>14,948</u>	<u>27,435</u>	<u>1,123,728</u>	<u>991,861</u>
Long-term liabilities outstanding	4,123,724	3,794,986	43,605	96,122	4,167,329	3,891,108
Other liabilities	<u>763,963</u>	<u>84,259</u>	<u>3,146</u>	<u>2,892</u>	<u>767,109</u>	<u>87,151</u>
Total liabilities	<u>4,887,687</u>	<u>3,879,245</u>	<u>46,751</u>	<u>99,014</u>	<u>4,934,438</u>	<u>3,978,259</u>
Total deferred inflows of resources	<u>1,336,837</u>	<u>1,036,133</u>	<u>20,676</u>	<u>29,337</u>	<u>1,357,513</u>	<u>1,065,470</u>
Net position:						
Net investment in capital assets	2,614,454	2,024,093	2,415,331	2,582,443	5,029,785	4,606,536
Restricted	368,486	353,888			368,486	353,888
Unrestricted	<u>21,979</u>	<u>258,418</u>	<u>254,064</u>	<u>71,945</u>	<u>276,043</u>	<u>330,363</u>
Total net position	<u>\$ 3,004,919</u>	<u>\$ 2,636,399</u>	<u>\$ 2,669,395</u>	<u>\$ 2,654,388</u>	<u>\$ 5,674,314</u>	<u>\$ 5,290,787</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 the Town of Biltmore Forest exceeded liabilities and deferred inflows by \$5,674,314 as of June 30, 2019. The Town's net position increased by \$383,527 for the fiscal year ended June 30, 2019. However, the largest portion reflects the Town's net investment in capital assets (e.g. land, buildings, machinery, and equipment). The Town of Biltmore Forest uses these capital assets to provide services to citizens; consequently, these assets are not available for future spending. Although the Town of Biltmore Forest's net investment in 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's net position, \$368,486, represents resources that are subject to external restrictions on how they may be used.

Several particular aspects of the Town'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 99.95%. The statewide average in fiscal year 2019 was 98.78%.
- Continued efforts in cost savings by Town management.

TOWN OF BILTMORE FOREST, NORTH CAROLINA

Town of Biltmore Forest's Changes in Net Position Figure 3

	<u>Governmental Activities</u>		<u>Business-type Activities</u>		<u>Total</u>	
	<u>2019</u>	<u>2018</u>	<u>2019</u>	<u>2018</u>	<u>2019</u>	<u>2018</u>
Revenues:						
Program revenues:						
Charges for services	\$ 37,993	\$ 24,791	\$ 763,439	\$ 772,220	\$ 801,432	\$ 797,011
Operating grants and contributions	63,338	64,753			63,338	64,753
General revenues:						
Property taxes	2,579,978	2,553,520			2,579,978	2,553,520
Sales taxes	1,055,341	1,081,579			1,055,341	1,081,579
Franchise and utilities taxes	225,184	218,157			225,184	218,157
Alcohol beverage tax	5,992	6,130			5,992	6,130
Gasoline tax	3,891	4,193			3,891	4,193
Other	<u>130,826</u>	<u>89,650</u>	<u>1,824</u>	<u>1,105</u>	<u>132,650</u>	<u>90,755</u>
Total revenues	<u>4,102,543</u>	<u>4,042,773</u>	<u>765,263</u>	<u>773,325</u>	<u>4,867,806</u>	<u>4,816,098</u>
Expenses:						
General government	724,753	595,408			724,753	595,408
Public safety	1,918,544	1,955,805			1,918,544	1,955,805
Transportation	247,927	268,296			247,927	268,296
Physical development	833,253	936,903			833,253	936,903
Interest on long-term debt	9,546	8,969			9,546	8,969
Water			<u>750,256</u>	<u>818,898</u>	<u>750,256</u>	<u>818,898</u>
Total expenses	<u>3,734,023</u>	<u>3,765,381</u>	<u>750,256</u>	<u>818,898</u>	<u>4,484,279</u>	<u>4,584,279</u>
Increase (decrease) in net position	368,520	277,392	15,007	(45,573)	383,527	231,819
Net position, beginning	<u>2,636,399</u>	<u>2,359,007</u>	<u>2,654,388</u>	<u>2,699,961</u>	<u>5,290,787</u>	<u>5,058,968</u>
Net position, ending	<u>\$ 3,004,919</u>	<u>\$ 2,636,399</u>	<u>\$ 2,669,395</u>	<u>\$ 2,654,388</u>	<u>\$ 5,674,314</u>	<u>\$ 5,290,787</u>

Governmental activities. Governmental activities increased the Town's net position by \$368,520, accounting for 96% of the total growth in the net position of the Town of Biltmore Forest. The increase net position was the result of a concerted effort to control costs and manage expenditures. Town management continued to reduce non-essential programs to a minimum and implemented cost saving strategies across Town departments. Town management believes that health investment in the Town will result in additional revenues, adding to the Town's net position by investing in capital assets which were largely funded by governmental activities. Town management acknowledges that 2019 was a successful year and plans on improving its approaches to realize continued fiscal health. Key elements of this increase are as follows:

- The current year increase in net position for governmental activities is a result of increases in sales tax revenue and investment income.

Business-type activities. Business-type activities increased the Town of Biltmore Forest's net position by \$15,007 accounting for 4% of the total growth of the government's net position.

Financial Analysis of the Town's Funds

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

TOWN OF BILTMORE FOREST, NORTH CAROLINA

Governmental Funds. The focus of the Town of Biltmore Forest'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 Biltmore Forest's financing requirements.

The general fund is the chief operating fund of the Town. At the end of the current fiscal year, the Town's fund balance available in the General Fund was \$3,285,215 while total fund balance reached \$3,655,930. The Governing Body of the Town of Biltmore Forest has determined that the Town should maintain an available fund balance of 25-35% of general fund expenditures in case of unforeseen needs or opportunities, in addition to meeting the cash flow needs of the Town. The Town currently has an available fund balance of 88.24% of general fund expenditures, and total fund balance represents 98.20% of the same amount.

At June 30, 2019, governmental funds reported a combined fund balance of \$3,919,806, with a net decrease in fund balance of \$155,709. Included in this change in fund balance is an increase in fund balance in the Capital Project Fund.

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.

There were several reasons the Town revised its budget throughout the year. Expenditures were held in check with budget in all of the Town's functions.

Proprietary Fund. The Town of Biltmore Forest'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 Fund at the end of the fiscal year amounted to \$254,064. The total change in net position for the Water Fund was \$15,007. The change in net position in the Water Fund is primarily a result of a decrease in the net OPEB liability.

Capital Asset and Debt Administration

Capital assets. The Town of Biltmore Forest's investment in capital assets for its governmental and business-type activities as of June 30, 2019, totals \$6,049,243 (net of accumulated depreciation). These assets include buildings, roads and bridges, land, machinery and equipment, park facilities, and vehicles.

Major capital asset transactions during the year were beginning construction on a new Public Works building. Construction in process at June 30, 2019, was \$1,510,895 and is expected to be completed in fiscal year 2020.

TOWN OF BILTMORE FOREST, NORTH CAROLINA

**Town of Biltmore Forest's Capital Assets
(net of depreciation)**

Figure 4

	<u>Governmental Activities</u>		<u>Business-type Activities</u>		<u>Total</u>	
	<u>2019</u>	<u>2018</u>	<u>2019</u>	<u>2018</u>	<u>2019</u>	<u>2018</u>
Land	\$ 161,650	\$ 161,650	\$	\$	\$ 161,650	\$ 161,650
Construction in progress	1,510,895				1,510,895	
Buildings and systems	755,729	781,651	2,412,305	2,579,078	3,168,034	3,360,729
Improvements other than buildings	52,183	56,587			52,183	56,587
Equipment and furniture	13,738	25,807			13,738	25,807
Infrastructure	664,179	729,349			664,179	729,349
Vehicles and motorized equipment	475,538	583,981	3,026	3,365	478,564	587,346
Total	<u>\$ 3,633,912</u>	<u>\$ 2,339,025</u>	<u>\$ 2,415,331</u>	<u>\$ 2,582,443</u>	<u>\$ 6,049,243</u>	<u>\$ 4,921,468</u>

Additional information on the Town's capital assets can be found in Note 3.A.4 of the Basic Financial Statements.

Long-term Debt. As of June 30, 2019, the Town of Biltmore Forest had total debt outstanding of \$4,367,669. The installment debt is backed by security interest in the property for which it was issued. The Town's other debt consisted of compensated absences and pension and OPEB related debt.

**Town of Biltmore Forest's Outstanding Debt
Figure 5**

	<u>Governmental Activities</u>		<u>Business-type Activities</u>		<u>Total</u>	
	<u>2019</u>	<u>2018</u>	<u>2019</u>	<u>2018</u>	<u>2019</u>	<u>2018</u>
Installment debt	\$ 1,019,458	\$ 314,932	\$	\$	\$ 1,019,458	\$ 314,932
OPEB	2,204,001	2,686,269	34,633	83,579	2,238,634	2,769,848
Pension related debt (LGERS)	548,875	336,625	8,625	10,474	557,500	347,099
Pension related debt (LEO)	489,859	397,011			489,859	397,011
Compensated absences	60,149	60,149	2,069	2,069	62,218	62,218
Total	<u>\$ 4,322,342</u>	<u>\$ 3,794,986</u>	<u>\$ 45,327</u>	<u>\$ 96,122</u>	<u>\$ 4,367,669</u>	<u>\$ 3,891,108</u>

The Town's total debt increased by \$476,561 (12.25%) during the current fiscal year. The key factor in this increase was the issuance of \$800,000 in installment debt for the construction of a new Public Works building. The increase was offset by planned debt service principal payments of \$95,474 and a decrease in the net OPEB liability.

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 that government's boundaries. The legal debt margin for the Town of Biltmore Forest is \$62,468,056.

Additional information regarding the Town of Biltmore Forest's long-term debt can be found in Note 3.B.6 of this report.

TOWN OF BILTMORE FOREST, NORTH CAROLINA

Economic Factors and Next Year's Budgets and Rates

The following key economic indicators reflect the growth and prosperity of the Town.

- Consistent property values in the current fiscal year as well as several building permits issued relating to new construction, improvements, additions, and other enhancements to properties should result in higher property valuations in subsequent years.
- Continued effort by the Town to limit excess costs.

Budget Highlights for the Fiscal Year Ending June 30, 2020

Governmental Activities: Property taxes and sales taxes are budgeted to account for 59% and 25% of General Fund revenues, respectively. The Town will use these increases in revenues to finance programs currently in place.

Budgeted expenditures in the General Fund are expected to rise approximately 22% to \$4,533,544. The largest increments are in public safety and public works.

The Town has chosen not to appropriate fund balance in the fiscal year 2020 budget. Management believes that increased revenues and continued restrictions on spending will maintain the Town's financial position. Though management believes current growth will generate enough revenue to support Town operations, a careful analysis of property tax revenue will be considered in future years' budgets.

Business-type Activities: Budgeted expenditures in the Water Fund total \$714,404. There were no budgeted increases in water and sewer rates for the next fiscal year.

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 Town Manager, Town of Biltmore Forest, 355 Vanderbilt Road, Biltmore Forest, North Carolina 28803. One can also call (828) 274-0824, visit our website www.biltmoreforest.org, or send an email to townhall@biltmoreforest.org for more information.

BASIC FINANCIAL STATEMENTS

TOWN OF BILTMORE FOREST, NORTH CAROLINA

Statement of Net Position
June 30, 2019

	Primary Government		
	Governmental Activities	Business-type Activities	Total
Assets			
Current assets:			
Cash and cash equivalents	\$ 4,118,722	\$ 181,137	\$ 4,299,859
Taxes receivable (net)	458		458
Due from other governments	365,342	114,306	479,648
Inventories	2,229	11,100	13,329
Total current assets	<u>4,486,751</u>	<u>306,543</u>	<u>4,793,294</u>
Noncurrent assets:			
Capital assets:			
Land and non-depreciable improvements	1,672,545		1,672,545
Other capital assets, net of depreciation	1,961,367	2,415,331	4,376,698
Total capital assets	<u>3,633,912</u>	<u>2,415,331</u>	<u>6,049,243</u>
Total assets	<u>\$ 8,120,663</u>	<u>\$ 2,721,874</u>	<u>\$ 10,842,537</u>
Deferred outflows of resources	<u>\$ 1,108,780</u>	<u>\$ 14,948</u>	<u>\$ 1,123,728</u>
Liabilities			
Current liabilities:			
Accounts payable and accrued liabilities	\$ 565,345	\$ 1,424	\$ 566,769
Current portion of long-term liabilities	198,618	1,722	200,340
Total current liabilities	763,963	3,146	767,109
Long-term liabilities:			
Due in more than one year	4,123,724	43,605	4,167,329
Total liabilities	<u>\$ 4,887,687</u>	<u>\$ 46,751</u>	<u>\$ 4,934,438</u>
Deferred inflows of resources	<u>\$ 1,336,837</u>	<u>\$ 20,676</u>	<u>\$ 1,357,513</u>
Net position			
Net investment in capital assets	\$ 2,614,454	\$ 2,415,331	\$ 5,029,785
Restricted:			
Stabilization by State Statute	368,486		368,486
Unrestricted	21,979	254,064	276,043
Total net position	<u>\$ 3,004,919</u>	<u>\$ 2,669,395</u>	<u>\$ 5,674,314</u>

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

TOWN OF BILTMORE FOREST, NORTH CAROLINA

Statement of Activities
For the Year Ended June 30, 2019

Functions/Programs	Program Revenues			Net (Expense) Revenue and Changes in Net Position			
	Expenses	Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities	Business-type Activities	Total
Primary government:							
Governmental activities:							
General government	\$ 724,753	\$ 37,993	\$	\$	\$(686,760)	\$	\$(686,760)
Public safety	1,918,544				(1,918,544)		(1,918,544)
Transportation	247,927	62,360			(185,567)		(185,567)
Physical development	833,253	978			(832,275)		(832,275)
Interest on long-term debt	9,546				(9,546)		(9,546)
Total governmental activities	3,734,023	37,993	63,338		(3,632,692)		(3,632,692)
(See Note 1)							
Business-type activities:							
Water	750,256	763,439				13,183	13,183
Total primary government	\$ 4,484,279	\$ 801,432	\$ 63,338	\$	\$(3,632,692)	13,183	\$(3,619,509)
General revenues:							
Taxes:							
Property taxes, levied for general purpose					2,579,978		2,579,978
Sales taxes					1,055,341		1,055,341
Franchise and utilities taxes					225,184		225,184
Alcohol beverage tax					5,992		5,992
Gasoline tax					3,891		3,891
Unrestricted investment earnings					80,248	1,824	82,072
Miscellaneous					50,578		50,578
Total general revenues					4,001,212	1,824	4,003,036
Change in net position					368,520	15,007	383,527
Net position, beginning					2,636,399	2,654,388	5,290,787
Net position, ending					\$ 3,004,919	\$ 2,669,395	\$ 5,674,314

