

TOWN OF CARRBORO, NORTH CAROLINA

NOTES TO THE FINANCIAL STATEMENTS FOR THE FISCAL YEAR ENDED JUNE 30, 2024

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The accounting policies of the Town of Carrboro (the “Town”) and its discretely presented component unit conform to generally accepted accounting principles as applicable to governments. The following is a summary of the more significant accounting policies:

Reporting Entity

The Town, a political subdivision of Orange County, is governed by an elected mayor and a six-member Town Council. As required by generally accepted accounting principles, these financial statements present the Town and its component unit, a legally separate entity for which the Town is financially accountable. The discretely presented component unit presented below is reported in a separate column in the Town’s financial statements in order to emphasize that it is legally separate from the Town.

Carrboro Tourism Development Authority

Effective March 1, 2013, a 3% hotel and motel room occupancy tax was established by the Town Council. As part of establishing this tax, the Town formed the Carrboro Tourism Development Authority (CTDA) which is a public authority under the Local Government Budget and Fiscal Control Act. The members of the CTDA are appointed by the Town’s Town Council. The CTDA receives revenue through the occupancy tax, which is levied and collected by the Town and remitted to the CTDA net of administration fees on a quarterly basis. The CTDA shall use at least two-thirds of the funds remitted to promote travel and tourism in the Town and shall use the remainder for tourism-related expenditures. The CTDA, which has a June 30 year end, is presented as if it were a proprietary fund (discrete presentation). Requests for complete financial statements for the CTDA may be directed to the Finance Officer, c/o Carrboro Tourism Development Authority, 301 West Main Street, Carrboro, North Carolina 27510.

Basis of Presentation

Government-wide statements: The statement of net position and the statement of activities display information about the primary government and its component unit. These statements include the financial activities of the overall government. Eliminations have been made to minimize the double counting of internal activities. Interfund services provided and used are not eliminated in the process of consolidation. 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.

NOTES TO THE FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Basis of Presentation (Continued)

The statement of activities presents a comparison between direct expenses and program revenues 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. Nonoperating revenues, such as subsidies and investment earnings, result from nonexchange transactions or ancillary activities.

The Town reports the following major governmental funds:

General Fund. The General Fund is the general operating fund of the Town. It is used to account for all financial resources except those required to be accounted for in another fund. The primary revenue sources are ad valorem taxes, state and federal grants, and various other taxes and licenses. The primary expenditures are for public safety, streets and maintenance, sanitation, and general government services.

American Rescue Plan Act (ARPA) Special Revenue Fund. The ARPA Special Revenue Fund is used to account for amounts received from the Coronavirus State and Local Fiscal Recovery Funds related to the American Rescue Plan Act of 2021. The use of income from the fund is restricted to supporting economic recovery from the COVID-19 pandemic.

Capital Projects Fund. The Capital Projects Fund accounts for the financial resources to be used for the acquisition or construction of major capital facilities. Additionally, the Town has legally adopted a Capital Reserve Fund and Payment in Lieu Reserve Fund. The Capital Reserve Fund and Payment in Lieu Reserve Fund are consolidated in the Capital Projects Fund.

NOTES TO THE FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Basis of Presentation (Continued)

The budgetary comparison for the Capital Reserve Fund has been included in the supplemental information. The Capital Reserve Fund accounts for resources to be used for future major capital purchases or projects. The Payment in Lieu Reserve Fund accounts for payments received from developers in lieu of providing on-site recreational areas and open spaces. The funds are held in reserve for use in one of four geographically defined quadrants of the Town (where the residential development is located) for use in acquisition and development of recreational facilities present or future.

The Town reports the following non-major governmental funds:

Affordable Housing Fund. The Affordable Housing Fund was established to advance the Town of Carrboro's goal of increasing the stock of affordable, safe and decent housing within the Town and its planning jurisdiction.

Energy Efficiency Revolving Loan Fund. The Energy Efficiency Revolving Loan Fund was established to advance the Town of Carrboro's goal of increasing energy efficiency in buildings within the Town in cooperation with the Southeast Energy Efficiency Alliance.

Small Business and Non-Profit Loan/Grant COVID-19 Emergency Fund. The Small Business and Non-Profit (NP) Loan/Grant COVID-19 Emergency Fund is used to account for loans made to various local businesses as a result of the COVID-19 pandemic. The loans were provided for personnel and other recurring expenses for such businesses during the State/Town declared COVID-19 emergency. The primary revenue sources consist of a transfer from the Revolving Loan Fund, a contribution from the Carrboro Tourism Development Authority, and funding received under the CARES Act.

Facilities Rehabilitation Capital Projects Fund. The Facilities Rehabilitation Capital Projects Fund accounts for the financial resources to be used for the rehabilitation and improvement of various Town facilities.

Grants Administration Fund. The Grants Administration Fund was established to account for grant funds that are restricted for a particular project.

Revolving Loan Fund. The Revolving Loan Fund is used to account for loans made to various local businesses. The primary revenue source consists of principal and interest repayments made on these loans.

Bond Fund. The Bond Fund accounts for the financial resources to be used for the acquisition or construction of greenways and sidewalks.

NOTES TO THE FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Basis of Presentation (Continued)

The Town reports the following major enterprise fund:

Storm Water Utility Enterprise Fund. This fund is used to account for the operations of the Town's stormwater management department.

The Town reports the following non-major enterprise fund:

Parking Enterprise Fund. This fund is used to account for all parking related expenses for the growing needs of parking facilities in the Town. The Town Council has requested a parking study to consider the implementation of parking fees for various parking facilities. The Parking Enterprise Fund has been funded with a transfer from the General Fund since the COVID-19 pandemic and the Town paused parking fees. This will resume until such time that the Fund can generate its own revenue source.

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 and 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 nonoperating items. Operating revenues and expenses generally result from providing services and producing and delivering goods in connection with a proprietary fund's principal ongoing operations. The principal operating revenues of the Town's storm water utility enterprise fund are charges to customers for sales and services. The principal operating revenues of the Town's parking enterprise fund will be charges to customers for sales and services, following commencement of such fees in future years. Operating expenses for enterprise funds include the cost of sales and services, administrative expenses, and depreciation on capital assets. All revenues and expenses not meeting this definition are reported as nonoperating revenues and expenses.

NOTES TO THE FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Measurement Focus and Basis of Accounting (Continued)

Governmental fund financial statements. Governmental funds are reported using the current financial resources measurement focus and the modified accrual basis of accounting. Under this method, revenues are recognized when measurable and available. Expenditures are recorded when the related fund liability is incurred, except for principal and interest on long-term debt, claims and judgments, and compensated absences, which are recognized as expenditures to the extent they have matured. General capital asset acquisitions are reported as expenditures in governmental funds. Proceeds of long-term debt and acquisitions under direct borrowing installment purchase agreements 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 the billing and collecting of 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 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 Carrboro because the tax is levied by Orange County and then remitted to and distributed by the State. Most intergovernmental revenues and sales and services are not susceptible to accrual because 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. Grant revenues which are unearned at year end are recorded as deferred inflows of resources. Under the terms of grant agreements, the Town funds certain programs by a combination of specific cost-reimbursement grants, categorical block grants, and general revenues. Thus, when program expenses are incurred, there are both restricted and unrestricted net position available to finance the program. It is the Town's policy to first apply cost-reimbursement grant resources to such programs, followed by categorical block grants, and then by general revenues.

NOTES TO THE FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Budgetary Data

The Town's budgets are adopted as required by the North Carolina General Statutes. An annual budget is adopted for the General Fund, the Storm Water Utility Enterprise Fund, and Parking Utility Enterprise Fund. All annual appropriations lapse at the fiscal year end. Project ordinances are adopted for the American Rescue Plan Act Special Revenue Fund, the Capital Projects Fund, the Affordable Housing Fund, the Energy Efficiency Revolving Loan Fund, the Small Business and Non-Profit Loan/Grant COVID-19 Emergency Fund, the Facilities Rehabilitation Capital Projects Fund, the Grants Administration Fund, the Revolving Loan Fund, and the Bond 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 multi-year funds. The Finance Officer is authorized to approve intradepartmental transfer requests between appropriation units and between departmental programs within the limits of the approved departmental budget. In the Capital Projects Fund, the Town Manager is allowed to transfer funds under \$10,000 between line items as long as transfers are within the overall project budget. All amendments must be approved by the Town Council and the Town Council must adopt an interim budget that covers that time until the annual ordinance can be adopted.

