

STATE BOARD OF ACCOUNTS
302 West Washington Street
Room E418
INDIANAPOLIS, INDIANA 46204-2769

EXAMINATION REPORT
OF

EVANSVILLE-VANDERBURGH COUNTY
BUILDING AUTHORITY
VANDERBURGH COUNTY, INDIANA

January 1, 2005 to December 31, 2005



FILED
12/27/2006

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OFFICIALS

<u>Office</u>	<u>Official</u>	<u>Term</u>
General Manager	David Rector	01-01-05 to 12-31-06
Treasurer	Andrew Goebel	01-01-05 to 12-31-06
President of the Board of Directors	John Stanley	01-01-05 to 12-31-06
President of the Board of Trustees	Wilbert Robinson	01-01-05 to 12-31-06



STATE OF INDIANA
AN EQUAL OPPORTUNITY EMPLOYER

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INDEPENDENT ACCOUNTANT'S REPORT

TO: THE OFFICIALS OF THE EVANSVILLE-VANDERBURGH COUNTY
BUILDING AUTHORITY, VANDERBURGH COUNTY, INDIANA

We have examined the financial information presented herein of the Evansville-Vanderburgh County Building Authority (Building Authority), for the period of January 1, 2005 to December 31, 2005. The Building Authority's management is responsible for the financial information presented herein. Our responsibility is to express an opinion based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence supporting the financial information presented herein and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion.

In our opinion, the financial information referred to above presents fairly, in all material respects, the financial information of the Building Authority for the year ended December 31, 2005, based on the criteria set forth in the uniform compliance guidelines established by the Indiana State Board of Accounts.

STATE BOARD OF ACCOUNTS

November 15, 2006

EVANSVILLE-VANDERBURGH COUNTY BUILDING AUTHORITY
SCHEDULES OF RECEIPTS, DISBURSEMENTS, AND CASH AND INVESTMENT BALANCES
ALL GOVERNMENTAL AND FIDUCIARY FUND TYPES
As Of And For The Year Ended December 31, 2005

	Cash and Investments 01-01-05	Receipts	Disbursements	Cash and Investments 12-31-05
Governmental Funds:				
Operating	\$ 414,336	\$ 4,916,194	\$ 4,855,672	\$ 474,858
Lease Rental 2003	1,316,322	2,533,731	2,542,857	1,307,196
Operation and Reserve 2003	26,150	30,631	11,075	45,706
Sinking Fund 2003	16,268	2,539,808	2,556,041	35
Capitalized Interest 2003	2,285,981	1,613,749	3,138,437	761,293
Excess Fund	-	7,661,968	2,637,870	5,024,098
Depreciation Fund	2,613,604	351,565	214,269	2,750,900
Depreciation Fund Auditorium	1,064,334	475,627	-	1,539,961
Depreciation Fund Jail	-	100,000	-	100,000
Depreciation Fund Correction Center	-	50,000	-	50,000
Construction Fund	14,173,059	395,059	12,718,436	1,849,682
Loan Fund	3,584	1,816,457	1,819,854	187
Fiduciary Funds:				
Payroll	-	993,870	993,520	350
Tax Fund	-	409,594	408,856	738
Special Fund	286,828	91,872	378,700	-
Totals	<u>\$ 22,200,466</u>	<u>\$ 23,980,125</u>	<u>\$ 32,275,587</u>	<u>\$ 13,905,004</u>

The accompanying notes are an integral part of the schedules.

EVANSVILLE-VANDERBURGH COUNTY BUILDING AUTHORITY
NOTES TO FINANCIAL INFORMATION

Note 1. Introduction

The Building Authority was established under the laws of the State of Indiana for the purpose of acquiring land and financing, acquiring, improving, constructing, reconstructing, renovating, equipping, and operating governmental buildings and systems and leasing them to governmental entities. The Building Authority operates under an appointed governing board.

Note 2. Fund Accounting

The Building Authority uses funds to report on its cash and investments and the results of its operations on a cash basis. Fund accounting is designed to demonstrate legal compliance and to aid financial management by segregating transactions related to certain governmental functions or activities.

Note 3. Budgets

On or before August 31, the fiscal officer of the Building Authority submits to the governing board a proposed operating budget for the year commencing the following January 1. Prior to adoption, the budget is advertised and public hearings are conducted by the governing board to obtain taxpayer comments. In September of each year, the governing board, through passage of a resolution, approves the budget for the next year.

Note 4. Deposits and Investments

Deposits, made in accordance with Indiana Code 5-13, with financial institutions in the State of Indiana at year end were entirely insured by the Federal Depository Insurance Corporation or by the Indiana Public Deposit Insurance Fund. This includes any deposit accounts issued or offered by a qualifying financial institution.

Note 5. Pension Plan

Public Employees' Retirement Fund

Plan Description

The Building Authority contributes to the Indiana Public Employees' Retirement Fund (PERF), a defined benefit pension plan. PERF is an agent multiple-employer public employee retirement system, which provides retirement benefits to plan members and beneficiaries. All full-time employees are eligible to participate in this defined benefit plan. State statutes (IC 5-10.2 and 5-10.3) govern, through the PERF Board, most requirements of the system, and give the Building Authority authority to contribute to the plan. The PERF retirement benefit consists of the pension provided by employer contributions plus an annuity provided by the member's annuity savings account. The annuity savings account consists of members' contributions, set by state statute at 3% of compensation, plus the interest credited to the member's account. The employer may elect to make the contributions on behalf of the member.

EVANSVILLE-VANDERBURGH COUNTY BUILDING AUTHORITY
NOTES TO FINANCIAL INFORMATION
(Continued)

PERF administers the plan and issues a publicly available financial report that includes financial statements and required supplementary information for the plan as a whole and for its participants. That report may be obtained by contacting:

Public Employees' Retirement Fund
Harrison Building, Room 800
143 West Market Street
Indianapolis, IN 46204
Ph. (317) 233-4162

Funding Policy and Annual Pension Cost

The contribution requirements of the plan members for PERF are established by the Board of Trustees of PERF.

Note 6. Long-Term Debt

The Building Authority has entered into two refunding revenue bonds issues for \$30,350,000 and \$35,000,000. The outstanding principal at December 31, 2005, was \$27,950,000 and \$35,000,000, respectively.

The Building Authority has entered into two loans for Energy Savings Contracts. The outstanding principal at December 31, 2005, was \$479,422 and \$2,269,065, respectively.

EVANSVILLE-VANDERBURGH COUNTY BUILDING AUTHORITY
EXIT CONFERENCE

The contents of this report were discussed on November 15, 2006, with David Rector, General Manager. Our examination disclosed no material items that warrant comment at this time.