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

TOWN OF BILTMORE FOREST, NORTH CAROLINA

Balance Sheet
Governmental Funds
June 30, 2019

	Major Funds		Total
	General Fund	Capital Project Fund	
Assets			
Cash and cash equivalents	\$ 3,382,596	\$ 736,126	\$ 4,118,722
Taxes receivable (net)	458		458
Due from other governments	365,342		365,342
Inventories	2,229		2,229
Total assets	\$ 3,750,625	\$ 736,126	\$ 4,486,751
Liabilities			
Accounts payable and accrued liabilities	\$ 93,095	\$ 472,250	\$ 565,345
Deferred inflows of resources	1,600		1,600
Fund balances			
Nonspendable:			
Inventories	2,229		2,229
Restricted:			
Stabilization by State statute	368,486		368,486
Unassigned	3,285,215	263,876	3,549,091
Total fund balances	3,655,930	263,876	3,919,806
Total liabilities, deferred inflows of resources, and fund balances	\$ 3,750,625	\$ 736,126	

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

TOWN OF BILTMORE FOREST, NORTH CAROLINA

Balance Sheet
 Governmental Funds (continued)
 June 30, 2019

Amounts reported for governmental activities in the Statement of Net Position (Exhibit 1) are different because:

Total Fund Balance, Governmental Funds		\$ 3,919,806
Capital assets used in governmental activities are not financial resources and therefore are not reported in the funds.		
Gross capital assets at historical cost	\$ 6,294,774	
Accumulated depreciation	<u>(2,660,862)</u>	3,633,912
Deferred outflows of resources related to pensions are not reported in the funds		601,739
Deferred outflows of resources related to OPEB are not reported in the funds		507,041
Long-term liabilities used in governmental activities are not financial uses and therefore are not reported in the funds		
Gross long-term debt	(1,019,458)	
Accrued compensated absences	(60,149)	
Net pension liability	(489,859)	
Total pension liability	(548,875)	
OPEB liability	<u>(2,204,001)</u>	(4,322,342)
Deferred inflows of resources related to pensions are not reported in the funds		(22,332)
Deferred inflows of resources related to OPEB are not reported in the funds		<u>(1,312,905)</u>
Net position of governmental activities		<u>\$ 3,004,919</u>

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

TOWN OF BILTMORE FOREST, NORTH CAROLINA

Statement of Revenues, Expenditures, and Changes in Fund Balances
 Governmental Funds
 For the Year Ended June 30, 2019

	Major Funds		Total
	General Fund	Capital Project Fund	
Revenues			
Ad valorem taxes	\$ 2,579,978	\$	\$ 2,579,978
Unrestricted intergovernmental	1,290,408		1,290,408
Restricted intergovernmental	63,338		63,338
Permits and fees	37,993		37,993
Investment earnings	80,213	35	80,248
Miscellaneous	46,030		46,030
Total revenues	<u>4,097,960</u>	<u>35</u>	<u>4,097,995</u>
Expenditures			
Current:			
General government	692,506		692,506
Public safety	1,801,020		1,801,020
Transportation	354,269		354,269
Physical development	770,028	1,335,409	2,105,437
Debt service:			
Principal	95,474		95,474
Interest and other charges	9,546		9,546
Total expenditures	<u>3,722,843</u>	<u>1,335,409</u>	<u>5,058,252</u>
Excess (deficiency) of revenues over expenditures	<u>375,117</u>	<u>(1,335,374)</u>	<u>(960,257)</u>
Other financing sources			
Sales of capital assets	4,548		4,548
Transfers from (to) other funds	(799,250)	799,250	
Installment purchase obligations issued		800,000	800,000
Total other financing sources (uses)	<u>(794,702)</u>	<u>1,599,250</u>	<u>804,548</u>
Net change in fund balance	(419,585)	263,876	(155,709)
Fund balance, beginning	<u>4,075,515</u>		<u>4,075,515</u>
Fund balance, ending	<u>\$ 3,655,930</u>	<u>\$ 263,876</u>	<u>\$ 3,919,806</u>

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

TOWN OF BILTMORE FOREST, NORTH CAROLINA

Reconciliation of the Statement of Revenues, Expenditures, and Changes in Fund Balances
 Governmental Funds
 For the Year Ended June 30, 2019

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

Net changes in fund balances - total governmental funds		\$ (155,709)
<p>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 capital outlays exceeded depreciation in the current period</p>		
Capital outlay expenditures which were capitalized	\$ 1,516,468	
Depreciation expense for governmental assets	<u>(221,581)</u>	1,294,887
Contributions to the pension plan in the current fiscal year are not included on the Statement of Activities		121,448
Benefit payments paid and administrative expense for the LEOSSA are not included on the Statement of Activities		15,309
OPEB benefit payments and administrative costs made in the current fiscal year are not included on the Statement of Activities		93,204
<p>The issuance of long-term debt provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds. Neither transaction has any effect on net position. This amount is the net effect of these differences in the treatment of long-term debt and related items.</p>		
New long-term debt issued	(800,000)	
Principal payments on long-term debt	95,474	(704,526)
<p>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.</p>		
Pension expense	(216,340)	
OPEB plan expense	<u>(79,753)</u>	<u>(296,093)</u>
Total changes in net position of governmental activities		<u>\$ 368,520</u>

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

Exhibit 5

TOWN OF BILTMORE FOREST, NORTH CAROLINA

General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balances - Budget and Actual
For the Year Ended June 30, 2019

	<u>Original</u>	<u>Final</u>	<u>Actual Amounts</u>	Variance with final budget- positive (negative)
Revenues				
Ad valorem taxes	\$ 2,555,274	\$ 2,555,274	\$ 2,579,978	\$ 24,704
Unrestricted intergovernmental	1,273,619	1,273,619	1,290,408	16,789
Restricted intergovernmental	64,470	64,470	63,338	(1,132)
Permits and fees	26,600	26,600	37,993	11,393
Investment earnings	15,000	15,000	80,213	65,213
Miscellaneous	42,664	42,664	46,030	3,366
Total revenues	<u>3,977,627</u>	<u>3,977,627</u>	<u>4,097,960</u>	<u>120,333</u>
Expenditures				
Current:				
General government	784,642	784,642	692,506	92,136
Public safety	1,838,634	1,838,634	1,801,020	37,614
Transportation	359,309	359,309	354,269	5,040
Physical development	899,313	899,313	770,028	129,285
Debt service:				
Principal retirement	105,729	96,182	95,474	708
Interest and other charges	<u> </u>	<u>9,547</u>	<u>9,546</u>	<u>1</u>
Total expenditures	<u>3,987,627</u>	<u>3,987,627</u>	<u>3,722,843</u>	<u>264,784</u>
Revenues over (under) expenditures	<u>(10,000)</u>	<u>(10,000)</u>	<u>375,117</u>	<u>385,117</u>
Other financing sources (uses)				
Sales of capital assets	10,000	10,000	4,548	(5,452)
Transfer to Capital Project Fund	<u> </u>	<u>(719,250)</u>	<u>(799,250)</u>	<u>(80,000)</u>
Total other financing sources (uses)	10,000	(709,250)	(794,702)	(85,452)
Fund balance appropriated	<u> </u>	<u>719,250</u>	<u> </u>	<u>(719,250)</u>
Net change in fund balance	<u>\$ </u>	<u>\$ </u>	(419,585)	<u>\$ (419,585)</u>
Fund balance, beginning	<u> </u>	<u> </u>	<u>4,075,515</u>	<u> </u>
Fund balance, ending	<u> </u>	<u> </u>	<u>\$ 3,655,930</u>	<u> </u>

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

TOWN OF BILTMORE FOREST, NORTH CAROLINA

Statement of Fund Net Position
Proprietary Fund
June 30, 2019**Assets**

Current assets:

Cash and cash equivalents	\$ 181,137
Accounts receivable (net)	114,306
Inventories	<u>11,100</u>
Total current assets	306,543

Noncurrent assets:

Capital assets, net of depreciation	<u>2,415,331</u>
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Total assets	<u>\$ 2,721,874</u>
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Deferred outflows of resources

Pension deferrals	\$ 6,981
OPEB deferrals	<u>7,967</u>
Total deferred outflows of resources	<u>\$ 14,948</u>

Liabilities

Current liabilities:

Accounts payable and accrued liabilities	\$ 1,424
Compensated absences - current	<u>1,722</u>
Total current liabilities	<u>3,146</u>

Noncurrent liabilities:

Compensated absences	347
Net pension liability	8,625
Total OPEB liability	<u>34,633</u>
Total noncurrent liabilities	<u>43,605</u>

Total liabilities	<u>\$ 46,751</u>
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Deferred inflows of resources

Pension deferrals	\$ 45
OPEB deferrals	<u>20,631</u>
Total deferred inflows of resources	<u>\$ 20,676</u>

Net position

Net investment in capital assets	\$ 2,415,331
Unrestricted	<u>254,064</u>
Total net position	<u>\$ 2,669,395</u>

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

TOWN OF BILTMORE FOREST, NORTH CAROLINA

Statement of Revenues, Expenses, and Changes in Fund Net Position
 Proprietary Fund
 For the Year Ended June 30, 2019

Operating revenues	
Water sales	\$ 740,760
Water tap and connection fees	4,870
AMI transmitter charges	8,332
Commissions, sewer charge collection	<u>9,477</u>
Total operating revenues	<u>763,439</u>
Operating expenses	
Salaries	39,194
Social security tax	1,917
Employee benefits	(35,001)
Maintenance and supplies	26,003
Water and sewer purchases	541,781
Professional services	5,434
Depreciation	167,112
Training and education	<u>3,816</u>
Total operating expenses	<u>750,256</u>
Operating income	13,183
Nonoperating revenues	
Investment earnings	<u>1,824</u>
Change in net position	15,007
Beginning net position	<u>2,654,388</u>
Total net position, ending	<u>\$ 2,669,395</u>

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

TOWN OF BILTMORE FOREST, NORTH CAROLINA

Statement of Cash Flows
 Proprietary Fund
 For the Year Ended June 30, 2019

Cash flows from operating activities	
Cash received from customers	\$ 785,410
Cash paid for goods and services	(578,502)
Cash paid to or on behalf of employees for services	<u>(53,079)</u>
Net cash provided by operating activities	<u>153,829</u>
Cash flows from investing activities	
Interest	<u>1,824</u>
Net increase in cash and cash equivalents	155,653
Balances, beginning	<u>25,484</u>
Balances, ending	<u>\$ 181,137</u>
Reconciliation of operating loss to net cash provided by operating activities:	
Operating income	\$ 13,183
Adjustments to reconcile operating income to net cash provided by operating activities:	
Depreciation	167,112
Changes in assets, and deferred outflows, liabilities, and deferred inflows of resources:	
Decrease in accounts receivable	21,971
Decrease in deferred outflows of resources - pensions	1,900
Decrease in deferred outflows of resources - OPEB	10,587
Decrease in net pension liability	(1,849)
Decrease in OPEB liability	(48,946)
Decrease in deferred inflows of resources - pensions	(251)
Decrease in deferred inflows of resources - OPEB	(8,410)
Decrease in accounts payable and accrued liabilities	<u>(1,468)</u>
Total adjustments	<u>140,646</u>
Net cash provided by operating activities	<u>\$ 153,829</u>

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

TOWN OF BILTMORE FOREST, NORTH CAROLINA

Notes to the Financial Statements
For the Fiscal Year Ended June 30, 2019

Note 1 - Summary of Significant Accounting Policies

The accounting policies of the Town of Biltmore Forest 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 is a municipal corporation that is governed by an elected mayor and a three-member board of commissioners.

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 non-major 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. Non-operating revenues, such as subsidies, result from non-exchange transactions. Other non-operating revenues are ancillary activities such as investment earnings.

Note 1 - Summary of Significant Accounting Policies (continued)

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 for public safety, street maintenance, and construction.

Capital Project Fund. This fund is used to account for the construction of a new Public Works building.

The Town reports the following major enterprise fund:

Water Fund. This fund is used to account for the Town's water 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. 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 for 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 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 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 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 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.

Note 1 - Summary of Significant Accounting Policies (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. Issuance 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 90 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, 2013 and for 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 the beer and wine 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 Biltmore Forest because the tax is levied by Buncombe 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 program expenses are incurred, there is 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 and the Enterprise Fund. All annual appropriations lapse at the fiscal year-end. Project ordinances are adopted for the Capital Project Fund. 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 project level for the multi-year funds.

Note 1 - Summary of Significant Accounting Policies (continued)

Amendments are required for any revisions that alter total expenditures of any fund or that change functional appropriations. 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 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. 159-30(c)] 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 are reported at fair value. The NCCMT Government Portfolio, a SEC-registered (2a-7) external investment pool, is measured at fair value. The NCCMT - Term Portfolio is a bond fund, has no rating, and is measured at fair value. As of June 30, 2019, the Term portfolio has a duration of .11 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.

2. Cash and Cash Equivalents

The Town pools money from several funds to facilitate disbursement and investment and to maximize investment income and considers all cash and investments to be cash and cash equivalents. The Town 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. 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 1st, the beginning of the fiscal year. The taxes are due on September 1st (lien date); however, interest does not accrue until the following January 6th. These taxes are based on the assessed values of January 1, 2018.

Note 1 - Summary of Significant Accounting Policies (continued)

4. 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.

5. Inventory

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

The inventories of the Town's enterprise fund consist of materials and supplies held for subsequent use. The cost of these inventories is expensed when consumed rather than when purchased.

6. 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, \$10,000; buildings, improvements, substations, lines, and other plant and distribution systems, \$15,000; infrastructure, \$20,000; equipment and furniture, \$5,000; vehicles and motorized equipment, \$10,000; computer software, \$5,000; and computer equipment, \$500. 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 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:

<u>Asset Class</u>	<u>Estimated Useful Lives</u>
Buildings and system	40
Infrastructure	5-20
Equipment and furniture	3-10
Vehicles and motorized equipment	5-10
Computer equipment	3
Computer software	3
Substations, lines, and related equipment	40
Other improvements	10-40

Note 1 - Summary of Significant Accounting Policies (continued)

7. 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 related deferrals for the 2019 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 - prepaid taxes and OPEB and pension related deferrals.

8. 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.