Deposits and Investments

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

State law [G. S. 159-30(c)] authorizes the Town and the CTDA to invest in obligations of the United States or obligations fully guaranteed both as to principal and interest by the United States; obligations of the state of North Carolina; bonds and notes of any North Carolina local government or public authority; obligations of certain non-guaranteed federal agencies; certain high quality issues of commercial paper and bankers' acceptances; and the North Carolina Capital Management Trust (NCCMT).

The Town's and the CTDA's investments are reported at fair value. Non-participating interest earning contracts are accounted for at cost. The NCCMT Government Portfolio, a SEC-registered (2a-7) money market mutual fund, is measured at fair value. Because the NCCMT Government Portfolio has a weighted average maturity of less than 90 days, it is presented as an investment with a maturity of less than six months.

NOTES TO THE FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Cash and Cash Equivalents

The Town pools money from several funds to facilitate disbursement and investment, and to maximize investment income. Therefore, all cash and investments are essentially demand deposits and are considered cash and cash equivalents.

Restricted Assets

Credit deposits in the amount of \$41,976 are considered a liability and classified as restricted cash. The Town requires builders/contractors to pay a credit deposit when, due to circumstances beyond their control, there is uncompleted work on a construction project and the builder/contractor needs to have the Planning Department issue a Certificate of Occupancy for the property. Once the Town has ensured that the work has been satisfactorily completed, the credit deposit funds are released. Powell Bill funds in the amount of \$944,316 are also classified as restricted cash because they can be expended only for the purposes outlined in G. S. 136-41.1 through 136-41.4. Unexpended debt proceeds in the amount of \$100,858 are classified as restricted cash, as they may only be spent for the purposes of the related debt issuance. Unexpended ARPA grant proceeds in the amount of \$468,553 are classified as restricted cash, as they must be spent for the purposes of the related grant agreement.

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 as of January 1, 2023. As allowed by state law, the Town has established a schedule of discounts that apply to taxes that are paid prior to the due date. In the Town's General Fund, ad valorem tax revenues are reported net of such discounts.

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 written off in prior years.

Inventory and Prepaid Items

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

NOTES TO THE FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Inventory and Prepaid Items (Continued)

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

Interfund Receivables and Payables

Activity between funds that is representative of lending/borrowing arrangements outstanding at the end of the fiscal year as well as all other outstanding balances between funds are reported as “due to/from other funds.”

Lease Receivable

The Town is a lessor for a non-cancellable lease of two tower leases and a network hut. The Town recognizes a lease receivable and a deferred inflow of resources in the government-wide and governmental fund financial statements.

At the commencement of a lease, the Town initially measures the lease receivable at the present value of payments expected to be received during the lease term. Subsequently, the lease receivable is reduced by the principal portion of lease payments received. The deferred inflow of resources is initially measured as the initial amount of the lease receivable, adjusted for lease payments received at or before the lease commencement date. Subsequently, the deferred inflow of resources is recognized as revenue over the life of the lease term.

Key estimates and judgments include how the Town determines (1) the discount rate it uses to discount the expected lease receipts to present value, (2) lease term, and (3) lease receipts.

- The Town uses its estimated incremental borrowing rate as the discount rate for leases.
- The lease term includes the cancellable period of the lease. Lease receipts included in the measurement of the lease receivable are composed of fixed payments from the lessee.

The Town monitors changes in circumstances that would require a remeasurement of its lease and will remeasure the lease receivable and deferred inflows of resources if certain changes occur that are expected to significantly affect the amount of the lease receivable.

NOTES TO THE FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Capital Assets

Capital assets, which include property, equipment, and infrastructure assets (e.g., roads, bridges, sidewalks, and similar items), are reported in the applicable governmental columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial individual cost of more than a certain amount and an estimated useful life in excess of two years.

Minimum capitalization costs are as follows:

Land	\$	1
Buildings and improvements		20,000
Vehicles, furniture and equipment		5,000
Infrastructure		100,000

Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets received prior to June 15, 2015, are recorded at their estimated fair value at the date of donation. Donated capital assets received after June 15, 2015, are recorded at acquisition 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 their estimated useful lives:

	<u>Years</u>
Land improvements and infrastructure	20 - 40
Furniture, fixtures, equipment, heavy equipment and vehicles	5 - 10
Computer equipment and software	3

Intangible Right-to-Use Assets

The Town's capital assets also include certain intangible right-to-use assets. These right-to-use assets arise in association with agreements where the Town reports a lease (where the Town serves as lessee) or agreements where the Town reports an Information Technology (IT) Subscription in accordance with GAAP requirements.

The intangible right-to-use lease assets are initially measured at an amount equal to the initial measurement of the related lease liability plus any lease payments made at or prior to the start of the lease term, less lease incentives received from the lessor at or prior to the start of the lease term, and plus ancillary charges necessary to place the lease asset into service. The right-to-use lease assets are amortized on a straight-line basis over the life of the related lease.

NOTES TO THE FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Intangible Right-to-Use Assets (Continued)

The right-to-use IT subscription assets are initially measured at an amount equal to the initial measurement of the subscription liability plus any subscription payments made at the start of the subscription term, if applicable, plus capitalizable initial implementation costs at the start of the subscription term, less any incentives received from the IT subscription vendor at the start of the subscription term. Subscription payments, as well as payments for capitalizable implementation costs made before the start of the subscription term are reported as a prepayment (asset). Such prepayments are reduced by any incentives received from the same vendor before the start of the subscription term if a right of offset exists. The net amount of the prepayments and incentives are reported as an asset or liability, as appropriate, before the start of the subscription term at which time the amount is included in the initial measurement of the subscription asset. The right-to-use subscription assets are amortized on a straight-line basis over the subscription term.

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 two items that meets this criterion, pension deferrals and OPEB deferrals.

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 several items that meet the criterion for this category: property taxes receivable and notes receivable (including an unavailable contribution) which are net of allowance, as well as pension and OPEB-related deferrals, and deferred lease revenue.

Long-term Obligations

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

In the fund financial statements, governmental fund types recognize bond premiums, as well as bond issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuance are reported as other financing sources.

NOTES TO THE FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Long-term Obligations (Continued)

Issuance costs, whether or not held from the actual debt proceeds received, are reported as debt service expenditures.

Compensated Absences

The vacation policy of the Town provides for the accumulation of annual vacation leave without any applicable maximum until December 31 of each calendar year. However, if an employee separates from service, payment for accumulated annual vacation leave shall not exceed 240 hours (14 duty days for shift fire personnel). On December 31 of each calendar year, any employee with more than 240 hours (14 duty days for shift fire personnel) of accumulated leave shall have the excess accumulation converted to sick leave so that only 240 hours (14 duty days for shift fire personnel) are carried forward to January 1 of the next calendar year. 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 and the proprietary fund type 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 has no obligation for the accumulated sick leave until it is actually taken, no accrual for sick leave has been made.

Coronavirus State Fiscal Recovery Funds

In accordance with funding provided by the American Rescue Plan Act of 2021, effective August 4, 2021, the Town agreed to its terms for receiving an allocation of funds from the U.S. Department of Treasury, through the Coronavirus State Fiscal Recovery Fund and the Coronavirus Local Fiscal Recovery Fund. The Town's total grant award is \$6,753,199, which was provided in two equal disbursements. The first disbursement was received in July 2021, while the second disbursement was received in August 2022. The Town will have until December 31, 2024, to use or encumber the funds and, if encumbered, has until December 31, 2026, to liquidate those encumbrances. As of June 30, 2024, \$6,753,199 has been recorded as grant revenue to date.

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.

NOTES TO THE FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Net Position/Fund Balances (Continued)

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:

Non-spendable 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.

Prepays - portion of fund balance that is not an available resource because it represents the year-end balance of prepaid assets, which are not spendable resources.

Leases - portion of fund balance that is not an available resource because it represents the year-end balance of the lease receivable in excess of the deferred inflow of resources for the lease receivable, which is not a spendable resource.

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 non-spendable. 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.

NOTES TO THE FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Net Position/Fund Balances (Continued)

Restricted fund balance (continued).

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

Other restrictions - portion of fund balances that are restricted by the restrictive nature of special revenue and capital project funds. These restrictions are classified by the functional nature of each fund (i.e., public safety, transportation, etc.).

Committed fund balance. This classification includes the portion of fund balance that can only be used for specific purposes imposed by majority vote by quorum of the Town's governing body - the Town Council (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.

