

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

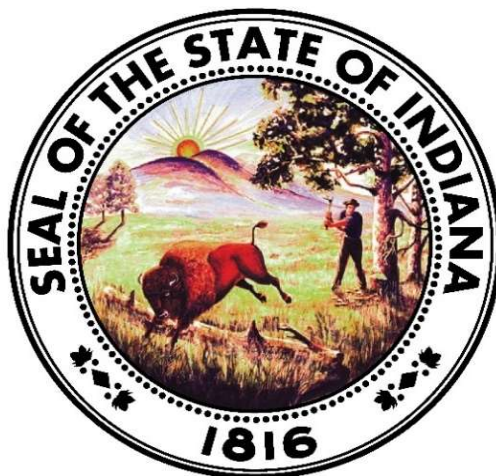
FINANCIAL STATEMENTS AUDIT REPORT

OF

UPPER WILDWOOD SHORES CONSERVANCY DISTRICT

MORGAN COUNTY, INDIANA

January 1, 2019 to December 31, 2023



FILED

08/12/2024

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SCHEDULE OF OFFICIALS

<u>Office</u>	<u>Official</u>	<u>Term</u>
Financial Officer	Jerry Allgood Mike Hein	01-01-19 to 12-31-23 01-01-24 to 12-31-24
Chair of the District Board	Kevin O'Farrell Bret Bingham	01-01-19 to 11-19-23 11-20-23 to 12-31-24



INDEPENDENT AUDITOR'S REPORT

TO: THE OFFICIALS OF THE UPPER WILDWOOD SHORES CONSERVANCY
DISTRICT, MORGAN COUNTY, INDIANA

Adverse and Unmodified Opinions

We have audited the accompanying financial statements of the Upper Wildwood Shores Conservancy District (District), which comprise the financial position and results of operations for the period of January 1, 2019 to December 31, 2023, and the related notes to the financial statements as listed in the Table of Contents.

Adverse Opinion on U.S. Generally Accepted Accounting Principles

In our opinion, because of the significance of the matter discussed in the *Basis for Adverse and Unmodified Opinions* section of our report, the financial statements referred to above do not present fairly, the financial position and results of operations of the District for the period of January 1, 2019 to December 31, 2023, in accordance with accounting principles generally accepted in the United States of America.

Opinion on Regulatory Basis of Accounting

In our opinion, the accompanying financial statements referred to above present fairly, in all material respects, the respective financial position and results of operations of the District, for the period of January 1, 2019 to December 31, 2023, in accordance with the financial reporting provisions of the Indiana State Board of Accounts described in Note 1.

Basis for Adverse and Unmodified Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS). Our responsibilities under those standards are further described in the *Auditor's Responsibilities for the Audit of the Financial Statements* section of our report. We are required to be independent of the District, and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Matter Giving Rise to Adverse Opinion on U.S. Generally Accepted Accounting Principles

As discussed in Note 1 to the financial statements, the District prepares its financial statements on the prescribed basis of accounting that demonstrates compliance with the reporting requirements established by the Indiana State Board of Accounts as allowed by state statute (IC 5-11-1-6), which is a basis of accounting other than accounting principles generally accepted in the United States of America. The effects on the financial statements of the variances between the regulatory basis of accounting described in Note 1 and accounting principles generally accepted in the United States of America, although not reasonably determinable, are presumed to be material.

INDEPENDENT AUDITOR'S REPORT
(Continued)

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with the financial reporting provisions of the Indiana State Board of Accounts as allowed by state statute (IC 5-11-1-6). Management is responsible for and has determined that the regulatory basis of accounting, as established by the Indiana State Board of Accounts, is an acceptable basis of presentation. Management is also responsible for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of the financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance, but is not absolute assurance, and, therefore, is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment of a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates and related disclosures made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

INDEPENDENT AUDITOR'S REPORT
(Continued)

Other Information

Management is responsible for the other information included in the Annual Financial Report. The other information comprises the Combining Schedules of Receipts, Disbursements, and Cash and Investment Balances - Regulatory Basis, Schedule of Leases and Debt, and Schedule of Capital Assets, as listed in the Table of Contents, but does not include the basic financial statements and our auditor's report thereon. Our opinions on the basic financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon.