In fund financial statements, the face amount of debt issued is reported as other financing sources. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

9. Compensated Absences

The vacation policy of the Town provides for the accumulation of up to thirty days earned vacation leave 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 portion of that time that is estimated to be used in the next fiscal year has been designated as a current liability in the government-wide financial statements.

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.

Note 1 - Summary of Significant Accounting Policies (continued)

10. Net Position/Fund Balances

Net Position

Net position in government-wide and proprietary fund financial statements are 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 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 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.

Note 1 - Summary of Significant Accounting Policies (continued)

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

Assigned Fund Balance - portion of fund balance that the Town of Biltmore Forest intends to use for specific purposes. Unassigned fund balance may be assigned by the Board of Commissioners for specific purposes through the budget process or agenda items.

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

The Town of Biltmore Forest has a revenue spending policy that provides guidance for programs with multiple revenue sources. The Town Manager 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 Town Manager has the authority to deviate from this policy if it is in the best interest of the Town.

The Town 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 20% of budgeted expenditures. Any portion of the general fund balance in excess of 20% of budgeted expenditures may be appropriated for one-time expenditures and may not be used for any purpose that would obligate the Town in a future budget.

11. Defined Benefit Pension Plan and OPEB 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), the Retiree Health Benefit Fund (RHBF), and additions to/deductions from LGERS and RHBF's fiduciary net position have been determined on the same basis as they are reported by LGERS and RHBF. For this purpose, plan member contributions are recognized in the period in which the contributions are due. The Town of Biltmore Forest's employer contributions are recognized when due and the Town has a legal requirement to provide the contributions. Benefits and refunds are recognized when due and payable in accordance with the terms of LGERS and RHBF. Investments are reported at fair value.

Note 1 - Summary of Significant Accounting Policies (continued)

F. Other

Contract for Fire Suppression Service and Emergency Medical Service

During the fiscal year ended June 30, 2014, the Town entered into an agreement with Skyland Fire and Rescue Corporation, a municipal corporation, through which Skyland Fire and Rescue would provide fire protection services and emergency medical services for the Town. The initial term of the contract is for 15 years, ending on September 1, 2028, with the option to continue with mutually agreeable terms. The cost of the services rendered by Skyland Fire and Rescue for the fiscal year ended June 30, 2019, was \$425,000.

Note 2 - Stewardship, Compliance, and Accountability

The Town does not have any instances of stewardship, compliance, and accountability issues to report.

Note 3 - 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 agent in the Town'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 agent in the Town's 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 under-collateralization. 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 the provisions of G.S. 159-31 when designating official depositories and verifying that deposits are properly secured.

Note 3 - Detail Notes on All Funds (continued)

At June 30, 2019, the Town's deposits had a carrying amount of \$406,299 and a bank balance of \$494,415. Of the bank balance, \$250,000 was covered by federal depository insurance and the remainder was covered by collateral held under the pooling method. At June 30, 2019, the Town's petty cash fund totaled \$185.

2. Investments

At June 30, 2019, the Town had \$3,893,375 invested with the North Carolina Capital Management Trust's Government Portfolio which carried a credit rating of AAAM by Standard and Poor's. The Town has no policy regarding credit risk.

3. Receivables - Allowances for Doubtful Accounts

The amount of taxes receivable presented in the Balance Sheet and the Statement of Net Position includes penalties levied or outstanding.

The amounts presented in the Balance Sheet and the Statement of Net Position for the year ended June 30, 2019 are net of the following allowances for doubtful accounts:

General fund:	
Taxes receivable	\$ 1,331
Water fund:	
Accounts receivable	<u>1,339</u>
Total	<u><u>\$ 2,670</u></u>

Note 3 - Detail Notes on All Funds (continued)

4. Capital Assets

Capital asset activity for the Primary Government for the year ended June 30, 2019, was as follows:

	<u>Beginning Balances</u>	<u>Increases</u>	<u>Decreases</u>	<u>Ending Balances</u>
Governmental activities:				
Capital assets not being depreciated:				
Land	\$ 161,650	\$	\$	\$ 161,650
Construction in progress		<u>1,510,895</u>		<u>1,510,895</u>
Total capital assets not being depreciated	<u>161,650</u>	<u>1,510,895</u>		<u>1,672,545</u>
Capital assets being depreciated:				
Buildings	1,209,243			1,209,243
Other improvements	145,392			145,392
Equipment and furniture	241,222			241,222
Vehicles and motorized equipment	1,434,300	5,573		1,439,873
Infrastructure	<u>1,586,499</u>			<u>1,586,499</u>
Total capital assets being depreciated	<u>4,616,656</u>	<u>\$ 5,573</u>	<u>\$</u>	<u>4,622,229</u>
Less accumulated depreciation for:				
Buildings	427,592	25,922		453,514
Other improvements	88,805	4,404		93,209
Equipment and furniture	215,415	12,069		227,484
Vehicles and motorized equipment	850,319	114,016		964,335
Infrastructure	<u>857,150</u>	<u>65,170</u>		<u>922,320</u>
Total accumulated depreciation	<u>2,439,281</u>	<u>\$ 221,581</u>	<u>\$</u>	<u>2,660,862</u>
Total capital assets being depreciated, net	<u>2,177,375</u>			<u>1,961,367</u>
Governmental activity capital assets, net	<u>\$ 2,339,025</u>			<u>\$ 3,633,912</u>

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

General government	\$ 32,247
Public safety	51,392
Transportation	71,917
Physical development	<u>66,025</u>
Total depreciation expense	<u>\$ 221,581</u>

Note 3 - Detail Notes on All Funds (continued)

	<u>Beginning Balances</u>	<u>Increases</u>	<u>Decreases</u>	<u>Ending Balances</u>
Business-type activities:				
Capital assets being depreciated:				
Water system	\$ 4,791,369	\$	\$	\$ 4,791,369
Other equipment	87,207	_____	_____	87,207
Total capital assets being depreciated	<u>4,878,576</u>	<u>\$</u>	<u>\$</u>	<u>4,878,576</u>
Less accumulated depreciation for:				
Water system	2,212,291	166,773		2,379,064
Other equipment	83,842	339		84,181
Total accumulated depreciation	<u>2,296,133</u>	<u>\$ 167,112</u>	<u>\$</u>	<u>2,463,245</u>
Total capital assets being depreciated, net	<u>2,582,443</u>			<u>2,415,331</u>
Water fund capital assets, net	<u>\$ 2,582,443</u>			<u>\$ 2,415,331</u>

Construction commitments

The Town has an active construction project for a new Public Works building as of June 30, 2019. At year-end, the Town's commitment with contractors was \$229,073.

B. Liabilities

1. Pension Plan and Postemployment Obligations

a. Local Governmental Employees' Retirement System

Plan Description. The Town 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 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, by calling (919) 981-5454, or at www.osc.nc.gov.

Note 3 - Detail Notes on All Funds (continued)

Benefits Provided. LGERS provides retirement and survivor benefits. Retirement benefits are determined at 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 or 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 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. Town of Biltmore Forest 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 of Biltmore Forest's contractually required contribution rate for the year ended June 30, 2019, was 8.50% of compensation for law enforcement officers and 7.75% 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 \$121,448 for the year ended June 30, 2019.

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.

Note 3 - Detail Notes on All Funds (continued)

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

At June 30, 2019, the Town reported a liability of \$557,500 for its proportionate share of the net pension liability. The net pension liability was measured as of June 30, 2018. The total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of December 31, 2017. The total pension liability was then rolled forward to the measurement date of June 30, 2018 utilizing updated 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, 2018, the Town's proportion was 0.0235%, which was an increase of 0.0008% from its proportion measured as of June 30, 2017.

For the year ended June 30, 2019, the Town recognized pension expense of \$167,985. At June 30, 2019, the Town reported deferred outflows of resources and deferred inflows of resources related to the pensions from the following sources:

	<u>Deferred Outflows of Resources</u>	<u>Deferred Inflows of Resources</u>
Differences between expected and actual experience	\$ 86,009	\$ 2,886
Changes of assumptions	147,939	
Net difference between projected and actual earnings on pension plan investments	76,528	
Changes in proportion and differences between Town contributions and proportionate share of contributions	19,329	
Town contributions subsequent to the measurement date	<u>121,448</u>	
Total	<u>\$ 451,253</u>	<u>\$ 2,886</u>

\$121,448 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 ended June 30, 2020. Other amounts reported as deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year ended June 30:

2020	\$ 159,027
2021	101,545
2022	20,758
2023	45,589
2024	-
Thereafter	-

Note 3 - Detail Notes on All Funds (continued)

Actuarial Assumptions. The total pension liability in the December 31, 2017 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

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, 2017 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, 2018 are summarized in the following table:

<u>Asset Class</u>	<u>Target Allocation</u>	<u>Long-Term Expected Real Rate of Return</u>
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>100.0%</u>	

Note 3 - Detail Notes on All Funds (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 periods of projected benefit payments to determine the total pension liability.

Sensitivity of the Town’s proportionate share of the net pension liability to changes in the discount rate. The following presents the Town’s proportionate share of the net pension liability calculated using the discount rate of 7.00 percent, 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 percent) or one percentage point higher (8.00 percent) than the current rate:

	1% Decrease <u>(6.00%)</u>	Discount Rate <u>(7.00%)</u>	1% Increase <u>(8.00%)</u>
Town’s proportionate share of the net pension liability (asset)	\$ 1,339,164	\$ 557,500	\$ (95,670)

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.

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 5 or more years of creditable service. The Separation Allowance is equal to 0.85 percent 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 the authority to establish and amend benefit provisions to the North Carolina General Assembly.

Note 3 - Detail Notes on All Funds (continued)

All full time Town law enforcement officers are covered by the Separation Allowance. At December 31, 2017, the Separation Allowance's membership consisted of:

Retirees receiving benefits	2
Terminated plan members entitled to but not yet receiving benefits	0
Active plan members	<u>14</u>
Total	<u>16</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 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 Statement 73.

(3) Actuarial Assumptions

The entry age actuarial cost method was used in the December 31, 2017 valuation. The total pension liability in the December 31, 2017 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation	2.5 percent
Salary increases	3.50 to 7.35 percent, including inflation and productivity factor
Discount rate	3.64 percent

The discount rate is based on the S&P Municipal Bond 20-year High Grade Rate Index as of December 31, 2017.

Mortality rates are based on the RP-2014 mortality tables base rates projected to the valuation date using MP-2015.

(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 operating budget. There were no contributions made by 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 \$30,617 as benefits came due for the reporting period.

Note 3 - Detail Notes on All Funds (continued)

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

At June 30, 2019, the Town reported a total pension liability of \$489,859. The total pension liability was measured as of December 31, 2018 based on a December 31, 2017 actuarial valuation. The total pension liability was then rolled forward to the measurement date of December 31, 2018 utilizing update procedures incorporating the actuarial assumptions. For the year ended June 30, 2019, the Town recognized pension expense of \$48,155.

	<u>Deferred Outflows of Resources</u>	<u>Deferred Inflows of Resources</u>
Differences between expected and actual experience	\$ 123,555	\$
Changes of assumptions	18,603	19,491
Town benefit payments and plan administrative expense made subsequent to the measurement date	<u>15,309</u>	<u></u>
Total	<u>\$ 157,467</u>	<u>\$ 19,491</u>

\$15,309 paid as benefits came due subsequent to the measurement date have been reported as deferred outflows of resources. Other amounts reported as deferred outflows and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year ended June 30:

2020	\$ 28,615
2021	28,615
2022	28,615
2023	27,465
2024	9,357
Thereafter	-

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 3.64 percent, 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 (2.64 percent) or 1-percentage-point higher (4.64 percent) than the current rate:

	<u>1% Decrease (2.64%)</u>	<u>Discount Rate (3.64%)</u>	<u>1% Increase (4.64%)</u>
Total pension liability	\$ 531,018	\$ 489,859	\$ 452,108

Note 3 - Detail Notes on All Funds (continued)

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

	2019
Beginning balance	\$ 397,011
Service Cost	22,786
Interest on the total pension liability	12,062
Difference between expected and actual experience	107,940
Changes of assumptions or other inputs	(19,323)
Benefit payments	(30,617)
Ending balance of the total pension liability	\$ 489,859

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, 2017 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 of Related to Pensions

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

	LGERS	LEOSSA	Total
Pension Expense	\$ 167,985	\$ 48,155	\$ 216,140
Pension Liability	557,500	489,859	1,047,359
Proportionate share of net pension liability	0.0235%	n/a	

Deferred Outflows of Resources:

Differences between expected and actual experience	86,009	123,555	209,564
Changes of assumptions	147,939	18,603	166,542
Net difference between projected and actual earnings on plan investments	76,528		76,528
Changes in proportion and differences between contributions and proportionate share of contributions	19,329		19,329
Benefit payments and administrative costs paid subsequent to the measurement date	121,448	15,309	136,757

Deferred Inflows of Resources:

Differences between expected and actual experience	2,886		2,886
Changes of assumptions		19,491	19,491

Note 3 - Detail Notes on All Funds (continued)

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 Comprehensive Annual Financial Report (CAFR) for the State of North Carolina. The State's CAFR 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 Service 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 five percent of each officer's salary, and all amounts contributed are vested immediately. The law enforcement officers may also make voluntary contributions to the plan.

The Town made contributions of \$41,634 for the reporting year. No amounts were forfeited.

d. Supplemental Retirement Income Plan for General Employees

Plan Description. The Town has elected to contribute to the Plan for the general employees as well as for law enforcement officers. Participation begins at the date of employment. In a defined contribution plan, benefits depend solely on amounts contributed to the plan plus investment earnings. Each month the Town contributes an amount equal to five percent of each employee's salary, and all amounts contributed are vested immediately. The general employees may also make voluntary contributions to the plan.

The Town made contributions of \$32,713 for the reporting year. No amounts were forfeited.

e. Other Postemployment Benefits

Healthcare Benefits

Plan Description. The Retiree Health Benefit Fund (RHBF) has been established as a fund to provide health benefits to retired and disabled employees and their applicable beneficiaries. RHBF is established by General Statute 135-7, Article 1. It is a cost-sharing, multiple-employer, defined benefit healthcare plan, exclusively for the benefit of former employees of the State, the University of North Carolina System, and community colleges. In addition, LEA's, charter schools, and some select local governments also participate.