Economic development - portion of fund balance committed by the Town Council for economic development through the use of loans to various businesses.

Capital projects - portion of fund balance committed by the Town Council for completion of capital projects.

Affordable housing - portion of fund balance committed by the Town Council for providing safe and decent housing within the Town.

Energy efficiency - portion of fund balance committed by the Town Council for the goal of increasing energy efficiency in buildings within the Town.

Assigned fund balance. This classification includes the portion of fund balance that the Town intends to use for specific purposes.

Subsequent year's expenditures - portion of fund balance that is appropriated in the next year's budget that is not already classified in restricted or committed. The governing body approves the appropriation; however, the budget ordinance authorizes the manager to modify the appropriations by resource or appropriation within funds up to \$100,000.

Unassigned fund balance. This classification includes the portion of fund balance that has not been restricted, committed, or assigned to specific purposes or other funds. The general fund is the only fund that may report a positive unassigned fund balance amount.

NOTES TO THE FINANCIAL STATEMENTS

NOTE 1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Net Position/Fund Balances (Continued)

Flow assumptions. When both restricted and unrestricted amounts of fund balance are available for use for expenditures incurred, it is the Town's policy to use restricted amounts first and then unrestricted amounts as they are needed. For unrestricted amounts of fund balance, it is the Town's policy to use fund balance in the following order: (1) Committed, (2) Assigned, and (3) Unassigned.

The Town has a revenue-spending policy that provides policy for programs with multiple revenue sources. The Town 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, finally, unassigned fund balance. The Town has the authority to deviate from this policy if it is in the best interest of the Town.

The Town Council has adopted a policy of maintaining an unassigned fund balance within a range of 22.5% to 35% of budgeted appropriations. This policy also provides for the transfer of funds to Capital Projects when the unassigned fund balance exceeds 35%.

Pension

For purposes of measuring the net pension liability, deferred outflows of resources and deferred inflows of resources related to pensions, and pension expense, information about the fiduciary net position of the Local Governmental Employees' Retirement System (LGERS) and additions to/deductions from LGERS' fiduciary net position have been determined on the same basis as they are reported by LGERS. For this purpose, plan member contributions are recognized in the period in which the contributions are due. The Town'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. Investments are reported at fair value.

Management Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect the reported amounts of assets, deferred outflows of resources, deferred inflows of resources, and liabilities, the disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates.

NOTES TO THE FINANCIAL STATEMENTS

NOTE 2. DETAIL NOTES ON ALL FUNDS

A. Assets

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 noninterest-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, and this risk may increase in periods of high cash flows. However, the State Treasurer of North Carolina enforces strict standards of financial stability for each depository that collateralizes public deposits under the Pooling Method. The Town has no formal policy regarding custodial risks 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.

At June 30, 2024, the Town's deposits had a carrying amount of \$5,136,565 and a bank balance of \$7,017,674. Of the bank balance, \$250,000 was covered by federal depository insurance and the remainder was covered by collateral under the pooling method. The carrying amount of deposits for the CTDA was \$399,796 and the bank balance of deposits was \$399,796. Of the CTDA's bank balance, \$250,000 was covered by federal depository insurance and the remainder was covered by collateral under the pooling method. At June 30, 2024, the Town's petty cash fund totaled \$150.

Investments

At June 30, 2024, the Town had \$29,620,931 invested with the North Carolina Capital Management Trust Government Portfolio, which carried a credit rating of AAAm by Standard and Poor's. The Town has no policy regarding credit risk. All investments are measured using the market approach: using prices and other relevant information generated by market transactions involving identical or comparable assets or a group of assets.

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

NOTES TO THE FINANCIAL STATEMENTS

NOTE 2. DETAIL NOTES ON ALL FUNDS (CONTINUED)

A. Assets (Continued)

Credit risk – State statutes and the Town’s policies authorize the Town to invest in obligations of the state of North Carolina or other states; obligations issued by the U.S. Government; obligations fully insured or guaranteed by the U.S. Government or by a government agency of the United States; obligations of any corporation of the U.S.

Receivables

Due from Other Governments

Amounts due from other governments consist of the following:

	<u>Other</u>	<u>County</u>	<u>State</u>	<u>Total</u>
General fund:				
Local option sales tax	\$ -	\$ -	\$ 1,847,733	\$ 1,847,733
Sales tax refunds	-	171,456	285,081	456,537
Utilities franchise, piped natural gas, telecommunications and video sales programming	-	-	366,812	366,812
Solid waste disposal tax	-	-	3,960	3,960
NCVTS tag and tax proceeds	-	-	153,198	153,198
Other	74,038	61,274	2,527	137,839
	<u>74,038</u>	<u>232,730</u>	<u>2,659,311</u>	<u>2,966,079</u>
Grant administration fund:				
Grant reimbursements	-	-	6,211	6,211
Bond fund:				
Grant reimbursements	-	-	215,624	215,624
Capital projects fund				
Balance due under inter-local agreement	-	1,461,294	-	1,461,294
Total	<u>\$ 74,038</u>	<u>\$ 1,694,024</u>	<u>\$ 2,881,146</u>	<u>\$ 4,649,208</u>

Notes Receivable

The Revolving Loan Fund was established for the purpose of making loans to numerous local businesses. As of June 30, 2024, two of the three Revolving Loan Fund notes receivable are fully reserved. The following is a summary of notes receivable of the Revolving Loan Fund at June 30, 2024:

	<u>Interest Rate</u>	<u>Balance</u>
Bryan's Guitar	3.00%	50,613
Carrboro Creative Coworking	2.00%	15,161
Tesoro LLC	3.00%	14,229
		<u>80,003</u>
Less allowance		(65,774)
Total		<u>\$ 14,229</u>

NOTES TO THE FINANCIAL STATEMENTS

NOTE 2. DETAIL NOTES ON ALL FUNDS (CONTINUED)

A. Assets (Continued)

Notes Receivable (Continued)

The Small Business and NP Loan/Grant COVID-19 Emergency Fund was established for the purpose of making loans to numerous local businesses impacted by the COVID-19 pandemic. Ten percent of the amounts advanced to these businesses were considered grants, while the remaining 90% is to be repaid over a seven-year term, beginning on the first day of the month following a six-month grace period beginning on the dates of the individual loan agreements. The loans bear no interest.

The following is a summary of notes receivable of the Small Business and NP Loan/Grant COVID-19 Emergency Fund at June 30, 2024:

Armadillo Grill	\$	10,982
Be Pure		8,668
Carrboro Coffee Company		10,446
Ceremony Salon		4,997
Creative Electric of NC		8,690
Dispute Settlement Center		10,982
Firefly Carrboro		1,036
Grow Your World		5,853
Lazarus Repair & Maintenance		6,326
OE Enterprises, Inc.		10,982
Open Eye Café		10,714
Pilot Mission, LLC		5,551
Twin House Music, LLC		5,480
Wax Poetic		10,982
		111,689
Less allowance		(39,831)
Total	\$	71,858

The Affordable Housing Fund was created to advance the Town's goal of increasing the stock of affordable, safe and decent housing within the Town and its planning jurisdiction. As of June 30, 2024, the Affordable Housing Fund notes receivable balance was \$732, net of allowances of \$442,247, for three notes receivable from separate nonprofit housing entities, which are forgivable in equal amounts over a 30-year period, as long as the entities remain in compliance with the requirements of the loan agreements.

NOTES TO THE FINANCIAL STATEMENTS

NOTE 2. DETAIL NOTES ON ALL FUNDS (CONTINUED)

A. Assets (Continued)

Receivables - Allowance for Doubtful Accounts

The Town provides, as an allowance for uncollectible accounts, a percentage of its receivables which it does not expect to collect based on historical collection rates.

The amounts presented in the governmental funds balance sheet are net of the following allowances for doubtful accounts:

General fund:

Property taxes	\$	44,134
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Leases Receivable

Under lease agreements, the Town has allowed two cellular providers to have equipment on the Town-owned cell towers and has allowed service provider equipment on the Town's site. The terms of these lease agreements expire fiscal year 2027 through fiscal year 2028. Payments increase annually at a rate of 3% for two of the leases and remain constant through the lease term for one of the lease agreements. The lessees are responsible for keeping in full force and effect a comprehensive general liability insurance policy of at least \$2,000,000 from any one occurrence in respect to bodily injury (including death) and damage to property. The lessees agree that no part of the equipment, building or improvements constructed, erected or placed by the lessee on the tower or site shall be considered as being affixed or part of the tower or site, and will be removed by the lessees upon termination of the contractual agreements. In addition, the Town leases land to a communications provider for an equipment hut related to their fiber network. The term of the lease expires in fiscal year 2028. Rental payments under the lease remain constant throughout the lease term.

