



STATE OF INDIANA
AN EQUAL OPPORTUNITY EMPLOYER

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January 22, 2013

Board of Directors
Indianapolis-Marion County Building Authority
311 City-County Building, 200 E. Washington Street
Indianapolis, IN 46204

We have reviewed the audit report prepared by BKD, LLP, Independent Public Accountants, for the period July 1, 2011 to June 30, 2012. In our opinion, the audit report was prepared in accordance with the guidelines established by the State Board of Accounts. Per the Independent Public Accountants' opinion, the financial statements included in the report present fairly the financial condition of the Indianapolis-Marion County Building Authority, as of June 30, 2012 and the results of its operations for the period then ended, on the basis of accounting described in the report.

The Independent Public Accountants' report is filed with this letter in our office as a matter of public record.

STATE BOARD OF ACCOUNTS

Indianapolis-Marion County Building Authority

(A Component Unit of the
Consolidated City of Indianapolis-Marion County)

Financial Statements

June 30, 2012 and 2011

Indianapolis-Marion County Building Authority
(A Component Unit of the Consolidated City of Indianapolis-Marion County)
June 30, 2012 and 2011

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Independent Accountants' Report on Financial Statements and Supplementary Information

To the Board of Directors
Indianapolis-Marion County Building Authority
Indianapolis, Indiana

We have audited the accompanying special-purpose financial statements of the Indianapolis-Marion County Building Authority (Authority), a component unit of the Consolidated City of Indianapolis-Marion County, as of and for the years ended June 30, 2012 and 2011, as listed in the table of contents. These financial statements are the responsibility of the Authority's management. Our responsibility is to express opinions on these financial statements based on our audits.

We conducted our audits in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audits provide a reasonable basis for our opinion.

As discussed in the notes to the financial statements, the Authority prepares its financial statements on the basis of its interpretation of the statute under which it was created and provisions of trust indentures and loan agreements executed for the benefit of holders of Authority bonds and notes, which is not intended to be a presentation in conformity with accounting principles generally accepted in the United States of America.

In our opinion, the special-purpose financial statements referred to above present fairly, in all material respects, the assets, liabilities and accumulated net revenues of the Indianapolis-Marion County Building Authority as of June 30, 2012 and 2011, and its net revenues and changes in operating and debt service funds for the years then ended, on the basis of accounting described in the notes to the financial statements.

In accordance with *Government Auditing Standards*, we have also issued our report dated November 15, 2012, on our consideration of the Authority's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements and other matters. The purpose of that report is to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* and should be considered in assessing the results of our audit.

Our audits were conducted for the purpose of forming an opinion on the special-purpose financial statements as a whole. The Schedules of Assets, Liabilities and Accumulated Net Revenues by Property, Schedules of Net Revenues and Changes in Operating and Debt Service Funds by Property, Analysis of Building, Site and Project Costs, and Analysis of Operating Fund Expense - Current Accounts listed in the table of contents, are presented for purposes of additional analysis and are not a required part of the special-purpose financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the special-purpose financial statements. The information has been subjected to the auditing procedures applied in the audit of the special-purpose financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the special-purpose financial statements or to the special-purpose financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the information is fairly stated in all material respects in relation to the special-purpose financial statements as a whole.

This report is intended solely for the information and use of the governing body of the Authority, the City of Indianapolis and Marion County, management of the Authority and bondholders and is not intended to be and should not be used by anyone other than these specified parties.

BKD, LLP

November 15, 2012

Indianapolis-Marion County Building Authority
(A Component Unit of the Consolidated City of Indianapolis-Marion County)
Statements of Assets, Liabilities and Accumulated Net Revenues
June 30, 2012 and 2011

All Properties

Assets

	2012	2011
Operating Funds		
Current accounts		
Cash and cash equivalents - general	\$ 4,986,827	\$ 4,443,063
Cash - payroll	38,314	34,668
Office imprest funds	1,600	1,600
Investments	3,672	3,672
	5,030,413	4,483,003
Amounts receivable for tenant alterations and improvements - completed and in process	97,994	258,534
Accounts receivable	2,058	-
Materials and supplies	336,831	327,882
Prepaid insurance and service contracts	47,329	41,700
	5,514,625	5,111,119
Replacement fund (for nonrecurring general maintenance, improvements or replacements)		
Cash and cash equivalents	2,193,306	2,382,077
Investments	274,195	325,507
	2,467,501	2,707,584
Subtotal	7,982,126	7,818,703
Debt Service Funds		
Restricted cash and cash equivalents	925,319	822,599
Restricted investments	1,244,390	1,227,005
	2,169,709	2,049,604
Unamortized bond issue costs	242,931	275,226
Subtotal	2,412,640	2,324,830
Building, Site and Project Costs		
Land and land improvements	1,954,844	1,954,844
Buildings	92,666,870	97,522,749
Furnishings and equipment	6,128,395	6,303,594
Subtotal	100,750,109	105,781,187
Total assets	\$ 111,144,875	\$ 115,924,720