Note 3 - Detail Notes on All Funds (continued)

Management of the plan is vested in the State Health Plan Board of Trustees, which consists of 13 members - eight appointed by the Governor, one appointed by the State Senate, one appointed by the State House of Representatives, and the State Treasurer, the State Superintendent, and the Director of the Office of State Human Resources who serve as ex-officio members. RHBF is supported by a percent of payroll contribution from participating employing units. Each year the percentage is set in legislation, as are the maximum per retiree contributions from RHBF to the State Health Plan. The State Treasurer, with the approval of the State Health Plan Board of Trustees, then sets the employer contributions (subject to the legislative cap) and the premiums to be paid by retirees, as well as the health benefits to be provided through the State Health Plan.

The financial statements and other required disclosures for the plan are presented in the State of North Carolina's CAFR, which can be found at <https://www.osc.nc.gov/public-information/reports>.

Benefits provided. Plan benefits received by retired employees and disabled employees from RHBF are OPEB. The healthcare benefits for retired and disabled employees who are not eligible for Medicare are the same as for active employees. The plan options change when former employees become eligible for Medicare. Medicare retirees have the option of selecting one of two-fully insured Medicare Advantage/Prescription Drug Plan (MA-PDP) options of the self-funded Traditional 70/30 preferred Provider Organization plan option that is also offered to non-Medicare members. If the Traditional 70/30 Plan is selected by a Medicare retiree, the self-funded State Health Plan is secondary to Medicare.

Those former employees who are eligible to receive medical benefits from RHBF are long-term disability beneficiaries of the Disability Income Plan of North Carolina (DIPNC) and retirees of the TSERS, the Consolidated Judicial Retirement System (CJRS), the Legislative Retirement System (LRS), the University Employees' Optional Retirement Program (ORP), and a small number of local governments, with five or more years of contributory membership service in their retirement system prior to disability or retirement, with the following exceptions: for employees first hired on or after October 1, 2006, and members of the General Assembly first taking office on or after February 1, 2007, future coverage as retired employees and retired members of the General Assembly is subject to the requirement that the future retiree have 20 or more years of retirement service credit in order to receive coverage on a noncontributory basis. Employees first hired on or after October 1, 2006 and members of the General Assembly first taking office on or after February 1, 2007 with 10 but less than 20 years of retirement service credit are eligible for coverage on a partially contributory basis. For such future retirees, the State will pay 50% of the State Health Plan's noncontributory premium.

Section 35.21 (c) and (d) of Session Law 2017-57 repeals retiree medical benefits for employees first hired before January 1, 2021. The new legislation amends Article 3B of Chapter 135 of the General Statutes to require that retirees must earn contributory retirement service in TSERS (or in an allowed local system unit), CJRS, or LRS prior to January 1, 2021, and not withdraw that service, in order to be eligible for retiree medical benefits under the amended law. Consequently, members first hired on and after January 1, 2021 will not be eligible to receive retiree medical benefits.

Note 3 - Detail Notes on All Funds (continued)

RHBF's benefit and contribution provisions are established by Chapter 135-7, Article 1 and Chapter 135, Article 3B of the General Statutes and may be amended only by the North Carolina General Assembly. RHBF does not provide for automatic post-retirement benefit increases.

Contributions. By General Statute, accumulated contributions from employers to RHBF and any earnings on those contributions shall be used to provide health benefits to retired and disabled employees and their applicable beneficiaries. By statute, contributions to RHBF are irrevocable. Also by law, fund assets are dedicated to providing benefits to retired and disabled employees and their applicable beneficiaries and are not subject to the claims of creditors of the employers making contributions to RHBF. However, RHBF assets may be used for reasonable expenses to administer the RHBF, including costs to conduct required actuarial valuations of state-supported retired employees' health benefits. Contribution rates to RHBF, which are intended to finance benefits and administrative expenses on a pay-as-you-go basis are determined by the General Assembly in the Appropriations Bill. For the current fiscal year, the Town contributed 6.27% of covered payroll which amounted to \$93,204.

At June 30, 2019, the Town reported a liability of \$2,238,634 for its proportionate share of the net OPEB liability. The net OPEB liability was measured as of June 30, 2018, and the total OPEB liability used to calculate the net OPEB liability was determined by an actuarial valuation as of December 31, 2017. The total OPEB liability was then rolled forward to the measurement date of June 30, 2018 utilizing updated procedures incorporating the actuarial assumptions.

The Town's proportion of the net OPEB liability was based on a projection of the Town's present value of future salary, actuarially determined. At June 30, 2018, the Town's proportion was 0.00786%.

\$93,204 reported as deferred outflows of resources related to OPEB resulting from Town contributions subsequent to the measurement date will be recognized as a decrease of the net OPEB liability in the year ending June 30, 2020. Other amounts reported as deferred inflows of resources related to OPEB will be recognized in OPEB expense as follows:

Year ended June 30:

2020	\$ (197,086)
2021	(197,086)
2022	(197,086)
2023	(196,847)
2024	(123,625)
Thereafter	-

Actuarial assumptions. Common actuarial assumptions for the OPEB plan follow individual note disclosures for the OPEB plan.

Note 3 - Detail Notes on All Funds (continued)

Inflation	2.75%
Salary increases	3.50 to 8.10%, include 3.5% inflation and productivity factor
Investment rate of return	7.20%, net of OPEB plan investment expense, including inflation
Healthcare cost trend rate - medical	5.00-6.50%
Healthcare cost trend rate - prescription drug	5.00-7.25%
Healthcare cost trend rate - Medicare advantage	4.00-5.00%
Healthcare cost trend rate - administrative	3.00%

Discount rate. The discount rate used to measure the total OPEB liability for the RHBF was 3.87%. The projection of cash flow used to determine the discount rate assumed that contributions from employers would be made at the current statutorily determined contribution rate. Based on the above assumptions, the plan's fiduciary net position was not projected to be available to make projected future benefit payments of current plan members. As a result, a municipal bond rate of 3.87% was used as the discount rate used to measure the total OPEB liability. The 3.87% rate is based on the Bond Buyer 20-year General Obligation Index as of June 30, 2017.

Sensitivity of the Town's proportionate share of the net OPEB liability to changes in the discount rate. The following presents the Town's proportionate share of the net OPEB liability, as well as what the Town's proportionate share of the net OPEB liability would be if it were calculated using a discount rate that is 1-percentage-point lower (2.87 percent) or 1-percentage point higher (4.87 percent) than the current discount rate:

	1% Decrease <u>(2.87%)</u>	Discount Rate <u>(3.87%)</u>	1% Increase <u>(4.87%)</u>
Net OPEB liability	\$ 2,644,969	\$ 2,238,634	\$ 1,912,913

Sensitivity of the Town's proportionate share of the net OPEB liability to changes in the healthcare trend rates. The following presents the Town's proportionate share of the net OPEB liability, as well as what the Town's proportionate share of the net OPEB liability would be if it were calculated using a discount rate that is 1-percentage-point lower (2.87 percent) or 1-percentage point higher (4.87 percent) than the current discount rate:

	1% Decrease (Medical - 4.00-5.50%, Pharmacy - 4.00-6.25%, Medicare Advantage - 3.00-4.00%, <u>Administrative - 2.00%</u>)	Healthcare Trend Rates (Medical - 5.00-6.50%, Pharmacy - 5.00-7.25%, Medicare Advantage - 4.00-5.00%, <u>Administrative 3.00%</u>)	1% Increase (Medical - 6.00-7.50%, Pharmacy - 6.00-8.25%, Medicare Advantage - 5.00-6.00%, <u>Administrative - 4.00%</u>)
Net OPEB liability	\$ 1,846,815	\$ 2,238,634	\$ 2,753,016

OPEB plan fiduciary net position. Detailed information about the OPEB plan's fiduciary net position is available in the separately issued CAFR for the State of North Carolina.

Note 3 - Detail Notes on All Funds (continued)

2. 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' salary in a row during the 24 months prior to the employee's death, but the benefit may not exceed \$50,000 or be less than \$25,000. Because 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 set for employees not engaged in law enforcement and for law enforcement officers. The Town considers these contributions to be immaterial.

3. Deferred Outflows and Inflows of Resources

The Town has several deferred outflows of resources. Deferred outflows of resources is comprised of the following:

	<u>Amount</u>
Contributions to pension plan in current fiscal year	\$ 229,961
Differences between expected and actual experience	209,564
Changes of assumptions	166,542
Net difference between projected and actual	76,769
Changes in proportion and differences between employer contributions and proportionate share of contributions	<u>440,892</u>
Total	<u>\$ 1,123,728</u>

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

	<u>Statement of Net Position</u>	<u>General Fund Balance Sheet</u>
Prepaid taxes (General Fund)	\$ 1,600	\$ 1,600
Differences between expected and actual experience	155,974	
Changes in assumptions	989,319	
Changes in proportion and differences between employer contributions and proportionate share of contributions	<u>210,620</u>	
Total	<u>\$ 1,357,513</u>	<u>\$ 1,600</u>

Note 3 - Detail Notes on All Funds (continued)

4. 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 three 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, and property in excess of \$500,000 and \$300,000 up to statutory limits for workers' compensation. The property liability pool has an aggregate limit for total property losses in a single year, with the reinsurance limit based upon a percentage of the total insurance values.

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

The Town has a Flood Damage Prevention Ordinance and has a small area that has been identified and mapped by the Flood Insurance Rate Map. There is no historical evidence of flood damage in the areas identified and Floodplain Insurance does not appear to be necessary at this time.

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 Town Manager and tax collector are each individually bonded for \$50,000 each. The remaining employees that have access to funds are bonded under a blanket bond for \$10,000.

5. Claims, Judgments, and Contingent Liabilities

At June 30, 2019, the Town was not a defendant to any lawsuits.

Note 3 - Detail Notes on All Funds (continued)

6. Long-Term Obligations

a. Installment Purchases

Serviced by the General Fund:

Note payable, bearing interest at 3.36% per annum, due in 19 semi-annual payments with fixed payment schedule of \$42,105 beginning October 2019 and ending October 2028, collateralized by a deed of trust. \$ 800,000

Note payable, bearing interest at 2.34% per annum, due in 3 annual payments with fixed payment schedule of \$35,953 beginning November 2018 and ending November 2020, collateralized by a garbage truck. 69,458

Note payable, bearing interest at 3.81% per annum, due in 60 quarterly payments with fixed principal payment schedule of \$1,667 plus accrued interest, beginning August 2009 and ending May 2024, collateralized by a deed of trust. 33,333

Note payable, bearing interest at 3.81% per annum, due in 60 quarterly payments with fixed principal payment schedule of \$5,833 plus accrued interest, beginning August 2009 and ending May 2024, collateralized by a deed of trust. 116,667

Total installment purchases 1,019,458

Less, current portion 148,537

Noncurrent portion of installment purchases \$ 870,921

Annual debt service payments for installment purchases as of June 30, 2019, including \$165,665 of interest, are as follows:

<u>Years Ending June 30</u>	<u>Governmental Activities</u>	
	<u>Principal</u>	<u>Interest</u>
2020	\$ 148,537	\$ 46,898
2021	149,341	28,309
2022	114,210	23,515
2023	114,210	19,542
2024	114,210	15,569
2025-2029	<u>378,950</u>	<u>31,832</u>
	<u>\$ 1,019,458</u>	<u>\$ 165,665</u>

Note 3 - Detail Notes on All Funds (continued)

b. Changes in Long-Term Liabilities

Compensated absences for governmental activities have typically been liquidated in the General Fund.

	<u>Beginning Balance</u>	<u>Increases</u>	<u>Decreases</u>	<u>Ending Balance</u>	<u>Current Portion of Balance</u>
Governmental activities:					
Installment purchases	\$ 314,932	\$ 800,000	\$ 95,474	\$ 1,019,458	\$ 148,537
Compensated absences	60,149	55,230	55,230	60,149	50,081
Total OPEB liability	2,686,269		482,268	2,204,001	
Net pension liability (LGERS)	336,625	212,250		548,875	
Total pension liability (LEO)	<u>397,011</u>	<u>92,848</u>		<u>489,859</u>	
Governmental activities long-term liabilities	<u>\$ 3,794,986</u>	<u>\$ 1,160,328</u>	<u>\$ 632,972</u>	<u>\$ 4,322,342</u>	<u>\$ 198,618</u>
Business-type activities:					
Compensated absences	\$ 2,069	\$ 2,423	\$ 2,423	\$ 2,069	\$ 1,722
Total OPEB liability	83,579		48,946	34,633	
Net pension liability (LGERS)	<u>10,474</u>		<u>1,849</u>	<u>8,625</u>	
Business-type activities long-term liabilities	<u>\$ 96,122</u>	<u>\$ 2,423</u>	<u>\$ 53,218</u>	<u>\$ 45,327</u>	<u>\$ 1,722</u>

C. Interfund Balances and Activity

There are no balances due to/from other funds at June 30, 2019.

Transfers to/from other funds for the year ended June 30, 2019, consist of the following:

Transfer from the General Fund to the Capital Project Fund for construction costs	<u>\$ 799,250</u>
--	-------------------

During the 2019 fiscal year, the Town made a one-time transfer from the General Fund to the Capital Project Fund for construction of a new Public Works Building.

D. Net Investment in Capital Assets

The Town's net investment in capital assets at June 30, 2019 is calculated as follows:

Capital assets	<u>Governmental</u> \$ 3,633,912	<u>Business-type</u> \$ 2,415,331
Less: long-term debt	<u>1,019,458</u>	
Net investment in capital assets	<u>\$ 2,614,454</u>	<u>\$ 2,415,331</u>

Note 3 - Detail Notes on All Funds (continued)

E. Fund Balance

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

<u>Total fund balance - General Fund</u>	\$ 3,655,930
Less:	
Inventories	2,229
Stabilization by State Statute	368,486
Working capital / fund balance policy	<u>1,133,386</u>
Remaining fund balance	<u>\$ 2,151,829</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 in the range of 25-35% of budgeted expenditures.

The outstanding encumbrances are amounts needed to pay any commitments related to purchase orders and contracts that remain unperformed at year-end.

<u>Encumbrances</u>	<u>General Fund</u>	<u>Capital Project Fund</u>
	\$4,286	\$70,691

Note 4 - 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 monies 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.

Note 5 - Significant Effects of Subsequent Events

In July 2019, the Town was approved for a \$292,600 interest free loan through the North Carolina Division of Water Infrastructure. Proceeds from the loan will be used for Greenwood Park stream restoration.

In August 2019, the Board of Commissioners approved an \$85,000 loan at 2.75% interest. Proceeds from the loan will be used for the purchase of police vehicles.

In October 2019, the Town purchased a new heavy-duty truck for \$82,000. The truck will be used by the public works department.

Management has evaluated subsequent events through December 17, 2019, the date the financial statements were available to be issued.