Future minimum lessee payments due to the Town under non-cancelable lease agreements are as follows:

	Principal	Interest	Total
<u>Year ending June 30:</u>			
2025	\$ 103,587	\$ 2,399	\$ 105,986
2026	112,812	1,673	114,485
2027	123,175	885	124,060
2028	5,172	27	5,199
	\$ 344,746	\$ 4,984	\$ 349,730

The Town reported lease revenue of \$95,357 and interest revenue of \$3,072 during the year ended June 30, 2024. Deferred inflows of resources related to the leases receivable amounted to \$312,968 as of June 30, 2024.

NOTES TO THE FINANCIAL STATEMENTS

NOTE 2. DETAIL NOTES ON ALL FUNDS (CONTINUED)

A. Assets (Continued)

Capital Assets

Capital asset activity for the year ended June 30, 2024, was as follows:

Governmental activities:	Beginning Balance	Increases	Decreases	Ending Balance
Capital assets, not being depreciated				
Land	\$ 14,747,956	\$ -	\$ -	\$ 14,747,956
Construction in progress	12,531,887	18,646,175	1,241,676	29,936,386
Total capital assets, not being depreciated	<u>27,279,843</u>	<u>18,646,175</u>	<u>1,241,676</u>	<u>44,684,342</u>
Capital assets, being depreciated				
Buildings and improvements	13,359,189	193,937	-	13,553,126
Land improvements	1,127,024	-	-	1,127,024
Infrastructure	17,911,267	566,527	-	18,477,794
Equipment and heavy equipment	8,361,118	25,670	-	8,386,788
Vehicles	8,085,637	1,036,143	-	9,121,780
Right-to-use lease assets	146,078	-	-	146,078
Total capital assets, being depreciated	<u>48,990,313</u>	<u>1,822,277</u>	<u>-</u>	<u>50,812,590</u>
Less accumulated depreciation for:				
Buildings and improvements	6,194,554	404,730	-	6,599,284
Land improvements	522,088	37,988	-	560,076
Infrastructure	6,396,587	632,604	-	7,029,191
Equipment and heavy equipment	7,004,624	517,769	-	7,522,393
Vehicles	5,969,542	718,947	-	6,688,489
Right-to-use lease assets	37,524	44,040	-	81,564
Total accumulated depreciation	<u>26,124,919</u>	<u>2,356,078</u>	<u>-</u>	<u>28,480,997</u>
Total capital assets being depreciated, net	<u>22,865,394</u>	<u>(533,801)</u>	<u>-</u>	<u>22,331,593</u>
Governmental capital assets, net	<u>\$ 50,145,237</u>	<u>\$ 18,112,374</u>	<u>\$ 1,241,676</u>	<u>\$ 67,015,935</u>

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

General government	\$ 163,144
Public safety	715,332
Planning	55,824
Public works	1,124,710
Parks and recreation	297,068
Total depreciation and amortization expense	<u>\$ 2,356,078</u>

NOTES TO THE FINANCIAL STATEMENTS

NOTE 2. DETAIL NOTES ON ALL FUNDS (CONTINUED)

A. Assets (Continued)

Capital Assets (Continued)

Business-type activities:	Beginning Balance	Increases	Decreases	Ending Balance
Stormwater fund:				
Capital assets, not being depreciated				
Construction in progress	\$ -	\$ -	\$ -	\$ -
Total capital assets, not being depreciated	-	-	-	-
Capital assets, being depreciated				
Buildings and improvements	114,998	-	-	114,998
Infrastructure	503,779	-	-	503,779
Vehicles	42,385	-	-	42,385
Equipment and heavy equipment	197,906	-	-	197,906
Total capital assets, being depreciated	859,068	-	-	859,068
Less accumulated depreciation for:				
Buildings and improvements	15,333	3,833	-	19,166
Infrastructure	25,826	15,576	-	41,402
Vehicles	4,945	27,449	-	32,394
Equipment and heavy equipment	155,546	8,477	-	164,023
Total accumulated depreciation	201,650	55,335	-	256,985
Total capital assets being depreciated, net	657,418	(55,335)	-	602,083
Business-type capital assets, net	\$ 657,418	\$ (55,335)	\$ -	\$ 602,083

NOTES TO THE FINANCIAL STATEMENTS

NOTE 2. DETAIL NOTES ON ALL FUNDS (CONTINUED)

A. Assets (Continued)

Construction Commitments

The Town has active capital projects as of June 30, 2024. At year end, the government's commitments with contractors/vendors are as follows:

Project	Spent to Date	Remaining Commitment
Bond Fund:		
Morgan Creek Greenway	\$ 566,272	\$ 30,457
Homestead Road Chapel Hill High School Multi-Use	4,070	232,930
Jones Creek Greenway	180,356	673,614
South Greensboro Street Sidewalk	285,219	135,614
	<u>1,035,917</u>	<u>1,072,615</u>
Capital Projects Fund:		
203 S. Greensboro Street	28,692,508	12,482,332
Bus shelter replacement	15,300	224,652
Jones Ferry Road Pedestrian Safety	177,917	79,083
Hank Anderson Park paving project	14,744	-
	<u>28,900,469</u>	<u>12,786,067</u>
Total	<u>\$ 29,936,386</u>	<u>\$ 13,858,682</u>

NOTES TO THE FINANCIAL STATEMENTS

NOTE 2. DETAIL NOTES ON ALL FUNDS (CONTINUED)

B. Accounts Payable and Accrued Liabilities

Accounts payable and accrued liabilities at the government-wide level at June 30, 2024 were as follows:

	Vendors	Salaries and Benefits	Total
Governmental activities:			
General	\$ 782,414	580,058	\$ 1,362,472
Other governmental	961,376	-	961,376
Total governmental activities	\$ 1,743,790	\$ 580,058	\$ 2,323,848
Business-type activities:			
Stormwater	\$ 72,948	\$ 11,760	\$ 84,708
Total business-type activities	\$ 72,948	\$ 11,760	\$ 84,708

C. Pension Plan 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) or participating local governmental entities. Article 3 of G.S. Chapter 128 assigns the authority to establish and amend benefit provisions to the North Carolina General Assembly. Management of the plan is vested in the LGERS Board of Trustees, which consists of 13 members - nine appointed by the Governor, one appointed by the State Senate, one appointed by the State House of Representatives, and the State Treasurer and State Superintendent, who serve as ex-officio members. The Local Governmental Employees' Retirement System is included in the Annual Comprehensive Financial Report (ACFR) for the state of North Carolina. The State's ACFR 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.

NOTES TO THE FINANCIAL STATEMENTS

NOTE 2. DETAIL NOTES ON ALL FUNDS (CONTINUED)

C. Pension Plan Obligations (Continued)

(a) Local Governmental Employees' Retirement System (Continued)

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

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 Carrboro employees are required to contribute 6% of their compensation. Employer contributions are actuarially determined and set annually by the LGERS Board of Trustees. The Town's contractually required contribution rate for the year ended June 30, 2024, was 15.04% of compensation for law enforcement officers and 13.63% for general employees and firefighters, 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 \$1,466,584 for the year ended June 30, 2024.

NOTES TO THE FINANCIAL STATEMENTS

NOTE 2. DETAIL NOTES ON ALL FUNDS (CONTINUED)

C. Pension Plan Obligations (Continued)

(a) Local Governmental Employees' Retirement System (Continued)

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

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

At June 30, 2024, the Town reported a liability of \$7,261,684 for its proportionate share of the net pension liability. The net pension liability was measured as of June 30, 2023. The total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of December 31, 2022. The total pension liability was then rolled forward to the measurement date of June 30, 2023, utilizing update procedures incorporating the actuarial assumptions. The Town's proportion of the net pension liability was based on a projection of the Town's long-term share of future payroll covered by the pension plan, relative to the projected future payroll covered by the pension plan of all participating LGERS employers, actuarially determined. At June 30, 2023 (measurement date), the Town's proportion was 0.1096%, which was a decrease of 0.0082% from its proportion measured as of June 30, 2022.