In connection with our audit of the basic financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the basic financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we concluded that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.



Beth Kelley, CPA, CFE
Deputy State Examiner

July 11, 2024

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FINANCIAL STATEMENTS AND ACCOMPANYING NOTES AND OTHER INFORMATION

The financial statements and accompanying notes were approved by management of the District. The financial statements and notes are presented as intended by the District.

The District's Annual Financial Reports information can be found on the Indiana Gateway for Government Units website: <https://gateway.ifionline.org/>.

Differences may be noted between the financial information presented in the financial statements contained in this report and the financial information presented in the District's Annual Financial Reports referenced above. These differences, if any, are due to adjustments made to the financial information during the course of the audit. This is a common occurrence in any financial statement audit. The financial information presented in this report is audited information, and the accuracy of such information can be determined by reading the opinion given in the Independent Auditor's Report.

The other information presented was approved by management of the District. It is presented as intended by the District.

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UPPER WILDWOOD SHORES CONSERVANCY DISTRICT
 STATEMENT OF RECEIPTS, DISBURSEMENTS,
 AND CASH AND INVESTMENT BALANCES -
 REGULATORY BASIS
 For the Years Ended December 31, 2019 and 2020

Fund	Cash and Investments 01-01-19	Receipts	Disbursements	Cash and Investments 12-31-19	Receipts	Disbursements	Cash and Investments 12-31-20
General	\$ 25,205	\$ 42,777	\$ 35,803	\$ 32,179	\$ 30,426	\$ 20,199	\$ 42,406
Totals	<u>\$ 25,205</u>	<u>\$ 42,777</u>	<u>\$ 35,803</u>	<u>\$ 32,179</u>	<u>\$ 30,426</u>	<u>\$ 20,199</u>	<u>\$ 42,406</u>

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

UPPER WILDWOOD SHORES CONSERVANCY DISTRICT
 STATEMENT OF RECEIPTS, DISBURSEMENTS,
 AND CASH AND INVESTMENT BALANCES -
 REGULATORY BASIS
 For the Years Ended December 31, 2021 and 2022

Fund	Cash and Investments 01-01-21	Receipts	Disbursements	Cash and Investments 12-31-21	Receipts	Disbursements	Cash and Investments 12-31-22
General	\$ 42,406	\$ 29,346	\$ 50,125	\$ 21,627	\$ 40,408	\$ 23,059	\$ 38,976
Construction Fund	-	658,802	644,821	13,981	69,000	81,946	1,035
Totals	<u>\$ 42,406</u>	<u>\$ 688,148</u>	<u>\$ 694,946</u>	<u>\$ 35,608</u>	<u>\$ 109,408</u>	<u>\$ 105,005</u>	<u>\$ 40,011</u>

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

UPPER WILDWOOD SHORES CONSERVANCY DISTRICT
 STATEMENT OF RECEIPTS, DISBURSEMENTS,
 AND CASH AND INVESTMENT BALANCES -
 REGULATORY BASIS
 For the Year Ended December 31, 2023

Fund	Cash and Investments 01-01-23	Receipts	Disbursements	Cash and Investments 12-31-23
General	\$ 38,976	\$ 375,907	\$ 359,871	\$ 55,012
Construction Fund	<u>1,035</u>	<u>-</u>	<u>1,035</u>	<u>-</u>
Totals	<u>\$ 40,011</u>	<u>\$ 375,907</u>	<u>\$ 360,906</u>	<u>\$ 55,012</u>

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

UPPER WILDWOOD SHORES CONSERVANCY DISTRICT
NOTES TO FINANCIAL STATEMENTS

Note 1. Summary of Significant Accounting Policies

A. Reporting Entity

The District was established under the laws of the State of Indiana. The District operates under a governing board.

The accompanying financial statements present the financial information for the District.