REQUIRED SUPPLEMENTARY INFORMATION

TOWN OF BILTMORE FOREST, NORTH CAROLINA

Town's Proportionate Share of Net Pension Liability (Asset)
Required Supplementary Information
Last Six Fiscal Years*

Local Government Employees' Retirement System

	2019	2018	2017	2016	2015	2014
Biltmore Forest's proportion of the net pension liability (asset) (%)	0.02350%	0.02272%	0.02236%	0.02205%	0.01902%	0.02010%
Biltmore Forest's proportion of the net pension liability (asset) (\$)	\$ 557,500	\$ 347,099	\$ 474,554	\$ 98,960	\$ (112,170)	\$ 242,282
Biltmore Forest's covered payroll	\$ 1,453,664	\$ 1,462,980	\$ 1,397,262	\$ 1,321,703	\$ 1,222,192	\$ 1,212,016
Biltmore Forest's proportionate share of the net pension liability (asset) as a percentage of its covered payroll	38.35%	23.73%	33.96%	7.49%	(9.18%)	19.99%
Plan fiduciary net position as a percentage of the total pension liability**	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 BILTMORE FOREST, NORTH CAROLINA

Town of Biltmore Forest's Contributions
Required Supplementary Information
Last Six Fiscal Years

Local Government Employees' Retirement System

	2019	2018	2017	2016	2015	2014
Contractually required contribution	\$ 121,448	\$ 114,994	\$ 112,193	\$ 96,833	\$ 95,936	\$ 89,522
Contributions in relation to the contractually required contribution	<u>121,448</u>	<u>114,994</u>	<u>112,193</u>	<u>96,833</u>	<u>95,936</u>	<u>89,522</u>
Contribution deficiency (excess)	<u>\$</u>	<u>\$</u>	<u>\$</u>	<u>\$</u>	<u>\$</u>	<u>\$</u>
Biltmore Forest's covered payroll	<u>\$ 1,486,508</u>	<u>\$ 1,453,664</u>	<u>\$ 1,462,980</u>	<u>\$ 1,397,262</u>	<u>\$ 1,321,703</u>	<u>\$ 1,222,192</u>
Contributions as a percentage of covered payroll	8.17%	7.91%	7.67%	6.93%	7.26%	7.32%

TOWN OF BILTMORE FOREST, NORTH CAROLINA

Schedule of Changes in Total Pension Liability
Law Enforcement Officers' Special Separation Allowance
June 30, 2019

	2019	2018	2017
Beginning balance	\$ 397,011	\$ 309,509	\$ 302,518
Service cost	22,786	18,555	17,337
Interest on the total pension liability	12,062	11,490	10,547
Differences between expected and actual experience in the measurement of the total pension liability	107,940	52,926	
Changes of assumptions or other inputs	(19,323)	28,191	(6,721)
Benefit payments	(30,617)	(23,660)	(14,172)
Ending balance of the total pension liability	\$ 489,859	\$ 397,011	\$ 309,509

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

TOWN OF BILTMORE FOREST, NORTH CAROLINA

Schedule of Total Pension Liability as a Percentage of Covered Payroll
Law Enforcement Officers' Special Separation Allowance
June 30, 2019

	<u>2019</u>	<u>2018</u>	<u>2017</u>
Total pension liability	\$ 489,859	\$ 397,011	\$ 309,509
Covered payroll	835,067	853,284	791,135
Total pension liability as a percentage of covered payroll	58.66%	46.53%	39.12%

Notes to the schedule

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

TOWN OF BILTMORE FOREST, NORTH CAROLINA

Schedule of the Town's Proportionate Share of Net OPEB Liability
Retiree Health Benefit Fund
Last Two Fiscal Years*

	2019	2018
Town's proportion of the net OPEB liability	0.00786%	0.00845%
Town's proportionate share of the net OPEB liability	\$ 2,238,634	\$ 2,769,848
Town's covered payroll	\$ 1,486,508	\$ 1,453,664
Town's proportionate share of the net OPEB liability as a percentage of its covered payroll	150.60%	190.54%
Plan Fiduciary net position as a percentage of the total OPEB liability**	4.40%	3.52%

* 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 RHBF plan.

TOWN OF BILTMORE FOREST, NORTH CAROLINA

Schedule of Town Contributions
Retiree Health Benefit Fund
Last Two Fiscal Years

	<u>2019</u>	<u>2018</u>
Contractually required contribution	\$ 93,204	\$ 87,947
Contributions in relation to the contractually required contribution	<u>93,204</u>	<u>87,947</u>
Contribution deficiency (excess)	<u>\$</u>	<u>\$</u>
Town's covered payroll	<u>\$ 1,486,508</u>	<u>\$ 1,453,664</u>
Contributions as a percentage of the covered payroll	6.27%	6.05%

**INDIVIDUAL FUND STATEMENTS
AND SCHEDULES**

TOWN OF BILTMORE FOREST, NORTH CAROLINA

General Fund
Schedule of Revenues, Expenditures, and
Changes in Fund Balances - Budget and Actual
For the Year Ended June 30, 2019

	<u>Budget</u>	<u>Actual</u>	<u>Variance Positive (Negative)</u>
Revenues			
Ad valorem taxes:			
Taxes	\$ 2,552,774	\$ 2,576,807	\$ 24,033
Interest	<u>2,500</u>	<u>3,171</u>	<u>671</u>
Total	<u>2,555,274</u>	<u>2,579,978</u>	<u>24,704</u>
Unrestricted intergovernmental:			
Local option sales taxes	1,098,829	1,059,232	(39,597)
Franchise tax	168,794	225,184	56,390
Beer and wine tax	<u>5,996</u>	<u>5,992</u>	<u>(4)</u>
Total	<u>1,273,619</u>	<u>1,290,408</u>	<u>16,789</u>
Restricted intergovernmental:			
Solid waste disposal tax	970	978	8
Powell Bill allocation	<u>63,500</u>	<u>62,360</u>	<u>(1,140)</u>
Total	<u>64,470</u>	<u>63,338</u>	<u>(1,132)</u>
Permits and fees:			
Dog license fee	1,600	1,460	(140)
Building permits	<u>25,000</u>	<u>36,533</u>	<u>11,533</u>
Total	<u>26,600</u>	<u>37,993</u>	<u>11,393</u>
Investment earnings:			
Interest	<u>15,000</u>	<u>80,213</u>	<u>65,213</u>
Miscellaneous:			
American Tower	27,664	28,087	423
Grant		4,431	4,431
Other	<u>15,000</u>	<u>13,512</u>	<u>(1,488)</u>
Total	<u>42,664</u>	<u>46,030</u>	<u>3,366</u>
Total revenues	<u>3,977,627</u>	<u>4,097,960</u>	<u>120,333</u>
Expenditures			
General government:			
Administration:			
Salaries and benefits	317,331	292,339	24,992
Professional services	45,000	45,303	(303)
Other operating expenditures	33,000	26,937	6,063
Board salary	<u>22,000</u>	<u>21,600</u>	<u>400</u>
Total	<u>\$ 417,331</u>	<u>\$ 386,179</u>	<u>\$ 31,152</u>

TOWN OF BILTMORE FOREST, NORTH CAROLINA

General Fund
Schedule of Revenues, Expenditures, and
Changes in Fund Balances - Budget and Actual (continued)
For the Year Ended June 30, 2019

	<u>Budget</u>	<u>Actual</u>	<u>Variance Positive (Negative)</u>
Planning	\$ 37,228	\$ 35,041	\$ 2,187
Other:			
Outside professional services	73,022	35,535	37,487
Electricity and utilities	104,061	100,481	3,580
General repairs	30,000	27,985	2,015
Insurance	78,000	77,755	245
Other operating expenditures	<u>45,000</u>	<u>29,530</u>	<u>15,470</u>
Total	<u>330,083</u>	<u>271,286</u>	<u>58,797</u>
Total general government	<u>784,642</u>	<u>692,506</u>	<u>92,136</u>
Public safety:			
Police:			
Salaries and benefits	1,272,934	1,245,169	27,765
Vehicle maintenance	23,400	22,855	545
Other operating expenditures	80,300	71,351	8,949
Capital outlay	<u>37,000</u>	<u>36,645</u>	<u>355</u>
Total	<u>1,413,634</u>	<u>1,376,020</u>	<u>37,614</u>
Contracted fire services	<u>425,000</u>	<u>425,000</u>	
Total public safety	<u>1,838,634</u>	<u>1,801,020</u>	<u>37,614</u>
Transportation:			
Salaries and benefits	68,965	65,536	3,429
Vehicle maintenance	12,500	10,569	1,931
Resurfacing contracts	154,903	161,518	(6,615)
Storm water drainage	89,441	86,764	2,677
Other operating expenditures	24,500	21,636	2,864
Capital outlay	<u>9,000</u>	<u>8,246</u>	<u>754</u>
Total transportation	<u>359,309</u>	<u>354,269</u>	<u>5,040</u>
Physical development:			
Public works:			
Salaries and benefits	448,841	405,303	43,538
Vehicle maintenance	23,000	16,085	6,915
Other operating expenditures	99,000	79,143	19,857
Street lighting	<u>18,250</u>	<u>10,028</u>	<u>8,222</u>
Total	<u>\$ 589,091</u>	<u>\$ 510,559</u>	<u>\$ 78,532</u>

TOWN OF BILTMORE FOREST, NORTH CAROLINA

General Fund
 Schedule of Revenues, Expenditures, and
 Changes in Fund Balances - Budget and Actual (continued)
 For the Year Ended June 30, 2019

	<u>Budget</u>	<u>Actual</u>	<u>Variance Positive (Negative)</u>
Sanitation and recycling:			
Salaries and benefits	\$ 187,222	\$ 168,733	\$ 18,489
Tipping fees	67,000	62,180	4,820
Recycling	15,000	10,365	4,635
Other operating expenditures	21,100	18,191	2,909
Capital outlay	<u>19,900</u>		<u>19,900</u>
Total	<u>310,222</u>	<u>259,469</u>	<u>50,753</u>
Total physical development	<u>899,313</u>	<u>770,028</u>	<u>129,285</u>
Debt service:			
Principal retirement	96,182	95,474	708
Interest	<u>9,547</u>	<u>9,546</u>	<u>1</u>
Total debt service	<u>105,729</u>	<u>105,020</u>	<u>709</u>
Total expenditures	<u>3,987,627</u>	<u>3,722,843</u>	<u>264,784</u>
Revenues over (under) expenditures	<u>(10,000)</u>	<u>375,117</u>	<u>385,117</u>
Other financing sources (uses):			
Sale of capital assets	10,000	4,548	(5,452)
Transfer to Capital Project Fund	<u>(719,250)</u>	<u>(799,250)</u>	<u>(80,000)</u>
Total	<u>(709,250)</u>	<u>(794,702)</u>	<u>(85,452)</u>
Fund balance appropriated	<u>719,250</u>		<u>(719,250)</u>
Net change in fund balance	<u>\$ _____</u>	(419,585)	<u>\$ (419,585)</u>
Fund balances, beginning		<u>4,075,515</u>	
Fund balances, ending		<u>\$ 3,655,930</u>	

TOWN OF BILTMORE FOREST, NORTH CAROLINA

Capital Project Fund

Schedule of Revenues and Expenditures - Budget and Actual
From Inception and for the Fiscal Year Ended June 30, 2019

	Project Author- ization	Prior Years	Actual Current Year	Total to Date	Variance Positive (Negative)
Revenues					
Investment earnings	\$	\$	\$ 35	\$ 35	\$ 35
Expenditures					
Design and architectural services	22,000		17,600	17,600	4,400
Construction	1,497,250		1,289,236	1,289,236	208,014
Equipment			28,573	28,573	(28,573)
Total expenditures	1,519,250		1,335,409	1,335,409	183,841
Other financing sources					
Transfers from other funds:					
From General Fund	719,250		799,250	799,250	80,000
Proceeds from long-term debt	800,000		800,000	800,000	
Total other financing sources	1,519,250		1,599,250	1,599,250	80,000
Other financing sources over (under) expenditures	\$	\$	\$ 263,876	\$ 263,876	\$ 263,876

TOWN OF BILTMORE FOREST, NORTH CAROLINA

Water Fund
 Schedule of Revenues and Expenditures
 Budget and Actual (Non-GAAP)
 For the Year Ended June 30, 2019

	Budget	Actual	Variance Positive (Negative)
Revenues			
Operating revenues:			
Water sales	\$ 695,000	\$ 740,760	\$ 45,760
Water tap and connection fees	18,000	4,870	(13,130)
AMI transmitter charges	7,000	8,332	1,332
Commissions, sewer charge collections	6,000	9,477	3,477
Total operating revenues	726,000	763,439	37,439
Non-operating revenues:			
Investment earnings	1,000	1,824	824
Total revenues	727,000	765,263	38,263
Expenditures			
Operating expenditures:			
Salaries and benefits	54,931	53,079	1,852
Professional services	5,435	5,434	1
Repairs and maintenance	4,500	4,414	86
Other operating expenditures	20,200	19,280	920
Water purchases	232,656	207,726	24,930
Sewer purchases	335,000	334,055	945
Capital outlay	74,278	6,125	68,153
Total expenditures	727,000	630,113	96,887
Revenues over expenditures	\$	135,150	\$ 135,150
Reconciliation from budgetary basis (modified accrual) to full accrual:			
Reconciling items:			
Depreciation		(167,112)	
Decrease in deferred outflows of resources - pensions		(1,900)	
Decrease in net pension liability		1,849	
Decrease in deferred inflow of resources - pensions		251	
Decrease in deferred outflows of resources - OPEB		(10,587)	
Decrease in net OPEB liability		48,946	
Decrease in deferred inflows of resources - OPEB		8,410	
Total reconciling items		(120,143)	
Change in net position		\$ 15,007	

OTHER SCHEDULES

TOWN OF BILTMORE FOREST, NORTH CAROLINA

Schedule of Ad Valorem Taxes Receivable
June 30, 2019

<u>Fiscal Year</u>	<u>Uncollected Balance June 30, 2018</u>	<u>Additions</u>	<u>Collections and Credits</u>	<u>Uncollected Balance June 30, 2019</u>
2018-2019	\$	\$ 2,576,807	\$ 2,575,452	\$ 1,355
2017-2018	7,936		7,936	
2016-2017	1			1
2015-2016	242			242
2014-2015	13			13
2013-2014				
2012-2013	107			107
2011-2012	<u>21</u>			<u>21</u>
	<u>\$ 8,320</u>	<u>\$ 2,576,807</u>	<u>\$ 2,583,388</u>	1,739
Less: allowance for uncollectible accounts				
General Fund				<u>1,331</u>
Ad valorem taxes receivable - net				<u>\$ 408</u>
 <u>Reconciliation with revenues:</u>				
Ad valorem taxes - General Fund				<u>\$ 2,579,978</u>
Reconciling items:				
Interest collected				<u>(3,171)</u>
Total collections and credits				<u>\$ 2,576,807</u>

TOWN OF BILTMORE FOREST, NORTH CAROLINA

Analysis of Current Tax Levy
Town-Wide Levy
June 30, 2019

	<u>Town-Wide</u>			<u>Total Levy</u>	
	<u>Property Valuation</u>	<u>Rate</u>	<u>Total Levy</u>	<u>Property Excluding Registered Motor Vehicles</u>	<u>Registered Motor Vehicles</u>
Original levy: Property taxed at current rate	\$ 775,896,417	\$.330	\$ 2,560,458	\$ 2,465,572	\$ 94,886
Discoveries: Current year taxes	<u>4,954,281</u>	.330	<u>16,349</u>	<u>16,349</u>	<u> </u>
Total property valuation	<u>\$ 780,850,698</u>				
Net levy			2,576,807	2,481,921	94,886
Uncollected taxes at June 30, 2019			<u>(1,355)</u>	<u>(1,344)</u>	<u>(11)</u>
Current year's taxes collected			<u>\$ 2,575,452</u>	<u>\$ 2,480,577</u>	<u>\$ 94,875</u>
Current levy collection percentage			<u>99.95%</u>	<u>99.95%</u>	<u>99.99%</u>

The background features several overlapping teal circles of various sizes. Some circles contain intricate patterns of concentric lines and dots. The central circle is the largest and contains the town's logo.