For the year ended June 30, 2024, the Town recognized pension expense of \$2,078,255. At June 30, 2024, the Town reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 809,167	\$ 17,420
Changes of assumptions	308,580	-
Net difference between projected and actual earnings on pension plan investments	1,943,545	-
Changes in proportion and differences between Town contributions and proportionate share of contributions	19,968	139,816
Town contributions subsequent to the measurement date	1,466,584	-
Total	\$ 4,547,844	\$ 157,236

NOTES TO THE FINANCIAL STATEMENTS

NOTE 2. DETAIL NOTES ON ALL FUNDS (CONTINUED)

C. Pension Plan Obligations (Continued)

(a) Local Governmental Employees' Retirement System (Continued)

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

\$1,466,584 reported as deferred outflows of resources related to pensions resulting from Town contributions subsequent to the measurement date will be recognized as a decrease of the net pension liability in the year ending June 30, 2025. Other amounts reported as deferred outflows and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year Ending June 30,		
2025	\$	1,068,838
2026		514,199
2027		1,258,803
2028		82,184
Thereafter		-
Total	\$	2,924,024

Actuarial assumptions. The total pension liability in the December 31, 2022 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation	2.25 percent
Salary increases	3.25 to 8.25 percent, including inflation and productivity factor
Investment rate of return	6.50 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, 2022 valuation were based on the results of an actuarial experience study as of December 31, 2019. Future ad hoc COLA amounts are not considered to be substantively automatic and are therefore not included in the measurement.

NOTES TO THE FINANCIAL STATEMENTS

NOTE 2. DETAIL NOTES ON ALL FUNDS (CONTINUED)

C. Pension Plan Obligations (Continued)

(a) Local Governmental Employees' Retirement System (Continued)

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

Actuarial assumptions (continued). The projected long-term investment returns and inflation assumptions are developed through review of current and historical capital markets data, sell-side investment research, consultant whitepapers, and historical performance of investment strategies. Fixed income return projections reflect current yields across the U.S. Treasury yield curve and market expectations of forward yields projected and interpolated for multiple tenors and over multiple year horizons. Global public equity return projections are established through analysis of the equity risk premium and the fixed income return projections. Other asset categories and strategies' return projections reflect the foregoing and historical data analysis. These projections are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. The target allocation and best estimates of arithmetic real rates of return for each major asset class as of June 30, 2023 (measurement date) are summarized in the table in the following table:

Allocation/Exposure	Policy Target	Long-term Expected Portfolio Real Rate of Return
Fixed Income	33.0%	0.9%
Global Equity	38.0%	6.5%
Real Estate	8.0%	5.9%
Alternatives	8.0%	8.2%
Opportunistic Fixed Income	7.0%	5.0%
Inflation Sensitive	6.0%	2.7%
	<u>100.0%</u>	

The information above is based on 30-year expectations developed with the consulting actuary for the 2023 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 2.25%. All rates of return and inflation are annualized.

NOTES TO THE FINANCIAL STATEMENTS

NOTE 2. DETAIL NOTES ON ALL FUNDS (CONTINUED)

C. Pension Plan Obligations (Continued)

(a) Local Governmental Employees' Retirement System (Continued)

Discount rate. The discount rate used to measure the total pension liability in the December 31, 2022 valuation was 6.50%. 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 6.50 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 (5.50 percent) or one percentage point higher (7.50 percent) than the current rate:

	1% Decrease (5.50%)	Discount Rate (6.50%)	1% Increase (7.50%)
Town's proportionate share of the net pension liability	\$ 12,580,584	\$ 7,261,684	\$ 2,882,669

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

(b) Law Enforcement Officers' Special Separation Allowance

Plan description. The Town administers a public employee retirement system (the "Separation Allowance"), a single employer defined benefit pension plan that provides retirement benefits to the Town's qualified sworn law enforcement officers under the age of 62 who have completed at least 30 years of creditable service or have attained 55 years of age and have completed five or more years of creditable service. The Separation Allowance is equal to 0.85% of the annual equivalent of the base rate of compensation most recently applicable to the officer for each year of creditable service. The retirement benefits are not subject to any increases in salary or retirement allowances that may be authorized by the General Assembly. Article 12D of G.S. Chapter 143 assigns the authority to establish and amend benefit provisions to the North Carolina General Assembly.

NOTES TO THE FINANCIAL STATEMENTS

NOTE 2. DETAIL NOTES ON ALL FUNDS (CONTINUED)

C. Pension Plan Obligations (Continued)

(b) Law Enforcement Officers' Special Separation Allowance

Plan description (continued). All full-time law enforcement officers of the Town are covered by the Separation Allowance. At December 31, 2022, the Separation Allowance's membership consisted of:

Retirees receiving benefits	6
Active plan members	33
Total	<u>39</u>

Summary of Significant Accounting Policies

Basis of accounting. The Town has chosen to fund the Separation Allowance on a pay-as-you-go basis. Pension expenditures are made from the General Fund, which is maintained on the modified accrual basis of accounting. Benefits and refunds are recognized when due and payable in accordance with the terms of the plan. The Separation Allowance has no assets accumulated in a trust that meets the following criteria which are outlined in GASB Statement 73.

Actuarial Assumptions

The entry age actuarial cost method was used in the December 31, 2022 valuation. The total pension liability in the December 31, 2023 actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation	2.50 percent
Salary increases	3.25 to 7.75 percent, including inflation and productivity factor
Discount rate	4.00 percent

The discount rate is based on the weekly average of the S&P Municipal Bond 20-Year High Grade Rate Index determined as of December 31, 2023, the measurement date.

Mortality rates are based on Pub-2010 amount-weighted tables with adjustments for mortality improvements based on Scale MP-2019.

Change in Actuarial Assumptions

On the prior measurement date (December 31, 2022), the Municipal Bond Index Rate, on which the discount rate is based, was 4.31%. Since the prior measurement date, the Municipal Bond Index Rate has decreased to 4.00% as of the measurement date (December 31, 2023).

NOTES TO THE FINANCIAL STATEMENTS

NOTE 2. DETAIL NOTES ON ALL FUNDS (CONTINUED)

C. Pension Plan Obligations (Continued)

(b) Law Enforcement Officers' Special Separation Allowance

Contributions

The Town is required by Article 12D of G. S. Chapter 143 to provide these retirement benefits and has chosen to fund the benefit payments on a pay-as-you-go basis through appropriations made in the General Fund operating budget. The Town's obligation to contribute to this plan is established and may be amended by the North Carolina General Assembly. There were no contributions made by employees. Administration costs of the Separation Allowance are financed through investment earnings. The Town paid \$154,122 as benefits came due for the reporting period.

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

At June 30, 2024, the Town reported a total pension liability of \$2,382,835. The total pension liability was measured as of December 31, 2023, based on a December 31, 2022 actuarial valuation. The total pension liability was then rolled forward to the measurement date of December 31, 2023, utilizing update procedures incorporating the actuarial assumptions. For the year ended June 30, 2024, the Town recognized pension expense of \$337,732.

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ 423,428	\$ -
Changes of assumptions	172,171	220,588
Town benefit payments and plan administrative expense made subsequent to the measurement date	77,061	-
Total	\$ 672,660	\$ 220,588

NOTES TO THE FINANCIAL STATEMENTS

NOTE 2. DETAIL NOTES ON ALL FUNDS (CONTINUED)

C. Pension Plan Obligations (Continued)

(b) Law Enforcement Officers' Special Separation Allowance

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

\$77,061 reported as deferred outflows of resources related to pensions resulting from benefit payments made and administrative expenses incurred subsequent to the measurement date will be recognized as a decrease of the total pension liability in the year ending June 30, 2025. Other amounts reported as deferred outflows and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year Ending June 30,		
2025	\$	161,779
2026		85,428
2027		39,086
2028		47,093
2029		41,625
Total	\$	<u>375,011</u>

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 4.00 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 (3.00 percent) or 1 percentage point higher (5.00 percent) than the current rate:

	1% Decrease (3.00%)	Discount Rate (4.00%)	1% Increase (5.00%)
Total pension liability	\$ 2,556,806	\$ 2,382,835	\$ 2,223,633

Changes in the Total Pension Liability

Beginning balance	\$ 2,005,092
Service cost	68,970
Interest on the total pension liability	83,580
Differences between expected and actual experience	
in the measurement of the total pension liability	309,008
Changes of assumptions or other inputs	47,942
Benefit payments	(131,757)
Ending balance of the total pension liability	<u>\$ 2,382,835</u>

NOTES TO THE FINANCIAL STATEMENTS

NOTE 2. DETAIL NOTES ON ALL FUNDS (CONTINUED)

C. Pension Plan Obligations (Continued)

(b) Law Enforcement Officers' Special Separation Allowance

Changes in the Total Pension Liability (Continued)

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.