B. Basis of Accounting

The financial statements are reported on a regulatory basis of accounting prescribed by the Indiana State Board of Accounts in accordance with state statute (IC 5-11-1-6), which is a comprehensive basis of accounting other than accounting principles generally accepted in the United States of America. The basis of accounting involves the reporting of only cash and investments and the changes therein resulting from cash inflows (receipts) and cash outflows (disbursements) reported in the period in which they occurred.

The regulatory basis of accounting differs from accounting principles generally accepted in the United States of America, in that receipts are recognized when received in cash, rather than when earned, and disbursements are recognized when paid, rather than when a liability is incurred.

C. Cash and Investments

Investments are stated at cost. Any changes in fair value of the investments are reported as receipts in the year of the sale of the investment.

D. Receipts

Receipts are presented in the aggregate on the face of the financial statements. The aggregate receipts include the following sources:

Taxes. Amounts received from one or more of the following: property tax, wheel tax, innkeeper's tax, food and beverage tax, county economic development income tax, boat and trailer excise tax, county adjusted gross income tax, and other taxes that are set by the District.

Other receipts. Amounts received from various sources, including, but not limited to, the following: net proceeds from borrowings; interfund loan activity; transfers authorized by statute, ordinance, resolution, or court order; internal service receipts; and fiduciary receipts.

E. Disbursements

Disbursements are presented in the aggregate on the face of the financial statements. The aggregate disbursements include the following uses:

Supplies. Amounts disbursed for articles and commodities that are entirely consumed and materially altered when used and/or show rapid depreciation after use for a short period of time. Examples of supplies include, but are not limited to, the following: office supplies, operating supplies, and repair and maintenance supplies.

UPPER WILDWOOD SHORES CONSERVANCY DISTRICT
NOTES TO FINANCIAL STATEMENTS
(Continued)

Other services and charges. Amounts disbursed for services including, but not limited to, the following: professional services, communication and transportation, printing and advertising, insurance, utility services, repairs and maintenance, and rental charges.

Debt service - principal and interest. Amounts disbursed for fixed obligations resulting from financial transactions previously entered into by the District. It includes all expenditures for the reduction of the principal and interest of the District's general obligation indebtedness.

Capital outlay. Amounts disbursed for land, infrastructure, buildings, improvements, and machinery and equipment having an appreciable and calculable period of usefulness.

Other disbursements. Amounts disbursed for various other purposes including, but not limited to, the following: interfund loan payments; loans made to other funds; internal service disbursements; and transfers out that are authorized by statute, ordinance, resolution, or court order.

F. Interfund Transfers

The District may, from time to time, make transfers from one fund to another. These transfers, if any, are included as a part of the receipts and disbursements of the affected funds and as a part of total receipts and disbursements. The transfers are used for cash flow purposes as provided by various statutory provisions.

G. Fund Accounting

Separate funds are established, maintained, and reported by the District. Each fund is used to account for amounts received from and used for specific sources and uses as determined by various regulations. Restrictions on some funds are set by statute while other funds are internally restricted by the District. The amounts accounted for in a specific fund may only be available for use for certain, legally-restricted purposes. Additionally, some funds are used to account for assets held by the District in a trustee capacity as an agent of individuals, private organizations, other funds, or other governmental units, and, therefore, the funds cannot be used for any expenditures of the unit itself.

Note 2. Budgets

The operating budget is initially prepared and approved at the local level. The fiscal officer of the District submits a proposed operating budget to the governing board for the following calendar year. The budget is advertised as required by law. Prior to adopting the budget, the governing board conducts public hearings and obtains taxpayer comments. Prior to November 1, the governing board approves the budget for the next year. The budget for funds for which property taxes are levied or highway use taxes are received is subject to final approval by the Indiana Department of Local Government Finance.