TOWN of
Biltmore
Forest



STATISTICAL SECTION

Financial Trends

Revenue Capacity

Debt Capacity

Demographic &
Economic Information

Operating Information



Town of Biltmore Forest, North Carolina
STATISTICAL SECTION

This part of the Town of Biltmore Forest's comprehensive annual financial report presents detailed information as a context for understanding what the information in the financial statements, note disclosures, and required supplementary information says about the government's overall financial health.

CONTENTS

Financial Trends

These schedules contain trend information to help the reader understand how the government's financial performance and well-being have changed over time.

Revenue Capacity

These schedules contain information to help the reader assess the government's most significant local revenue source, the property tax.

Debt Capacity

These schedules present information to help the reader assess the affordability of the government's current level of outstanding debt and the government's ability to issue additional debt in the future.

Demographic & Economic Information

These schedules offer demographic and economic indicators to help the reader understand the environment within which the government's financial activities take place.

Operating Information

These schedules contain service and infrastructure data to help the reader understand how the information in the government's financial report relates to the services the government provides and the activities it performs.

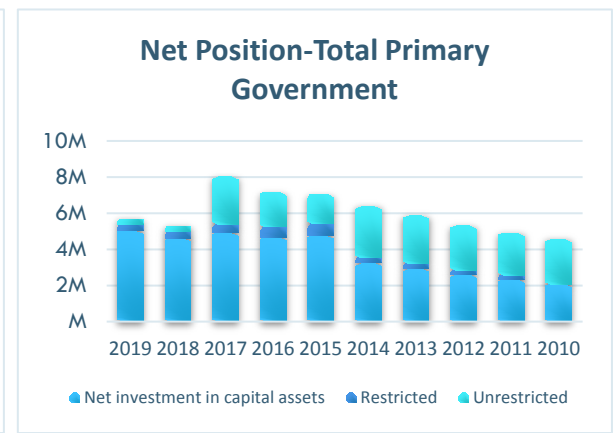
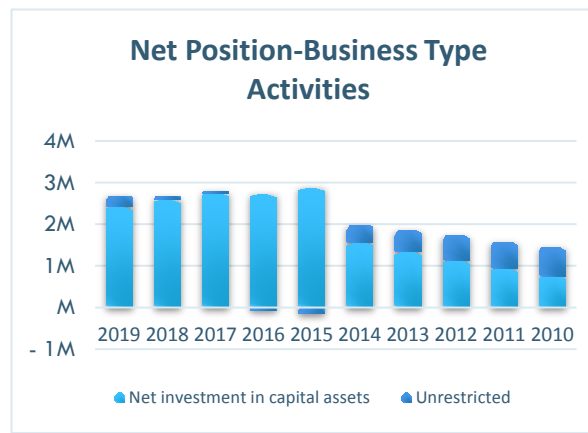
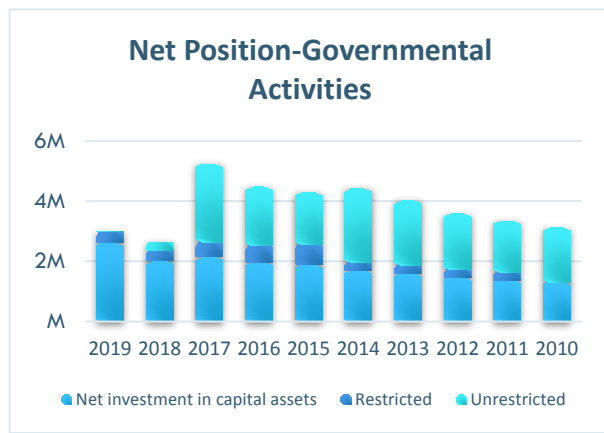
Changes in Net Position

TOWN OF BILTMORE FOREST, NORTH CAROLINA
LAST TEN FISCAL YEARS (Accrual Basis of Accounting)

Table 1

	Fiscal Year									
	2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
Governmental activities										
Net investment in capital assets	2,614,454	2,024,093	2,159,555	1,966,802	1,896,427	1,689,871	1,591,336	1,460,574	1,381,423	1,305,664
Restricted	368,486	353,888	481,623	559,105	671,079	275,034	285,967	260,181	265,001	-
Unrestricted	21,979	258,418	2,591,044	1,947,191	1,720,731	2,452,254	2,145,732	1,863,632	1,691,125	1,818,640
Total governmental activities net position	3,004,919	2,636,399	5,232,222	4,473,098	4,288,237	4,417,159	4,023,035	3,584,387	3,337,549	3,124,304
Business-type activities										
Net investment in capital assets	2,415,331	2,582,443	2,748,616	2,716,339	2,868,354	1,562,331	1,334,553	1,125,180	927,517	746,707
Unrestricted	254,064	71,945	40,741	(59,466)	(145,078)	405,844	504,071	594,971	634,662	685,310
Total business-type activities net position	2,669,395	2,654,388	2,789,357	2,656,873	2,723,276	1,968,175	1,838,624	1,720,151	1,562,179	1,432,017
Primary government										
Net investment in capital assets	5,029,785	4,606,536	4,908,171	4,683,141	4,764,781	3,252,202	2,925,889	2,585,754	2,308,940	2,052,371
Restricted	368,486	353,888	481,623	559,105	671,079	275,034	285,967	260,181	265,001	-
Unrestricted	276,043	330,363	2,631,785	1,887,725	1,575,653	2,858,098	2,649,803	2,458,603	2,325,787	2,503,950
Total primary government net position*	5,674,314	5,290,787	8,021,579	7,129,971	7,011,513	6,385,334	5,861,659	5,304,538	4,899,728	4,556,321

*Implementation of GASB 75 in FYE 2018 impacted the total primary government net position. Refer to Note Disclosures-Other Postemployment Benefits in the Financial Section (p 42) for additional information.



Changes in Net Position

Table 2-1

TOWN OF BILTMORE FOREST, NORTH CAROLINA
LAST TEN FISCAL YEARS (Accrual Basis of Accounting)

	Fiscal Year									
	2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
EXPENSES										
Governmental Activities										
General government	724,753	595,408	554,137	930,904	871,317	945,468	1,123,490	1,143,393	1,140,004	1,116,312
Public safety	1,918,544	1,955,805	1,763,741	1,279,871	1,129,639	1,169,911	1,204,340	1,069,282	1,058,369	1,007,183
Transportation	247,927	268,296	161,855	138,229	136,924	102,595	59,888	88,686	123,096	125,509
Physical Development	833,253	936,903	949,973	826,119	664,888	653,183	531,537	605,693	598,153	599,411
Interest on long-term debt	9,546	8,969	10,788	9,859	11,013	12,290	13,622	15,252	17,254	19,125
Total Governmental Activities	3,734,023	3,765,381	3,440,494	3,184,982	2,813,781	2,883,447	2,932,877	2,922,306	2,936,876	2,867,540
Business-type Activity-										
Water	750,256	818,898	827,905	525,985	553,417	581,829	593,100	588,449	602,779	612,167
Total Business-type Activities	750,256	818,898	827,905	525,985	553,417	581,829	593,100	588,449	602,779	612,167
Total Expenses	4,484,279	4,584,279	4,268,399	3,710,967	3,367,198	3,465,276	3,525,977	3,510,755	3,539,655	3,479,707
PROGRAM REVENUES										
Governmental Activities:										
Charges for services										
General government	37,993	24,791	28,527	16,415	28,919	17,365	9,733	8,844	7,444	10,122
Public safety	-	-	-	-	-	-	-	-	-	-
Transportation	-	-	-	-	-	-	-	-	-	-
Physical Development	-	-	-	-	-	-	-	-	-	-
Operating grants and contributions	63,338	64,753	64,654	65,154	64,604	64,771	64,339	71,461	65,416	153,444
Capital grants and contributions	-	-	-	-	881	-	-	-	-	15,945
Total Governmental Activities	101,331	89,544	93,181	81,569	94,404	82,136	74,072	80,305	72,860	179,511
Business-type Activity-										
Charges for services										
Water*	763,439	772,220	878,508	459,582	408,146	371,047	373,854	405,255	389,252	334,082
Operating grants and contributions	-	-	-	-	-	-	-	-	-	-
Capital grants and contributions	-	-	-	-	-	-	-	-	-	-
Total Business-type Activity	763,439	772,220	878,508	459,582	408,146	371,047	373,854	405,255	389,252	334,082
Total Program Revenues	864,770	861,764	971,689	541,151	502,550	453,183	447,926	485,560	462,112	513,593
Net (Expense)/Revenue										
Government Activities	(3,632,692)	(3,675,837)	(3,347,313)	(3,103,413)	(2,719,377)	(2,801,311)	(2,858,805)	(2,842,001)	(2,864,016)	(2,688,029)
Business-type Activity	13,183	(46,678)	22,076	(66,403)	(145,271)	(210,782)	(219,246)	(183,194)	(213,527)	(278,085)
Total Net Expense	(3,619,509)	(3,722,515)	(3,325,237)	(3,169,816)	(2,864,648)	(3,012,093)	(3,078,051)	(3,025,195)	(3,077,543)	(2,966,114)

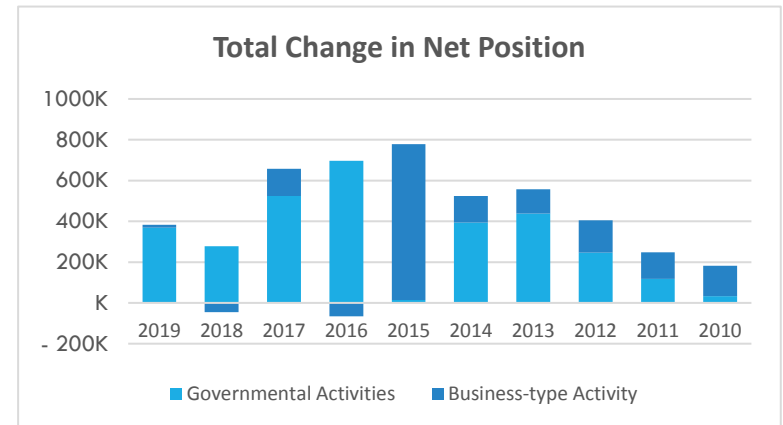
Changes in Net Position (Continued)

TOWN OF BILTMORE FOREST, NORTH CAROLINA
LAST TEN FISCAL YEARS (Accrual Basis of Accounting)

Table 2-2

	Fiscal Year									
	2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
GENERAL REVENUES										
Governmental Activities:										
Property Taxes	2,579,978	2,553,520	2,569,457	2,483,187	2,464,100	2,439,621	2,507,832	2,448,286	2,419,907	2,260,848
Other Taxes	1,290,408	1,310,059	1,241,490	1,221,920	1,132,137	1,044,745	-	-	-	-
Intergovernmental-unrestricted		-	-	-	-	-	1,005,518	947,877	874,771	836,041
Unrestricted investment earnings	80,248	39,630	10,647	3,803	926	1,908	2,856	4,271	20,801	26,875
Miscellaneous	50,578	50,020	160,270	91,663	40,585	48,860	120,946	28,104	6,692	20,783
Change in reserve for inventory		-	-	-	-	-	-	-	-	-
Transfers in/out		-	-	-	(904,112)	(339,699)	(339,699)	(339,699)	(339,699)	(424,029)
Total general revenues, transfers,	4,001,212	3,953,229	3,981,864	3,800,573	2,733,636	3,195,435	3,297,453	3,088,839	2,982,472	2,720,518
Business-type Activity-										
Unrestricted investment earnings	1,824	1,105	191	-	228	634	1,049	2,310	5,916	3,715
Miscellaneous		-	-	-	5,610	-	(3,029)	(843)	(1,926)	-
Transfers in/out		-	110,217	-	904,112	339,699	339,699	339,699	339,699	424,029
Total Business-type activities	1,824	1,105	110,408	-	909,950	340,333	337,719	341,166	343,689	427,744
Total primary government	4,003,036	3,954,334	4,092,272	3,800,573	3,643,586	3,535,768	3,635,172	3,430,005	3,326,161	3,148,262
CHANGE IN NET POSITION										
Governmental Activities	368,520	277,392	524,334	697,160	14,259	394,124	438,648	246,838	118,456	32,489
Business-type Activity	15,007	(45,573)	132,484	(66,403)	764,679	129,551	118,473	157,972	130,162	149,659
Total Change in Net Position	383,527	231,819	656,818	630,757	778,938	523,675	557,121	404,810	248,618	182,148

*Change in Business Type Activity-Charges for Services-Water (table 2-1) is due to reclassification of sewer charges in FYE 2017.

