

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

**Paul D. Joyce, CPA
State Examiner**

COMPLIANCE ENGAGEMENT REPORT

OF

WESTGATE @ CRANE AUTHORITY

DAVISS COUNTY, INDIANA

January 1, 2018 to December 31, 2023



FILED
12/27/2024

TABLE OF CONTENTS

<u>Description</u>	<u>Page</u>
Schedule of Officials	2
Compliance Report	3-4
Comments	5
Statements of Receipts, Disbursements, and Cash and Investment Balances - Regulatory Basis.....	9-11

SCHEDULE OF OFFICIALS

<u>Office</u>	<u>Official</u>	<u>Term</u>
Treasurer	Elaine Wellman Jamie Chapman	01-01-18 to 12-31-20 01-01-21 to 12-31-24
President of the Authority Board	John Mensch	01-01-18 to 12-31-24



Paul D. Joyce, CPA
State Examiner

INDIANA STATE BOARD OF ACCOUNTS

302 WEST WASHINGTON STREET
ROOM E418
INDIANAPOLIS, INDIANA 46204-2769
Telephone: (317) 232-2513
Fax: (317) 232-4711
www.in.gov/sboa

TO: THE OFFICIALS OF THE WESTGATE @ CRANE AUTHORITY, DAVIESS COUNTY, INDIANA

As authorized under Indiana Code 5-11-1, we performed certain procedures to the accounting records and related documents of the Westgate @ Crane Authority (Authority), for the period of January 1, 2018 to December 31, 2023. The objective of this engagement was to determine compliance with applicable Indiana laws, regulations, and uniform compliance guidelines (Guidelines) established by the Indiana State Board of Accounts pursuant to Indiana Code 5-11-1-24. The objective of this engagement is not to opine on compliance or financial activity of the Authority as this engagement was not conducted in accordance with any standards established by an authoritative standard setting body, and, as such, we do not provide any opinions on compliance or financial activity.

Management is responsible for preparing and maintaining its accounting records and related documents in accordance with applicable Indiana laws, regulations, and Guidelines. Management's responsibility also includes, but is not limited to, complying with other applicable Indiana laws, regulations, and Guidelines concerning how it operates: authorized sources and uses of funds; what reports are required to be prepared and filed; and what depositories and investment types are allowable.

We fulfilled our responsibility as detailed in the first paragraph, using procedures that verified the appropriate accounting for and reporting of cash, receipts, and disbursements; and the appropriate sources and uses of funds in accordance with applicable Indiana laws, regulations, and Guidelines. Expanding the scope and nature of these procedures can and does occur in specific circumstances.

The Comments contained herein, if any, describe the identified reportable instances of noncompliance found during our engagement. Our procedures were not designed to identify all instances of noncompliance; therefore, noncompliance may exist that is unidentified. Any Official Response to the Comments incorporated within this report was not verified for accuracy.

The Schedule of Officials and Statements of Receipts, Disbursements, and Cash and Investment Balances - Regulatory Basis (Statements) are informational only. The Statements have not been subjected to any procedures designed to express an opinion or provide any assurance on them, and, accordingly, we do not express an opinion or provide any assurance on them.

This report is intended solely for the information and use of management, governance, and others within the organization. This restriction is not intended to limit the distribution of this report, which is a matter of public record. Reports can be found on the Indiana State Board of Accounts' website: <http://www.in.gov/sboa/>, and the Authority's Annual Financial Reports filed by management can be found on the Indiana Gateway for Government Units financial reporting system website: <http://www.gateway.ifionline.org>.

The contents of this report were communicated to Jamie Chapman, Treasurer; John Mensch, President of the Authority Board; Kent Parisien, Authority Board member; Darin Holder, Authority Board member; Dana Strange, Authority Board member; Jerry Braun, Authority Board member; Kevin Sparks, Authority Board member; Mark Bartlow, Authority Board member; and Greg E. Jones, Consultant, on December 10, 2024.



Beth Kelley, CPA, CFE
Deputy State Examiner

December 9, 2024

WESTGATE @ CRANE AUTHORITY
COMMENTS

No reportable instances of noncompliance.