UPPER WILDWOOD SHORES CONSERVANCY DISTRICT
NOTES TO FINANCIAL STATEMENTS
(Continued)

Note 3. Property Taxes

Property taxes levied are collected by the County Treasurer and are scheduled to be distributed to the District in June and December; however, situations can arise which would delay the distributions. State statute (IC 6-1.1-17-16) requires the Indiana Department of Local Government Finance to establish property tax rates and levies by December 31 of the year preceding the budget year or January 15 of the budget year if the District is issuing debt after December 1 or intends on filing a shortfall appeal. These rates were based upon the assessed valuations adjusted for various tax credits from the preceding year's lien date of January 1. Taxable property is assessed at 100 percent of the true tax value (determined in accordance with rules and regulations adopted by the Indiana Department of Local Government Finance). Taxes may be paid in two equal installments which normally become delinquent if not paid by May 10 and November 10, respectively.

Note 4. Deposits and Investments

Deposits, made in accordance with state statute (IC 5-13), with financial institutions in the State of Indiana, at year end, should be 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.

State statutes authorize the District to invest in securities including, but not limited to, the following: federal government securities, repurchase agreements, and certain money market mutual funds. Certain other statutory restrictions apply to all investments made by local governmental units.

Note 5. Risk Management

The District may be exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; job-related illnesses or injuries to employees; medical benefits to employees, retirees, and dependents; and natural disasters.

These risks can be mitigated through the purchase of insurance, establishment of a self-insurance fund, and/or participation in a risk pool. The purchase of insurance transfers the risk to an independent third-party. The establishment of a self-insurance fund allows the District to set aside money for claim settlements. The self-insurance fund would be included in the financial statements. The purpose of participation in a risk pool is to provide a medium for the funding and administration of the risks.

OTHER INFORMATION

UPPER WILDWOOD SHORES CONSERVANCY DISTRICT
 COMBINING SCHEDULE OF RECEIPTS, DISBURSEMENTS,
 AND CASH AND INVESTMENT BALANCES -
 REGULATORY BASIS
 For the Year Ended December 31, 2019

	<u>General</u>	<u>Totals</u>
Cash and investments - beginning	\$ 25,205	\$ 25,205
Receipts:		
Taxes	<u>42,777</u>	<u>42,777</u>
Total receipts	<u>42,777</u>	<u>42,777</u>
Disbursements:		
Other services and charges	25,236	25,236
Debt service - principal and interest	4,783	4,783
Other disbursements	<u>5,784</u>	<u>5,784</u>
Total disbursements	<u>35,803</u>	<u>35,803</u>
Excess (deficiency) of receipts over (under) disbursements	<u>6,974</u>	<u>6,974</u>
Cash and investments - ending	<u>\$ 32,179</u>	<u>\$ 32,179</u>

UPPER WILDWOOD SHORES CONSERVANCY DISTRICT
 COMBINING SCHEDULE OF RECEIPTS, DISBURSEMENTS,
 AND CASH AND INVESTMENT BALANCES -
 REGULATORY BASIS
 For the Year Ended December 31, 2020

	<u>General</u>	<u>Totals</u>
Cash and investments - beginning	\$ 32,179	\$ 32,179
Receipts:		
Taxes	<u>30,426</u>	<u>30,426</u>
Total receipts	<u>30,426</u>	<u>30,426</u>
Disbursements:		
Other services and charges	14,509	14,509
Debt service - principal and interest	<u>5,690</u>	<u>5,690</u>
Total disbursements	<u>20,199</u>	<u>20,199</u>
Excess (deficiency) of receipts over (under) disbursements	<u>10,227</u>	<u>10,227</u>
Cash and investments - ending	<u>\$ 42,406</u>	<u>\$ 42,406</u>

UPPER WILDWOOD SHORES CONSERVANCY DISTRICT
 COMBINING SCHEDULE OF RECEIPTS, DISBURSEMENTS,
 AND CASH AND INVESTMENT BALANCES -
 REGULATORY BASIS
 For the Year Ended December 31, 2021