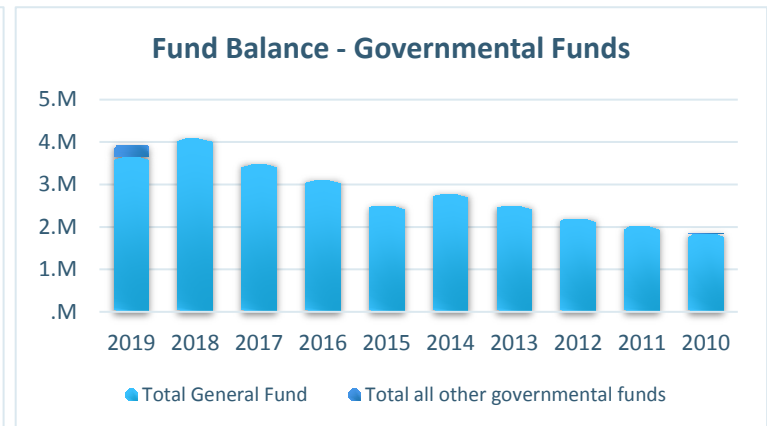
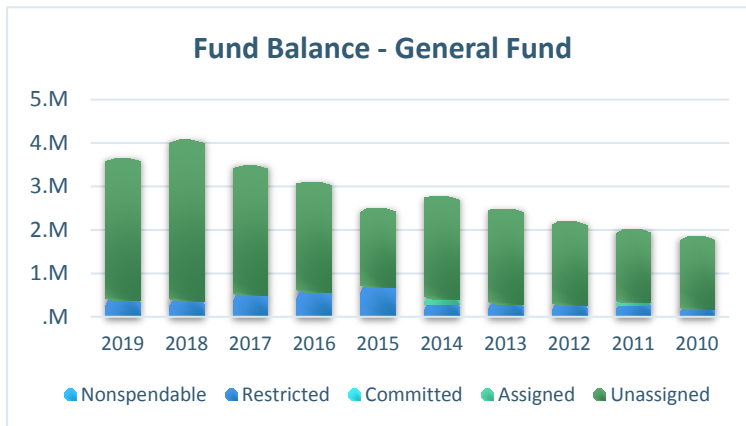


Fund Balance of Governmental Funds

Table 3

TOWN OF BILTMORE FOREST, NORTH CAROLINA
 LAST TEN FISCAL YEARS (Modified Accrual Basis of Accounting)

	Fiscal Year									
	2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
General Fund										
Nonspendable	2,229	2,229	2,229	2,229	2,229	2,229	2,229	2,229	2,229	1,774
Restricted	368,486	353,888	481,623	559,105	671,079	275,034	285,967	260,181	265,001	165,814
Committed	-	-	-	-	-	-	-	-	-	-
Assigned	-	-	-	-	-	130,000	-	-	55,630	-
Unassigned	3,285,215	3,719,398	2,997,204	2,538,710	1,817,159	2,358,317	2,192,241	1,920,407	1,682,121	1,672,941
Total General Fund	3,655,930	4,075,515	3,481,056	3,100,044	2,490,467	2,765,580	2,480,437	2,182,817	2,004,981	1,840,529
All other governmental funds										
Nonspendable	-	-	-	-	-	-	-	-	-	-
Restricted	-	-	-	-	-	-	-	-	-	-
Committed	-	-	-	-	-	-	-	-	-	-
Assigned	-	-	-	-	-	-	-	-	-	-
Unassigned	263,876	-	-	-	-	-	-	-	-	14,788
Total all other governmental funds	263,876	-	-	-	-	-	-	-	-	14,788
Total governmental funds	3,919,806	4,075,515	3,481,056	3,100,044	2,490,467	2,765,580	2,480,437	2,182,817	2,004,981	1,855,317



Changes in Fund Balances of Governmental Funds

Table 4-1

TOWN OF BILTMORE FOREST, NORTH CAROLINA
LAST TEN FISCAL YEARS (Modified Accrual Basis of Accounting)

GENERAL FUND	Fiscal Year									
	2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
REVENUES										
Ad Valorem taxes	2,579,978	2,553,520	2,569,457	2,483,187	2,464,100	2,439,621	2,507,832	2,458,566	2,430,119	2,254,946
Other taxes	-	-	-	-	-	-	-	-	-	-
Unrestricted intergovernmental	1,290,408	1,310,059	1,241,490	1,221,920	1,132,137	1,044,745	1,005,518	947,877	874,771	836,041
Retricted intergovernmental	63,338	64,753	64,654	65,154	65,485	64,771	64,339	71,461	65,416	169,389
Permits and fees	37,993	24,791	28,527	16,415	28,919	17,365	9,733	8,844	7,444	10,122
Investment earnings	80,213	39,630	10,647	3,803	926	1,908	2,856	4,271	20,801	26,875
Miscellaneous	46,030	43,381	160,556	84,163	43,518	44,582	102,619	31,237	7,832	19,428
Total Revenues	4,097,960	4,036,134	4,075,331	3,874,642	3,735,085	3,612,992	3,692,897	3,522,256	3,406,383	3,316,801
EXPENDITURES										
Current										
General government	692,506	554,086	559,057	904,923	849,119	923,161	1,108,848	1,124,405	1,175,640	1,112,599
Public safety	1,801,020	1,763,221	1,781,353	1,285,591	1,227,312	1,200,089	1,181,681	1,100,994	1,055,602	1,012,287
Transportation	354,269	189,658	183,591	259,316	175,244	185,207	127,358	119,623	133,198	90,368
Physical development	770,028	978,407	988,747	876,615	841,225	637,264	605,243	608,459	578,806	574,701
Debt Service										
Principal	95,474	61,241	60,566	30,000	31,130	34,417	37,793	48,177	58,538	56,668
Interest	9,546	8,969	10,788	9,859	11,013	12,290	13,622	15,252	17,254	19,125
Capital Outlay	-	-	-	-	-	-	-	-	-	412,709
Total Expenditures	3,722,843	3,555,582	3,584,102	3,366,304	3,135,043	2,992,428	3,074,545	3,016,910	3,019,038	3,278,457
Excess (Deficiency) of Revenues over Expenditures	375,117	480,552	491,229	508,338	600,042	620,564	618,352	505,346	387,345	38,344
OTHER FINANCING SOURCES (USES)										
Transfers in	-	-	-	-	-	-	13,400	7,000	-	-
Transfers out	(799,250)	-	(110,217)	-	(904,112)	(339,699)	(339,699)	(339,699)	(339,699)	(424,029)
Installment purchase agreement	-	103,000	-	93,739	-	-	-	-	-	20,715
Sales of general capital assets	4,548	10,907	-	7,500	28,957	4,278	5,567	5,189	7,229	1,355
Total Other Financing Sources (Uses)	(794,702)	113,907	(110,217)	101,239	(875,155)	(335,421)	(320,732)	(327,510)	(332,470)	(401,959)
Net change in fund balances before special item	(419,585)	594,459	381,012	609,577	(275,113)	(335,421)	(320,732)	(327,510)	(332,470)	(401,959)
Special item	-	-	-	-	-	-	-	-	-	-
Net change in fund balances	(419,585)	594,459	381,012	609,577	(275,113)	(335,421)	(320,732)	(327,510)	(332,470)	(401,959)
Total Expenditures	3,722,843	3,722,843	3,722,843	3,722,843	3,722,843	3,722,843	3,722,843	3,722,843	3,722,843	3,310,134
Capital outlay primary government only	181,059	139,718	343,007	304,270	358,678	189,853	219,550	160,720	130,607	454,921
Non-Capital Expenditures	3,541,784	3,583,125	3,379,836	3,418,573	3,364,165	3,532,990	3,503,293	3,562,123	3,592,236	2,855,213
Debt service as a percentage of non-capital expenditures	2.97%	1.96%	2.11%	1.17%	1.25%	1.32%	1.47%	1.78%	2.11%	2.65%

Changes in Fund Balances of Governmental Funds

Table 4-2

TOWN OF BILTMORE FOREST, NORTH CAROLINA
 LAST TEN FISCAL YEARS (Modified Accrual Basis of Accounting)

	Fiscal Year									
	2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
CAPITAL PROJECT FUND										
REVENUES										
Ad Valorem taxes	-	-	-	-	-	-	-	-	-	-
Other taxes	-	-	-	-	-	-	-	-	-	-
Unrestricted intergovernmental	-	-	-	-	-	-	-	-	-	-
Retricted intergovernmental	-	-	-	-	-	-	-	-	-	-
Permits and fees	-	-	-	-	-	-	-	-	-	-
Investment earnings	35	-	-	-	-	-	-	-	-	-
Miscellaneous	-	-	-	-	-	-	-	-	-	-
Total Revenues	35	-	-	-	-	-	-	-	-	-
EXPENDITURES										
Current										
General government	-	-	-	-	-	-	-	-	-	-
Public safety	-	-	-	-	-	-	-	-	-	-
Transportation	-	-	-	-	-	-	-	-	-	-
Physical development	1,335,409	-	-	-	-	-	-	-	-	-
Debt Service										
Principal	-	-	-	-	-	-	-	-	-	-
Interest	-	-	-	-	-	-	-	-	-	-
Capital Outlay										
Total Expenditures	1,335,409	-	-	-	-	-	-	-	-	-
Excess (Deficiency) of Revenues over Expenditures	(1,335,374)	-	-	-	-	-	-	-	-	-
OTHER FINANCING SOURCES (USES)										
Transfers in	799,250	-	-	-	-	-	-	-	-	-
Transfers out	-	-	-	-	-	-	-	-	-	-
Installment purchase agreement	800,000	-	-	-	-	-	-	-	-	-
Sales of general capital assets	-	-	-	-	-	-	-	-	-	-
Total Other Financing Sources (Uses)	1,599,250	-	-	-	-	-	-	-	-	-
Net change in fund balances before special item	263,876	-	-	-	-	-	-	-	-	-
Special item	-	-	-	-	-	-	-	-	-	-
Net change in fund balances	263,876	-	-	-	-	-	-	-	-	-
Total Expenditures	1,335,409	-	-	-	-	-	-	-	-	-
Capital outlay primary government only	1,335,409	-	-	-	-	-	-	-	-	-
Non-Capital Expenditures	-	-	-	-	-	-	-	-	-	-
Debt service as a percentage of non-capital expenditures	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%

Changes in Fund Balances of Governmental Funds

Table 4-3

TOWN OF BILTMORE FOREST, NORTH CAROLINA
LAST TEN FISCAL YEARS (Modified Accrual Basis of Accounting)

COMBINED MAJOR FUNDS	Fiscal Year									
	2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
REVENUES										
Ad Valorem taxes	2,579,978	2,553,520	2,569,457	2,483,187	2,464,100	2,439,621	2,507,832	2,458,566	2,430,119	2,254,946
Other taxes	-	-	-	-	-	-	-	-	-	-
Unrestricted intergovernmental	1,290,408	1,310,059	1,241,490	1,221,920	1,132,137	1,044,745	1,005,518	947,877	874,771	836,041
Retricted intergovernmental	63,338	64,753	64,654	65,154	65,485	64,771	64,339	71,461	65,416	169,389
Permits and fees	37,993	24,791	28,527	16,415	28,919	17,365	9,733	8,844	7,444	10,122
Investment earnings	80,248	39,630	10,647	3,803	926	1,908	2,856	4,271	20,801	26,875
Miscellaneous	46,030	43,381	160,556	84,163	43,518	44,582	102,619	31,237	7,832	19,428
Total Revenues	4,097,995	4,036,134	4,075,331	3,874,642	3,735,085	3,612,992	3,692,897	3,522,256	3,406,383	3,316,801
EXPENDITURES										
Current										
General government	692,506	554,086	559,057	904,923	849,119	923,161	1,108,848	1,124,405	1,175,640	1,112,599
Public safety	1,801,020	1,763,221	1,781,353	1,285,591	1,227,312	1,200,089	1,181,681	1,100,994	1,055,602	1,012,287
Transportation	354,269	189,658	183,591	259,316	175,244	185,207	127,358	119,623	133,198	90,368
Physical development	2,105,437	978,407	988,747	876,615	841,225	637,264	605,243	608,459	578,806	574,701
Debt Service										
Principal	95,474	61,241	60,566	30,000	31,130	34,417	37,793	48,177	58,538	56,668
Interest	9,546	8,969	10,788	9,859	11,013	12,290	13,622	15,252	17,254	19,125
Capital Outlay	-	-	-	-	-	-	-	-	-	412,709
Total Expenditures	5,058,252	3,555,582	3,584,102	3,366,304	3,135,043	2,992,428	3,074,545	3,016,910	3,019,038	3,278,457
Excess (Deficiency) of Revenues over Expenditures	(960,257)	480,552	491,229	508,338	600,042	620,564	618,352	505,346	387,345	38,344
OTHER FINANCING SOURCES (USES)										
Transfers in	799,250	-	-	-	-	-	13,400	7,000	-	-
Transfers out	(799,250)	-	(110,217)	-	(904,112)	(339,699)	(339,699)	(339,699)	(339,699)	(424,029)
Installment purchase agreement	800,000	103,000	-	93,739	-	-	-	-	-	20,715
Sales of general capital assets	4,548	10,907	-	7,500	28,957	4,278	5,567	5,189	7,229	1,355
Total Other Financing Sources (Uses)	804,548	113,907	(110,217)	101,239	(875,155)	(335,421)	(320,732)	(327,510)	(332,470)	(401,959)
Net change in fund balances before special item	(155,709)	594,459	381,012	609,577	(275,113)	(335,421)	(320,732)	(327,510)	(332,470)	(401,959)
Special item	-	-	-	-	-	-	-	-	-	-
Net change in fund balances	(155,709)	594,459	381,012	609,577	(275,113)	(335,421)	(320,732)	(327,510)	(332,470)	(401,959)
Total Expenditures	5,058,252	3,722,843	3,722,843	3,722,843	3,722,843	3,722,843	3,722,843	3,722,843	3,722,843	3,310,134
Capital outlay primary government only	1,516,468	139,718	343,007	304,270	358,678	189,853	219,550	160,720	130,607	454,921
Non-Capital Expenditures	3,541,784	3,583,125	3,379,836	3,418,573	3,364,165	3,532,990	3,503,293	3,562,123	3,592,236	2,855,213
Debt service as a percentage of non-capital expenditures	2.97%	1.96%	2.11%	1.17%	1.25%	1.32%	1.47%	1.78%	2.11%	2.65%

Assessed Value of Taxable Property

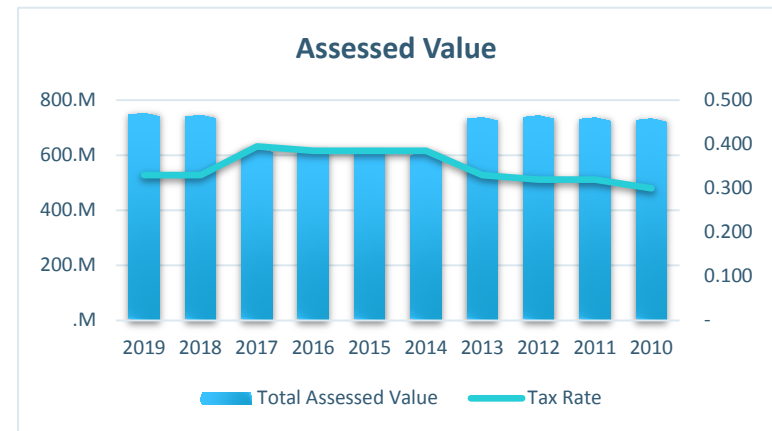
TOWN OF BILTMORE FOREST, NORTH CAROLINA
LAST TEN FISCAL YEARS

Table 5

	Fiscal Year									
	2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
Real Property	755,256,344	765,014,400	642,615,400	636,811,300	607,006,000	601,817,648	736,850,198	743,670,298	735,399,498	731,300,598
Personal Property	6,076,905	6,192,682	6,254,297	6,874,564	5,263,931	5,198,743	4,221,045	3,782,567	3,749,490	3,932,373
Less Exempt Property	(14,190,138)	(31,070,340)	(30,948,792)	(31,289,584)	(3,748,640)	(3,980,840)	(8,813,430)	(8,731,000)	(7,833,900)	(7,546,100)
Public Service	4,954,281	4,850,169	4,935,182	5,181,077	4,280,335	4,332,834	4,396,422	4,485,768	4,385,593	4,336,683
Total Taxable Assessed Value	752,097,392	744,986,911	622,856,087	617,577,357	612,801,626	607,368,385	736,654,235	743,207,633	735,700,681	732,023,554
Tax Rate	0.330	0.330	0.395	0.385	0.385	0.385	0.330	0.320	0.320	0.300

Notes:

- (1) Assessed value is determined by the Buncombe County Tax Department at 100% estimated market value;
- (2) Personal property excludes registered motor vehicles;
- (3) Tax rates are per \$100 of assessed valuation;
- (4) A revaluation of all property is required at least every eight (8) years by NC General Statute. The last revaluation by Buncombe County took place January 1, 2017 (fiscal year ending 2018);
- (5) Tax exempt property includes elderly exclusion, use value deferred, and classified historic exempt property.