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

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

	LGERS	LEOSSA	Total
Pension expense	\$ 2,078,225	\$ 337,732	\$ 2,415,957
Pension liability	7,261,684	2,382,835	9,644,519
Proportionate share of net pension liability	0.1096%	n/a	
Deferred outflows of resources			
Differences between expected and actual experience	809,167	423,428	1,232,595
Changes of assumptions	308,580	172,171	480,751
Net difference between projected and actual earnings on plan investments	1,943,545	-	1,943,545
Changes in proportion and differences between contributions and proportionate share of contributions	19,968	-	19,968
Benefit payments and administrative costs paid subsequent to the measurement date	1,466,584	77,061	1,543,645
Deferred inflows of resources			
Differences between expected and actual experience	17,420	-	17,420
Changes of assumptions	-	220,588	220,588
Changes in proportion and differences between contributions and proportionate share of contributions	139,816	-	139,816

NOTES TO THE FINANCIAL STATEMENTS

NOTE 2. DETAIL NOTES ON ALL FUNDS (CONTINUED)

C. Pension Plan Obligations (Continued)

(c) Supplemental Retirement Income Plan

Total Expense, Liabilities, and Deferred Outflows and Inflows of Resources Related to Pensions (Continued)

Plan description. The Town contributes to the Supplemental Retirement Income Plan (the “Plan”), a defined contribution pension plan administered by the Department of State Treasurer and a Board of Trustees. The Plan provides retirement benefits to employees of the Town. For law enforcement officers, the Town contributes 5% of the employee’s salary and for all other employees the contribution is 3%. 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 is included in the ACFR for the state of North Carolina. The State’s ACFR 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 5% of each law enforcement officer’s salary, and all amounts contributed are vested immediately. The Town has also elected to contribute each month an amount equal to 3% of each participating general employee’s salary. Also, the participants may make voluntary contributions to the Plan. Contributions for the year ended June 30, 2024, were \$881,244, which consisted of \$387,097 from the Town and \$494,147 from the employees.

Additionally, the Town has elected to include all permanent, full-time employees under this plan.

D. Other Post-employment Benefits (OPEB)

Plan description. In addition to providing pension benefits, the Town administers a single employer defined benefit Healthcare Benefits Plan (the HCB Plan). The Town Council has the authority to establish and amend the benefit terms and financing requirements. No assets are accumulated in a trust that meets the criteria in paragraph 4 of GASB Statement 75.

NOTES TO THE FINANCIAL STATEMENTS

NOTE 2. DETAIL NOTES ON ALL FUNDS (CONTINUED)

D. Other Post-employment Benefits (OPEB) (Continued)

Benefits provided. For employees hired prior to July 1, 2007, this plan provides postemployment healthcare benefits to retirees of the Town, provided they participate in the North Carolina Local Governmental Employees' Retirement System and have at least ten years of continuous creditable service with the Town. The Town pays a percentage of the insurance premium paid to private insurers based on the table below. Employees have the option of purchasing dependent coverage at the Town's group rates. Employees hired on or after July 1, 2007 who retire with a minimum of ten years of creditable service are not allowed to remain on the Town's group insurance; rather, they receive a stipend. For those employees, the Town pays a percentage of the stipend based on the table below. The stipend is based on the Employee Only insurance premium as of July 1, 2007 (\$417.46) and increases based on changes in the consumer price index. As of July 1, 2021, the stipend was \$558.86 per month. Employees hired on or after July 1, 2007 who retire with less than ten years of service are not eligible for postemployment coverage. Retirees who qualify for coverage receive the same benefits as active employees. Coverage for all retirees who are eligible for Medicare will be transferred to a Medicare Supplemental plan after qualifying for Medicare. The Town Council may amend the benefit provisions. A separate report was not issued for the plan.

Retired Employee's Years of Creditable Service	Date Hired	
	Pre-July 1, 2007	On or After July 1, 2007
Less than 10 years	Not eligible for coverage	Not eligible for coverage
10 to 14 years	50%	50%
15 to 19 years	75%	75%
20 years and up	100%	100%

Membership of the HCB Plan consisted of the following at June 30, 2023, the date of the latest actuarial valuation:

Retirees and dependents receiving benefits	53
Active plan members	154
Total	207

Total OPEB Liability

The Town's total OPEB liability of \$16,450,520 was measured as of June 30, 2023 and was determined by an actuarial valuation as of June 30, 2023.

NOTES TO THE FINANCIAL STATEMENTS

NOTE 2. DETAIL NOTES ON ALL FUNDS (CONTINUED)

D. Other Post-employment Benefits (OPEB) (Continued)

Actuarial Assumptions and Other Inputs.

The total OPEB liability in the June 30, 2023 actuarial valuation was determined using the following actuarial assumptions and other inputs, applied to all periods included in the measurement unless otherwise specified:

Inflation	2.50 percent, including real wage growth
Salary increases	3.25 to 8.41 percent, including inflation and productivity factor
Discount rate	3.65 percent
Healthcare cost trend rates	Pre-Medicare - 7.00% decreasing to an ultimate rate of 4.50% by 2023 Medicare - 5.125% decreasing to an ultimate rate of 4.50% by 2026

The discount rate is based on the June average of the Bond Buyer 20-year General Obligation Bond Index published weekly by The Bond Buyer.

Changes in the Total OPEB Liability

Beginning balance	\$ 16,533,607
Service cost	510,449
Interest on the total OPEB liability	596,230
Differences between expected and actual experience in the measurement of the total OPEB liability	(777,965)
Changes of assumptions or other inputs	(5,472)
Benefit payments and implicit subsidiary credit	(406,329)
Ending balance of the total OPEB liability	<u>\$ 16,450,520</u>

Changes in assumptions and other inputs reflect a change in the discount rate from 3.54% to 3.65%.

Mortality rates were based on the Pub-2010 mortality tables, with adjustments for LGERS experience and generational mortality improvements using Scale MP-2019.

The demographic actuarial assumptions for retirement, disability incidence, withdrawal, and salary increases used in the June 30, 2023 valuation were based on the results of an actuarial experience study for the period January 1, 2015 - December 31, 2019, adopted by the LGERS.

The remaining actuarial assumptions (e.g., initial per capita costs, health care cost trends, rate of plan participation, rates of plan election, etc.) used in the June 30, 2023 valuation were based on a review of recent plan experience done concurrently with the June 30, 2023 valuation.

NOTES TO THE FINANCIAL STATEMENTS

NOTE 2. DETAIL NOTES ON ALL FUNDS (CONTINUED)

D. Other Post-employment Benefits (OPEB) (Continued)

Sensitivity of the Total OPEB Liability to Changes in the Discount Rate

The following presents the total OPEB liability of the Town, as well as what the Town's total OPEB liability would be if it were calculated using a discount rate that is 1 percentage point lower (2.65 percent) or 1 percentage point higher (4.65 percent) than the current rate:

	1% Decrease (2.65%)	Discount Rate (3.65%)	1% Increase (4.65%)
Total OPEB liability	\$ 19,200,818	\$ 16,450,520	\$ 14,264,816

Sensitivity of the Total OPEB Liability to Changes in the Healthcare Cost Trend Rates

The following presents the total OPEB liability of the Town, as well as what the Town's total OPEB liability would be if it were calculated using a discount rate that is 1 percentage point lower or 1 percentage point higher than the current rate:

	1% Decrease	Current Healthcare Trend Rate	1% Decrease
Total OPEB liability	\$ 14,076,318	\$ 16,450,520	\$ 19,491,340

OPEB Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB

For the year ended June 30, 2024, the Town recognized OPEB income of \$416,257. At June 30, 2024, the Town reported deferred outflows of resources and deferred inflows of resources related to OPEB from the following sources:

	Deferred Outflows of Resources	Deferred Inflows of Resources
Differences between expected and actual experience	\$ -	\$ 3,506,062
Changes of assumptions	2,217,743	3,368,080
Benefit payments and administrative costs made subsequent to the measurement date	370,597	-
Total	\$ 2,588,340	\$ 6,874,142

NOTES TO THE FINANCIAL STATEMENTS

NOTE 2. **DETAIL NOTES ON ALL FUNDS (CONTINUED)**

D. Other Post-employment Benefits (OPEB) (Continued)

OPEB Expense and Deferred Outflows of Resources and Deferred Inflows of Resources Related to OPEB (Continued)

\$370,597 reported as deferred outflows of resources related to OPEB resulting from benefit payments made and administrative expenses incurred subsequent to the measurement date will be recognized as a decrease of the total OPEB liability in the year ending June 30, 2025. Other amounts reported as deferred inflows of resources related to OPEB will be recognized in OPEB expense as follows:

Year Ending June 30,	
2025	\$ (1,385,539)
2026	(1,154,002)
2027	(717,731)
2028	(726,443)
2029	(587,707)
Thereafter	(84,977)
Total	<u><u>\$ (4,656,399)</u></u>

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. If the member is a firefighter, rescue squad worker or local law enforcement officer killed in the line of duty, their beneficiary may also be entitled to a \$100,000 line-of-duty death benefit. This lump sum benefit is administered jointly by the North Carolina Industrial Commission and the Department of the State Treasurer. 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.

