

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

COMPLIANCE ENGAGEMENT REPORT

OF

TOWN OF ZIONSVILLE REDEVELOPMENT AUTHORITY

BOONE COUNTY, INDIANA

January 1, 2020 to December 31, 2021



FILED

11/07/2024

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SCHEDULE OF OFFICIALS

<u>Office</u>	<u>Official</u>	<u>Term</u>
Treasurer	Amelia Lacy	01-01-20 to 06-03-20
	Tammy Harvard	06-04-20 to 12-23-21
	(Vacant)	12-24-21 to 04-10-22
	Kellie Adams	04-11-22 to 12-05-22
	(Vacant)	12-06-22 to 01-23-23
	Cindy Poore	01-24-23 to 12-31-24
President of the Redevelopment Authority Board	Chris Carriere	01-01-20 to 12-31-24



STATE OF INDIANA
AN EQUAL OPPORTUNITY EMPLOYER

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TO: THE OFFICIALS OF THE TOWN OF ZIONSVILLE REDEVELOPMENT
AUTHORITY, BOONE COUNTY, INDIANA

As authorized under Indiana Code 5-11-1, we performed certain procedures to the accounting records and related documents of the Town of Zionsville Redevelopment Authority (Authority), for the period of January 1, 2020 to December 31, 2021. 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 Statement of Receipts, Disbursements, and Cash and Investment Balances - Regulatory Basis (Statement) are informational only. The Statement has not been subjected to any procedures designed to express an opinion or provide any assurance on it, and, accordingly, we do not express an opinion or provide any assurance on it.

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 Cindy Poore, Treasurer, on October 21, 2024.



Beth Kelley, CPA, CFE
Deputy State Examiner

October 21, 2024

TOWN OF ZIONSVILLE REDEVELOPMENT AUTHORITY
COMMENTS

No reportable instances of noncompliance.

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

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TOWN OF ZIONSVILLE REDEVELOPMENT 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
RDA Lease Rental Rev Bond 2012	\$ 434,145	\$ 385,814	\$ 377,706	\$ 442,252	\$ 380,839	\$ 372,771	\$ 450,320
RDA Lease Rental Ref Bond 2012	96,592	65,773	162,365	-	-	-	-
RDA Lease Rental Revenue Bond 2016	405,311	240,724	520,104	125,932	243,182	236,794	132,319
RDA Lease Rental Rev Ref Bond 2017	<u>17,936</u>	<u>410,707</u>	<u>406,052</u>	<u>22,592</u>	<u>412,916</u>	<u>407,501</u>	<u>28,007</u>
Totals	<u>\$ 953,984</u>	<u>\$ 1,103,018</u>	<u>\$ 1,466,227</u>	<u>\$ 590,776</u>	<u>\$ 1,036,936</u>	<u>\$ 1,017,066</u>	<u>\$ 610,646</u>