	General	Construction Fund	Totals
Cash and investments - beginning	\$ 42,406	\$ -	\$ 42,406
Receipts:			
Taxes	29,346	-	29,346
Other receipts	-	658,802	658,802
Total receipts	<u>29,346</u>	<u>658,802</u>	<u>688,148</u>
Disbursements:			
Supplies	88	-	88
Other services and charges	23,572	-	23,572
Debt service - principal and interest	10,882	83,802	94,684
Capital outlay	15,583	561,019	576,602
Total disbursements	<u>50,125</u>	<u>644,821</u>	<u>694,946</u>
Excess (deficiency) of receipts over (under) disbursements	<u>(20,779)</u>	<u>13,981</u>	<u>(6,798)</u>
Cash and investments - ending	<u>\$ 21,627</u>	<u>\$ 13,981</u>	<u>\$ 35,608</u>

UPPER WILDWOOD SHORES CONSERVANCY DISTRICT
 COMBINING SCHEDULE OF RECEIPTS, DISBURSEMENTS,
 AND CASH AND INVESTMENT BALANCES -
 REGULATORY BASIS
 For the Year Ended December 31, 2022

	<u>General</u>	<u>Construction Fund</u>	<u>Totals</u>
Cash and investments - beginning	\$ 21,627	\$ 13,981	\$ 35,608
Receipts:			
Taxes	40,408	-	40,408
Other receipts	<u>-</u>	<u>69,000</u>	<u>69,000</u>
Total receipts	<u>40,408</u>	<u>69,000</u>	<u>109,408</u>
Disbursements:			
Supplies	862	-	862
Other services and charges	6,164	71	6,235
Debt service - principal and interest	16,033	-	16,033
Capital outlay	<u>-</u>	<u>81,875</u>	<u>81,875</u>
Total disbursements	<u>23,059</u>	<u>81,946</u>	<u>105,005</u>
Excess (deficiency) of receipts over (under) disbursements	<u>17,349</u>	<u>(12,946)</u>	<u>4,403</u>
Cash and investments - ending	<u>\$ 38,976</u>	<u>\$ 1,035</u>	<u>\$ 40,011</u>

UPPER WILDWOOD SHORES CONSERVANCY DISTRICT
 COMBINING SCHEDULE OF RECEIPTS, DISBURSEMENTS,
 AND CASH AND INVESTMENT BALANCES -
 REGULATORY BASIS
 For the Year Ended December 31, 2023

	General	Construction Fund	Totals
Cash and investments - beginning	\$ 38,976	\$ 1,035	\$ 40,011
Receipts:			
Taxes	94,940	-	94,940
Other receipts	280,967	-	280,967
Total receipts	<u>375,907</u>	<u>-</u>	<u>375,907</u>
Disbursements:			
Supplies	852	-	852
Other services and charges	79,659	12	79,671
Debt service - principal and interest	279,360	-	279,360
Other disbursements	-	1,023	1,023
Total disbursements	<u>359,871</u>	<u>1,035</u>	<u>360,906</u>
Excess (deficiency) of receipts over (under) disbursements	<u>16,036</u>	<u>(1,035)</u>	<u>15,001</u>
Cash and investments - ending	<u>\$ 55,012</u>	<u>\$ -</u>	<u>\$ 55,012</u>

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UPPER WILDWOOD SHORES CONSERVANCY DISTRICT
 SCHEDULE OF LEASES AND DEBT
 December 31, 2023

Description of Debt		Ending Principal Balance	Principal Due Within One Year
Type	Purpose		
Governmental activities:			
General obligation bonds	Conservancy District Bonds of 2023	\$ 494,000	\$ 8,000
Total governmental activities		494,000	8,000
Totals		\$ 494,000	\$ 8,000

UPPER WILDWOOD SHORES CONSERVANCY DISTRICT
 SCHEDULE OF CAPITAL ASSETS
 December 31, 2023

Capital assets are reported at actual or estimated historical cost based on appraisals or deflated current replacement cost. Contributed or donated assets are reported at estimated fair value at the time received.

	<u>Ending Balance</u>
Governmental activities:	
Land	\$ 42,250
Improvements other than buildings	<u>587,690</u>
Total governmental activities	<u>629,940</u>
Total capital assets	<u>\$ 629,940</u>

OTHER REPORTS

In addition to this report, other reports may have been issued for the District. All reports can be found on the Indiana State Board of Accounts' website: <http://www.in.gov/sboa/>.