NOTES TO THE FINANCIAL STATEMENTS

NOTE 2. DETAIL NOTES ON ALL FUNDS (CONTINUED)

D. Other Post-employment Benefits (OPEB) (Continued)

Other Employment Benefits (Continued)

The Town provides additional group term life insurance through The Hartford Financial Services Group, Inc. The death benefit provided by the Town is \$25,000. Employees may purchase additional supplemental insurance. The supplemental amounts are available in increments of \$25,000, up to an additional voluntary coverage of \$100,000. The premiums for the supplemental insurance are deducted from payroll on an after-tax basis.

Deferred Outflows and Inflows of Resources

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

	Deferred Outflows
Contributions to pension plan in current fiscal year	\$ 1,466,584
Benefit payments and administrative expenses for LEOSSA made subsequent to measurement date	77,061
Benefit payments made for OPEB subsequent to measurement date	370,597
Differences between actual and expected experience	1,232,595
Net difference between expected and actual earnings on plan investments	1,943,545
Changes of assumptions	2,698,494
Changes in proportion and differences between Town contributions and proportionate share of contributions	19,968
Total	\$ 7,808,844

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

	Statement of Net Position	Governmental Funds Balance Sheet
Taxes receivable, less penalties	\$ -	\$ 85,944
Notes receivable, net	-	168,015
Deferred lease revenue	312,968	312,968
OPEB Deferrals	6,736,659	-
Pension Deferrals	374,680	-
Total	\$ 7,424,307	\$ 566,927

NOTES TO THE FINANCIAL STATEMENTS

NOTE 2. DETAIL NOTES ON ALL FUNDS (CONTINUED)

E. 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 of \$5 million per occurrence and auto liability coverage of \$5 million per occurrence, property coverage up to the total insurance values of the property policy, workers' compensation coverage up to statutory limits, and employee health coverage. The pools are reinsured through commercial carriers for claims in excess of retentions as selected by the Board of Trustees each year. Specific information on the limits of the reinsurance, excess and stop loss policies purchased by the Board of Trustees can be obtained by contacting Risk Management Services Department of the NC League of Municipalities. The pools are audited by certified public accountants, and the audited financial statements are available to the Town upon request.

The Town carries commercial coverage for police liability and public officials' liability. There have been no significant reductions in insurance coverage in the prior year, and settled claims have not exceeded coverage in any of the past three fiscal years. The Town does not carry flood insurance.

In accordance with G.S. 159-29, the Town's employees that have access to \$100 or more at any given time of the Town's funds are performance bonded through a commercial surety bond. The Finance Officer is bonded for \$1,000,000. The remaining employees who have access to funds are bonded for \$10,000 per occurrence.

F. Long-term Obligations

(a) General obligation indebtedness

The Town's general obligation bonds serviced by the governmental funds were issued to provide long-term financing for the construction of sidewalks and greenways utilized in the operations of the Bond Fund. These bonds were issued to refinance the previous Bond Anticipation Notes acquired for the same purpose. All general obligation bonds are collateralized by the full faith, credit, and taxing power of the Town.

NOTES TO THE FINANCIAL STATEMENTS

NOTE 2. DETAIL NOTES ON ALL FUNDS (CONTINUED)

F. Long-term Obligations (Continued)

(a) General obligation indebtedness (Continued)

Bonds payable at June 30, 2024, is comprised of the following individual issue:

General Obligation Bonds

\$4,600,000 Sidewalk and Greenway Series 2013 Bonds, requiring principal payment on February 1 each year in the amount of \$250,000 with a final principal payment of \$100,000 due upon maturity (February 1, 2032); interest payments are due August 1 and February 1 each year. Interest rates vary between 2.0% and 3.5% over the life of the loan. The bonds contain certain redemption provisions that grant the Town the option to redeem the bonds in whole or in \$5,000 increments prior to the maturity date, but not before February 1, 2024, provided advanced notice is given.

\$ 1,850,000

<u>Year Ending June 30,</u>	Governmental Activities	
	Principal	Interest
2025	\$ 250,000	\$ 46,875
2026	250,000	41,250
2027	250,000	35,625
2028	250,000	30,375
2029	250,000	24,125
2030 - 2032	600,000	32,375
	\$ 1,850,000	\$ 210,625

(b) Direct borrowing installment purchase agreements - equipment - General Fund

The Town has direct borrowing installment purchase agreements for the purchase and/or improvement of personal property including vehicles and equipment. The installment purchase notes payable at June 30, 2024, are as follows:

The financing contract requires an annual level payment of \$278,649 due November 1, including interest of 1.04%. The financing institution holds a security interest in all or a portion of the property purchased or improved. Payments are due beginning November 1, 2021, and annually thereafter, with a final payment of all outstanding principal and accrued and unpaid interest due on November 1, 2027.

\$ 1,086,209

NOTES TO THE FINANCIAL STATEMENTS

NOTE 2. DETAIL NOTES ON ALL FUNDS (CONTINUED)

F. Long-term Obligations (Continued)

(b) Direct borrowing installment purchase agreements - equipment - General Fund (Continued)

Annual debt service payments of the direct borrowing installment purchases for equipment as of June 30, 2024, are as follows:

Year Ending June 30,	Governmental Activities	
	Principal	Interest
2025	\$ 267,353	\$ 11,297
2026	270,133	8,516
2027	272,943	5,707
2028	275,780	2,868
	\$ 1,086,209	\$ 28,388

(c) Direct borrowing installment purchase agreement - improvements - General Fund

The Town has direct borrowing installment purchase agreement for improvements. The installment purchase notes payable at June 30, 2024, are as follows:

Installment purchase agreement to finance the construction of the fire substation. The financing contract requires semi-annual payments of \$108,333 due July 15 and January 15, plus interest at 4.07%. Payments are due annually beginning July 15, 2009, and annually thereafter, with a final payment of all outstanding principal and accrued and unpaid interest of all outstanding principal on July 15, 2024. The financing institution holds a first lien security interest on the property and first priority security interest in any and all fixtures used in connection with the operation of the property.

\$ 108,333

Installment purchase agreement to finance the construction of the 203 S. Greensboro Street project. The financing contract requires annual principal payments of \$662,000 due March 1 each year, interest payments are due September 1 and March 1 each year. Interest rate is 2.83%. All outstanding principal and accrued and unpaid interest due on March 1, 2042.

11,916,000

Total

\$ 12,024,333

NOTES TO THE FINANCIAL STATEMENTS

NOTE 2. DETAIL NOTES ON ALL FUNDS (CONTINUED)

F. Long-term Obligations (Continued)

(c) *Direct borrowing installment purchase agreement - improvements - General Fund (Continued)*

Annual debt service payments of the direct borrowing installment purchase for improvements as of June 30, 2024 are as follows:

Year Ending June 30,	Governmental Activities	
	Principal	Interest
2025	\$ 770,333	\$ 337,434
2026	662,000	317,363
2027	662,000	298,694
2028	662,000	280,026
2029	662,000	261,358
2030 - 2034	3,310,000	1,026,762
2035 - 2039	3,310,000	560,052
2040 - 2042	1,986,000	112,010
	\$ 12,024,333	\$ 3,193,699

(d) *Lease Liabilities*

The Town has recorded two intangible right-to-use liabilities.

On March 1, 2023, the Town entered into a 34-month lease as Lessee for the use of Carr Mill Mall Limited Partnership. An initial lease liability was recorded in the amount of \$92,189. The Town is required to make monthly fixed payments of \$2,875. The lease has an interest rate of 2.038%. The value of the right-to-use asset as of June 30, 2024, of \$95,064 with accumulated amortization of \$37,843 is included in the table above.

