

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

AUDIT REPORT

OF

COUNTY AUDITOR

WELLS COUNTY, INDIANA

January 1, 2011 to December 31, 2011



FILED
06/13/2012

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COUNTY OFFICIALS

<u>Office</u>	<u>Official</u>	<u>Term</u>
Auditor	Beth J. Davis	01-01-11 to 12-31-14
President of the County Council	Peter W. Cole (Vacant) James Van Winkle	01-01-11 to 03-20-12 03-21-12 to 04-03-12 04-04-12 to 12-31-12
President of the Board of County Commissioners	Kevin S. Woodward	01-01-11 to 12-31-12



STATE OF INDIANA
AN EQUAL OPPORTUNITY EMPLOYER

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TO: THE OFFICIALS OF WELLS COUNTY

We have audited the records of the County Auditor for the period from January 1, 2011 to December 31, 2011, and certify that the records and accountability for cash and other assets are satisfactory to the best of our knowledge and belief, except as stated in the Audit Results and Comments. The financial transactions of this office are reflected in the Annual Report of Wells County for the year 2011.

STATE BOARD OF ACCOUNTS

April 10, 2012

COUNTY AUDITOR
WELLS COUNTY
AUDIT RESULTS AND COMMENTS

OVERDRAWN CASH BALANCE

The cash balance of the Tax Sale Redemption Fund was overdrawn at December 31, 2011, in the amount of \$8,735. A similar comment appeared in prior Report B39095.

The cash balance of any fund may not be reduced below zero. Routinely overdrawn funds could be an indicator of serious financial problems which should be investigated by the governmental unit. (Accounting and Uniform Compliance Guidelines Manual for County Auditors of Indiana, Chapter 14)

OVERPAYMENT COLLECTIONS - TAX SALE REDEMPTION FUND

As noted in prior Report B39095, there were disbursement errors in the Tax Sale Redemption Fund from 2008 to 2010. During 2011, the detail of the fund was reconciled to the ledger. In doing so the County Auditor discovered that overpayments were made to the following properties:

Parcel	Amount Redeemed by Owner	Amount Paid to Buyer	Amount Overpaid
A	\$ 50,096	\$ 50,712	\$ 616
B	4,893	6,177	1,284
C	-	6,197	6,197
D	-	638	638
Totals	<u>\$ 54,989</u>	<u>\$ 63,724</u>	<u>\$ 8,735</u>

Refunds from property owners have not been received as of March 12, 2012.

When real property is redeemed, a quietus shall be issued by the county auditor in favor of the person paying the money to the treasurer and the amount receipted into the "tax sale redemption" fund shall be held in trust for the purchaser. The county auditor shall issue a warrant to the purchaser or purchaser's assignee upon the surrendering of the certificate of sale, in an amount equal to the amount received by the treasurer for redemption. (Accounting and Uniform Compliance Guidelines Manual for County Auditors of Indiana, Chapter 9)

Governmental units should collect any overpayments made. (Accounting and Uniform Compliance Guidelines Manual for County Auditors of Indiana, Chapter 14)

COUNTY AUDITOR
WELLS COUNTY
EXIT CONFERENCE

The contents of this report were discussed on April 10, 2012, with Beth J. Davis, Auditor; Paul I. Bonham, County Commissioner; and Todd Mahnesmith, County Council member.