**Property Tax Rates -
Direct and Overlapping Governments**

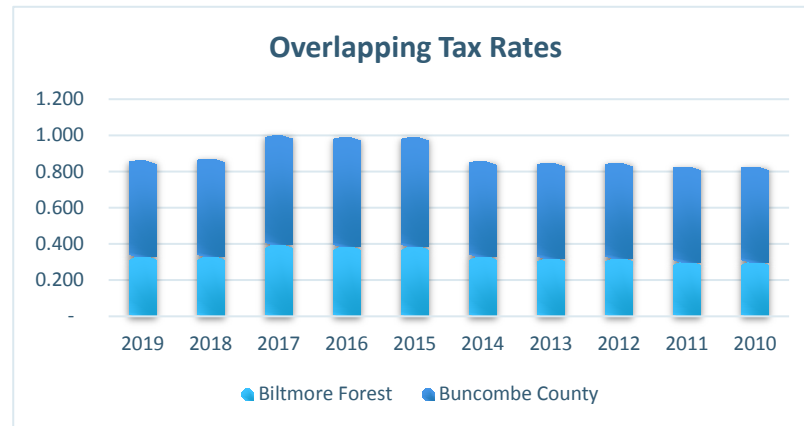
TOWN OF BILTMORE FOREST, NORTH CAROLINA
LAST TEN FISCAL YEARS

Table 6

	Fiscal Year									
	2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
Biltmore Forest, Town of Operating Rate	0.330	0.330	0.395	0.385	0.385	0.330	0.320	0.320	0.300	0.300
Buncombe County County-wide Rate	0.529	0.539	0.604	0.604	0.604	0.525	0.525	0.525	0.525	0.525
Total Direct & Overlapping Rates	0.859	0.869	0.999	0.989	0.989	0.855	0.845	0.845	0.825	0.825

Notes:

- (1) Operating & County-wide rate per \$100 of assessed valuation;
- (2) A revaluation of all property is required at least every eight years by North Carolina General Statute. The last revaluation occurred on January 1, 2017 (fiscal year ending 2018);
- (3) Overlapping tax rates are the combined tax rates of local and county governments that apply to property owners in the Town of Biltmore Forest.



Property Tax Levies Collection

TOWN OF BILTMORE FOREST, NORTH CAROLINA
LAST TEN FISCAL YEARS

Table 7

	Fiscal Year									
	2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
Collected within the Fiscal Year										
Total Tax Levy for the Fiscal Year	2,576,807	2,549,133	2,566,533	2,480,241	2,464,100	2,453,390	2,514,090	2,453,727	2,419,428	2,256,453
Amount Collected	2,575,452	2,541,197	2,565,097	2,477,637	2,457,556	2,450,504	2,505,308	2,444,053	2,407,094	2,239,075
Percentage of Levy	99.95%	99.69%	99.94%	99.90%	99.73%	99.88%	99.65%	99.61%	99.49%	99.23%
Total Collections to Date										
Collections in Subsequent Years	-	7,936	1,401	2,356	6,526	2,886	8,620	9,629	12,334	17,378
Amount Collected	2,575,452	2,549,133	2,566,498	2,479,993	2,464,082	2,453,390	2,513,928	2,453,682	2,419,428	2,256,453
Percentage of Levy	99.95%	100.00%	100.00%	99.99%	100.00%	100.00%	99.99%	100.00%	100.00%	100.00%

Ratio of Outstanding Debt by Type

TOWN OF BILTMORE FOREST, NORTH CAROLINA
LAST TEN FISCAL YEARS

Table 8

	Fiscal Year									
	2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
Governmental Activities										
General Obligation Bonds	-	-	-	-	-	-	-	-	-	-
Installment Notes	1,019,458	314,932	273,173	333,789	270,000	301,130	335,547	373,340	421,517	480,055
Capital Leases	-	-	-	-	-	-	-	-	-	-
Total Governmental Activities	1,019,458	314,932	273,173	333,789	270,000	301,130	335,547	373,340	421,517	480,055
Business-type Activities										
General Obligation Bonds	-	-	-	-	-	-	-	-	-	-
Installment Notes	-	-	-	-	-	1,459,578	1,841,707	2,209,394	2,563,185	2,903,605
Capital Leases	-	-	-	-	-	-	-	-	-	-
Total Business-type Activities	-	-	-	-	-	1,459,578	1,841,707	2,209,394	2,563,185	2,903,605
Total Outstanding Debt	1,019,458	314,932	273,173	333,789	270,000	1,760,708	2,177,254	2,582,734	2,984,702	3,383,660
Population	1,391	1,420	1,400	1,400	1,400	1,387	1,387	1,364	1,367	1,343
Debt per Capita (\$)	733	222	195	238	193	1,269	1,570	1,894	2,183	2,519

Ratio of General Bonded Outstanding Debt

Table 9

TOWN OF BILTMORE FOREST, NORTH CAROLINA
LAST TEN FISCAL YEARS

	Fiscal Year									
	2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
General Obligation Bond Debt	-	-	-	-	-	-	-	-	-	-
Assessed Value	752,097,392	744,986,911	622,856,087	617,577,357	612,801,626	607,368,385	736,654,235	743,207,633	735,700,681	732,023,554
Percentage of Net General Obligation Bonded Debt to Assessed Taxable Value of Property	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Population	1,391	1,420	1,400	1,400	1,400	1,387	1,387	1,364	1,367	1,343
Per Capita	-	-	-	-	-	-	-	-	-	-

Direct Overlapping Governmental Activities Debt

TOWN OF BILTMORE FOREST, NORTH CAROLINA
LAST TEN FISCAL YEARS

Table 10

	<u>Governmental Activities Debt</u>	<u>Percentage Applicable to Town of Biltmore Forest</u>	<u>Amount applicable to Town of Biltmore Forest</u>
Direct Debt:			
Town of Biltmore Forest			
Installment Debt	1,019,458	100.00%	1,019,458
Overlapping Debt:			
Buncombe County	<u>435,278,753</u>	2.00%	<u>8,723,381</u>
Total direct & overlapping debt	<u><u>436,298,211</u></u>		<u><u>9,742,839</u></u>

Note: Percentage of overlapping debt is calculated by dividing the overlapping portion of the government's revenue base by the total revenue base of the overlapping government.

Legal Debt Margin

TOWN OF BILTMORE FOREST, NORTH CAROLINA
LAST TEN FISCAL YEARS

Table 11

	Fiscal Year Ended June 30,									
	2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
Debt limit	62,468,056	61,797,153	51,980,418	51,537,472	51,145,709	50,979,538	61,010,589	61,343,186	60,485,704	60,172,080
Total net debt applicable to limit	1,019,458	314,932	273,173	333,739	270,000	1,760,708	2,177,254	2,582,734	2,984,702	3,383,660
Legal debt margin	61,448,598	61,482,221	51,707,245	51,203,733	50,875,709	49,218,830	58,833,335	58,760,452	57,501,002	56,788,420
Total net debt applicable to the limit as a percentage of debt limit	1.63%	0.51%	0.53%	0.65%	0.53%	3.45%	3.57%	4.21%	4.93%	5.62%

Legal Debt Margin Calculation for Fiscal Year Ending 2019

Assessed value of taxable property	780,850,698
Debt Limit-Eight Percent (8%) of assessed value	62,468,056
Gross Debt:	
Total Bonded Debt	-
Installment Purchase Agreements	1,019,458
Gross Debt	1,019,458
Total amount of debt applicable to debt limit (net debt)	1,019,458
Legal debt margin	61,448,598

Note: NC Statute GS 159-55 limits the Town's outstanding debt to 8% of the appraised value of property subject to taxation. The legal debt margin is the difference between the debt limit and the Town's net debt outstanding applicable to the limit, and represents the Town's legal borrowing authority.

Demographic Economic Statistics

TOWN OF BILTMORE FOREST, NORTH CAROLINA
LAST TEN FISCAL YEARS

Table 12

	Fiscal Year									
	2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
Population	1,391	1,420	1,400	1,400	1,400	1,387	1,387	1,364	1,367	1,343
Percentage of County Population	0.37%	0.38%	0.38%	0.39%	0.40%	0.40%	0.40%	0.40%	0.48%	0.48%
Median Household Income	161,042	143,750	141,458	146,667	N/A	N/A	N/A	N/A	N/A	130,000
Per Capita Income	113,770	100,715	89,622	86,845	N/A	N/A	N/A	N/A	N/A	82,114
Median Age	53.40	53.70	52.90	53.10	N/A	N/A	N/A	N/A	N/A	52.90
Unemployment Rate (Buncombe County)	3.4%	3.2%	3.4%	3.9%	4.7%	4.8%	0.1%	7.6%	8.2%	8.6%

Notes:

- (1) Population estimates taken from the North Carolina Office of State Budget & Management;
- (2) Median Household Income, Per Capita Income, and Median Age provided by US Census (data.census.gov)
- (3) Unemployment rate is not available for municipality; Buncombe County unemployment rate is the unadjusted figure reported for June of the fiscal year as reported by the US Bureau of Labor Statistics.

Full Time Employees by Function

TOWN OF BILTMORE FOREST, NORTH CAROLINA
LAST TEN FISCAL YEARS

Table 13

Number of Full Time Positions by Function as of June 30										
Function	2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
General Government	2.5	1	1	1	1	1	1	1	1	1
Public Safety	14	14	14	14	14	14	14	14	14	14
Transportation	1	1	1	1	1	1	1	1	1	1
Physical Development	8	10	10	10	6	6	6	7	7	8
Total	25.5	26	26	26	22	22	22	23	23	24

Number of Full Time Positions by Fund as of June 30										
Fund	2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
General Fund	25.5	25	25	25	22	22	22	23	23	24
Enterprise Fund	0.5	1	1	1	2	2	2	2	2	2
Total	26	26	26	26	24	24	24	25	25	26

Note:

- (1) Vacant positions are not included in the table above;
- (2) Full time personnel work 2,080 hours per year (less vacation and sick leave);
- (3) Fire services are provided by contract and therefore positions related to the fire contract are not included in the number of positions noted above;
- (4) Planning services are provided by contract and therefore the position related to the planning contract are not included in the number of positions noted above.

Operating Indicators by Function/Program

TOWN OF BILTMORE FOREST, NORTH CAROLINA
LAST TEN FISCAL YEARS

Table 14

	Fiscal Year									
	2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
General Government										
Building Permits Issued	44	37	36	46	38	38	50	41	36	42
Public Safety*										
Police calls for service	7,016	N/A	8,233	3,510	2,862	2,804	3,227	3,519	2,827	2,750
Number of arrests	38.00	N/A	53	37	25	131	217	194	85	90
Transportation										
Streets Maintained (miles)	21.97	21.97	21.97	21.97	21.97	21.97	21.97	21.97	21.97	21.97
Physical Development *										
Solid Waste (tons)	402.83	N/A	405.72	410.31	490.31	476.11	464.17	464.09	480.48	467.59
Recycling (tons)	202.92	N/A	280.82	217.53	229.34	217.04	208.00	196.63	209.81	279.50
Enterprise Fund-Water*										
Number of accounts	809	N/A	789	785	781	774	777	776	770	N/A
Average daily consumption (gallons)	117,349	N/A	165,623	185,588	171,023	153,783	135,255	152,561	171,187	N/A

*Prior to FYE 2019, data for Public Safety and Physical Development were reported on a calendar year rather than a fiscal year.

Capital Asset Statistics by Function

TOWN OF BILTMORE FOREST, NORTH CAROLINA
LAST TEN FISCAL YEARS

Table 15

	Fiscal Year									
	2019	2018	2017	2016	2015	2014	2013	2012	2011	2010
General Government										
Number of general government buildings	1	1	1	1	1	1	1	1	1	1
Number of parks	2	2	2	2	2	2	2	2	2	2
Public Safety										
Number of police stations	1	1	1	1	1	1	1	1	1	1
Transportation										
Miles of streets	21.97	21.97	21.97	21.97	21.97	21.97	21.97	21.97	21.97	21.97
Physical Development										
Number of public works buildings	2	2	2	2	2	2	2	2	2	2
Number of street lights	63	63	63	63	63	63	63	63	63	63
Enterprise Fund-Water										
# Household Accounts	654	654	692	655	655	650	640	636	646	626
# Irrigation Accounts	135	135	113	129	129	127	119	121	120	121



Visit our website
www.biltmoreforest.org/finance
to access these related items:

Budget Documents

**Popular Annual
Financial Report (PAFR)**

**Comprehensive Annual
Financial Report (CAFR)**



TOWN of
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