On July 1, 2021, the Town entered into a 53-month lease as Lessee for the use of Milner Copiers. An initial lease liability was recorded in the amount of \$51,014. The Town is required to make monthly fixed payments of \$951. The lease has an interest rate of 0.285%. The value of the right-to-use asset as of June 30, 2025, of \$51,014 with accumulated amortization of \$43,721 is included in the table above.

Future minimum lease obligations and the net present value of these minimum lease payments, as of June 30, 2024, are as follows:

Year Ending June 30,	Principal	Interest	Total
2025	\$ 45,151	\$ 757	\$ 45,908
2026	22,847	107	22,954
	\$ 67,998	\$ 864	\$ 68,862

NOTES TO THE FINANCIAL STATEMENTS

NOTE 2. DETAIL NOTES ON ALL FUNDS (CONTINUED)

F. Long-term Obligations (Continued)

(e) Changes in long-term debt obligations

	Restated Balance July 1, 2023	Increases	Decreases	Balance June 30, 2024	Current Portion of Balance
Governmental activities:					
General obligation - bonds	\$ 2,100,000	\$ -	\$ 250,000	\$ 1,850,000	\$ 250,000
Premium on bond	41,362	-	4,866	36,496	4,866
Direct borrowing installment purchases - improvements	12,903,000	-	878,667	12,024,333	770,333
Direct borrowing installment purchases - equipment	1,350,810	-	264,601	1,086,209	267,353
Lease liabilities	112,404	-	44,406	67,998	45,151
Compensated absences	901,906	740,660	743,304	899,262	743,304
Total OPEB liability	16,286,837	-	165,327	16,121,510	363,185
Net pension liability (LGERS)	6,516,261	600,189	-	7,116,450	-
Total pension liability (LEO)	2,005,092	377,743	-	2,382,835	154,122
Total governmental activities	42,217,672	1,718,592	2,351,171	41,585,093	2,598,314
Business-type activities:					
Compensated absences	19,719	6,665	14,400	11,984	11,984
Total OPEB liability	246,770	82,240	-	329,010	7,412
Net pension liability (LGERS)	128,777	16,457	-	145,234	-
Total business-type activities	395,266	105,362	14,400	486,228	19,396
Total long-term obligations	\$ 42,612,938	\$ 1,823,954	\$ 2,365,571	\$ 42,071,321	\$ 2,617,710

Compensated absences have typically been liquidated in the General Fund.

The Town's legal debt margin at June 30, 2024 was \$215,711,436.

G. Interfund Balances and Activity

Transfers to/from Other Funds

Transfers to/from other funds at June 30, 2024, consist of the following:

From the General Fund to the Parking Operations Enterprise Fund to support operations until such time as the fund begins generating revenues.	\$ 159,225
Total	<u>\$ 159,225</u>

Transfers are used to move unrestricted revenues to finance various programs that the government must account for in other funds in accordance with budgetary authorizations, including amounts providing matching funds for various grant programs.

NOTES TO THE FINANCIAL STATEMENTS

NOTE 2. **DETAIL NOTES ON ALL FUNDS (CONTINUED)**

H. Net Investment in Capital Assets

Governmental activities:

Capital and leased assets	\$ 67,015,935
Less: related debt:	
General obligation bonds	(1,850,000)
Premium on bond issuance	(36,496)
Direct borrowing installment purchases - improvements	(12,024,333)
Direct borrowing installment purchases - equipment	(1,086,209)
Lease liabilities	(67,998)
Add: unexpended debt proceeds	100,858
Net investment in capital assets	\$ 52,051,757

Business-type activities:

Capital and leased assets	\$ 602,082
Net investment in capital assets	\$ 602,082

I. Fund Balance

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

Total fund balance - General Fund	\$ 24,428,517
Less:	
Inventories	(5,968)
Prepays	(405,342)
Leases	(31,778)
Stabilization by state statute	(4,817,420)
Powell Bill (streets)	(944,316)
Appropriated fund balance in subsequent fiscal year's budget	(4,117,371)
Unassigned fund balance	\$ 14,106,322

The Town has adopted a minimum fund balance policy for the General Fund, which instructs management to conduct business of the Town in such a manner that available fund balance is between 22.5% and 35.0% of the General Fund budget.

NOTES TO THE FINANCIAL STATEMENTS

NOTE 2. DETAIL NOTES ON ALL FUNDS (CONTINUED)

I. Fund Balance (Continued)

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

General fund	<u>\$ 1,772,182</u>
Stormwater fund	<u>\$ 4,000</u>
Affordable housing fund	<u>\$ 5,000</u>
Bond fund	<u>\$ 1,271</u>
Capital projects fund	<u>\$ 1,148,291</u>
Facilities rehabilitation capital projects fund	<u>\$ 6,176</u>

NOTE 3. SUMMARY DISCLOSURE OF SIGNIFICANT CONTINGENCIES AND UNCERTAINTIES

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 to 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.

The Town is at times involved in various claims and legal actions arising in the ordinary course of business. In the opinion of management, the ultimate resolution of these matters will not have a material adverse effect on the Town's financial position or results of operations.

NOTE 4. RELATED-PARTY TRANSACTIONS

The Town collected occupancy tax proceeds in the amount of \$239,261 for the CTDA. Of this amount, 3%, or \$7,178, was withheld as administration fees in the General Fund for the collection of the tax, with the remaining \$232,083 due to the CTDA. Amounts are remitted from the Town to the CTDA on a quarterly basis during the following month after the quarter end; therefore, there exists a payable from the Town (primary government) to the CTDA (component unit) for the fourth quarter (April through June) collections in the amount of \$67,097.

NOTES TO THE FINANCIAL STATEMENTS

NOTE 4. RELATED-PARTY TRANSACTIONS (CONTINUED)

In addition, the CTDA reimburses a portion of the Town's long-term parking lease at 300 E. Main, which is located in close proximity to downtown businesses. The amount of the reimbursement was \$45,000 during the year ended June 30, 2024. As of June 30, 2024, the CTDA owes the Town \$102,757 for CTDA events paid for by the Town for which the CTDA is to reimburse the Town.

NOTE 5. ACCOUNTING CHANGES AND ERROR CORRECTIONS

A. Changes to/or within the Financial Reporting Entity

In the current year, the Town's Revolving Loan Fund and Bond Fund no longer meet the definition of a major fund. The effect of this change within the financial reporting entity is shown in the table below.

B. Correction of an Error in Previously Issued Financial Statements

During fiscal year 2024, beginning net position for governmental activities, Stormwater Utility Enterprise Fund and business-type activities have been restated as of July 1, 2023, to include FICA taxes owed for the compensated absences. The effect of the prior period adjustment decreased the beginning net position for governmental activities, Stormwater Utility Enterprise Fund and business-type activities by \$64,093, \$1,401 and \$1,401, respectively.

During fiscal year 2024, the beginning fund balance for the General fund and the beginning net position for governmental activities has been restated as of July 1, 2023, to correct the lease receivable and deferred inflow of Governmental Auditing Standards Board Statement 87 - *Leases* for a tower lease that was terminated prior to the year ended June 30, 2023. The effect of the prior period adjustment decreased the beginning fund balance/net position by \$41,284.

	June 30, 2023 as Previously Reported	Change in Major Funds (A)	Error Correction (B)	June 30, 2024 as Restated
Government-wide				
Governmental Activities	\$ 37,064,597	\$ -	\$ (105,377)	\$ 36,959,220
Business-type Activities	2,314,944	-	(1,401)	2,313,543
Total Primary Government	<u>\$ 39,379,541</u>	<u>\$ -</u>	<u>\$ (106,778)</u>	<u>\$ 39,272,763</u>
Individual Funds				
Major Funds:				
General Fund, fund balance	\$ 19,546,432	\$ -	\$ (41,284)	\$ 19,505,148
Revolving Loan Fund, fund balance	261,733	(261,733)	-	-
Bond Fund, fund balance	(144,572)	144,572	-	-
Stormwater Fund, net position	2,322,226	-	(1,401)	2,320,825
Nonmajor Funds	1,460,518	117,161	-	1,577,679
Total Individual Funds	<u>\$ 23,446,337</u>	<u>\$ -</u>	<u>\$ (42,685)</u>	<u>\$ 23,403,652</u>