STATEMENTS OF RECEIPTS, DISBURSEMENTS, AND CASH
AND INVESTMENT BALANCES - REGULATORY BASIS



WESTGATE @ CRANE AUTHORITY
 STATEMENT OF RECEIPTS, DISBURSEMENTS,
 AND CASH AND INVESTMENT BALANCES -
 REGULATORY BASIS
 For the Years Ended December 31, 2018 and 2019

Fund	Cash and Investments 01-01-18	Receipts	Disbursements	Cash and Investments 12-31-18	Receipts	Disbursements	Cash and Investments 12-31-19
General - Escrow CD	\$ -	\$ 101,560	\$ -	\$ 101,560	\$ 526	\$ 102,086	\$ -
General - Revenue	1,391,561	1,702,884	1,417,918	1,676,527	2,099,152	1,599,852	2,175,827
General - Non Tax Revenue	215,547	311,458	25,000	502,005	403,251	152,145	753,111
General - Building	32,378	72,483	75,502	29,359	253,497	128,961	153,895
General - Escrow	500,218	3,291	500,000	3,509	2	3,511	-
General - Crane Certificate Escrow Account	-	400,356	-	400,356	11,972	-	412,328
General - Springs Valley Escrow	-	-	-	-	102,233	-	102,233
Totals	<u>\$ 2,139,704</u>	<u>\$ 2,592,032</u>	<u>\$ 2,018,420</u>	<u>\$ 2,713,316</u>	<u>\$ 2,870,633</u>	<u>\$ 1,986,555</u>	<u>\$ 3,597,394</u>

WESTGATE @ CRANE AUTHORITY
STATEMENT OF RECEIPTS, DISBURSEMENTS,
AND CASH AND INVESTMENT BALANCES -
REGULATORY BASIS
For the Years Ended December 31, 2020 and 2021

Fund	Cash and Investments 01-01-20	Receipts	Disbursements	Cash and Investments 12-31-20	Receipts	Disbursements	Cash and Investments 12-31-21
General - Revenue	\$ 2,175,826	\$ 408,702	\$ 1,215,865	\$ 1,368,663	\$ 602,289	\$ 1,285,599	\$ 685,353
General - Non Tax Revenue	753,112	168,780	12,500	909,392	267,371	-	1,176,763
General - Building	153,895	523	94,859	59,559	50,090	75,980	33,669
General - Crane Certificate Escrow Account	412,327	7,435	-	419,762	3,102	-	422,864
General - Springs Valley Escrow	102,233	819	-	103,052	2,474	-	105,526
Totals	\$ 3,597,393	\$ 586,259	\$ 1,323,224	\$ 2,860,428	\$ 925,326	\$ 1,361,579	\$ 2,424,175

WESTGATE @ CRANE AUTHORITY
 STATEMENT OF RECEIPTS, DISBURSEMENTS,
 AND CASH AND INVESTMENT BALANCES -
 REGULATORY BASIS
 For the Years Ended December 31, 2022 and 2023

Fund	Cash and Investments 01-01-22	Receipts	Disbursements	Cash and Investments 12-31-22	Receipts	Disbursements	Cash and Investments 12-31-23
General - Revenue	\$ 685,352	\$ 300,369	\$ 714,430	\$ 271,291	\$ 1,000,829	\$ 367,800	\$ 904,320
General - Non Tax Revenue	1,176,763	268,118	513,740	931,141	1,030,323	1,296,379	665,085
General - Building	33,669	141,263	89,066	85,866	151,637	166,092	71,411
General - Crane Certificate Escrow Account	422,864	1,270	-	424,134	86,820	-	510,954
General - Springs Valley Escrow	105,301	440	-	105,741	2,109	107,850	-
Totals	<u>\$ 2,423,949</u>	<u>\$ 711,460</u>	<u>\$ 1,317,236</u>	<u>\$ 1,818,173</u>	<u>\$ 2,271,718</u>	<u>\$ 1,938,121</u>	<u>\$ 2,151,770</u>