Liabilities and Accumulated Net Revenues

	<u>2012</u>	<u>2011</u>
Operating Liabilities		
Accounts payable	\$ 955,762	\$ 1,180,711
Accrued salaries and wages	110,326	100,793
Accrued vacation	218,485	216,880
Accrued contribution to Indiana Public Employees Retirement Fund	75,541	56,978
Net pension obligation	250,220	138,280
Amounts withheld from employee wages	63,384	58,887
Deferred maintenance fees	661,613	571,537
Deferred credit - additional rentals applicable to the succeeding year	1,752,831	1,646,905
Subtotal	<u>4,088,162</u>	<u>3,970,971</u>
Bond and Note Indebtedness		
Accrued interest payable	326,858	290,301
Deferred credit - fixed rentals applicable to the succeeding year	1,737,500	1,738,500
Serial bonds and notes payable	13,411,158	16,028,898
Subtotal	<u>15,475,516</u>	<u>18,057,699</u>
Accumulated Net Revenues		
Operating - unrestricted	3,567,106	3,557,431
Restricted for debt service	432,209	311,104
Invested in capital assets, net of related debt	87,581,882	90,027,515
Subtotal	<u>91,581,197</u>	<u>93,896,050</u>
Total liabilities and accumulated net revenues	<u>\$ 111,144,875</u>	<u>\$ 115,924,720</u>

Indianapolis-Marion County Building Authority
(A Component Unit of the Consolidated City of Indianapolis-Marion County)

**Statements of Net Revenues and Changes in
Operating and Debt Service Funds
Years Ended June 30, 2012 and 2011**

All Properties

	2012			
	Accumulated Net Revenues	Current Accounts	Replacement Fund	Capital and Debt Service Funds
Revenues				
Rental income - fixed	\$ 3,477,000	\$ -	\$ -	\$ 3,477,000
Rental income - additional	8,823,535	8,823,535	-	-
Income from investments	5,573	7,143	(1,770)	200
Maintenance fees	2,349,786	2,349,786	-	-
Contractual payments	100,000	100,000	-	-
Other income	276,113	276,113	-	-
	<u>15,032,007</u>	<u>11,556,577</u>	<u>(1,770)</u>	<u>3,477,200</u>
Operating Expenses	<u>11,226,336</u>	<u>11,213,858</u>	<u>-</u>	<u>12,478</u>
Net Revenues Before Other Expenses	<u>3,805,671</u>	<u>342,719</u>	<u>(1,770)</u>	<u>3,464,722</u>
Other Expenses				
Interest expense	794,729	-	-	794,729
Nonrecurring repairs	294,717	3,636	291,081	-
	<u>1,089,446</u>	<u>3,636</u>	<u>291,081</u>	<u>794,729</u>
Net Revenues (Expenses)	2,716,225	339,083	(292,851)	2,669,993
Balances, July 1	93,896,050	61,027,248	2,158,843	30,709,959
Add (deduct)				
Reversion of assets to the City of Indianapolis	(5,031,078)	(5,031,078)	-	-
Balances, June 30	<u>\$ 91,581,197</u>	<u>\$ 56,335,253</u>	<u>\$ 1,865,992</u>	<u>\$ 33,379,952</u>

2011

Accumulated Net Revenues	Current Accounts	Replacement Fund	Capital and Debt Service Funds
\$ 3,444,000	\$ -	\$ -	\$ 3,444,000
8,852,261	8,852,261	-	-
15,058	11,821	1,885	1,352
2,134,516	2,134,516	-	-
100,000	100,000	-	-
47,978	47,978	-	-
<u>14,593,813</u>	<u>11,146,576</u>	<u>1,885</u>	<u>3,445,352</u>
<u>11,458,447</u>	<u>11,444,707</u>	<u>-</u>	<u>13,740</u>
<u>3,135,366</u>	<u>(298,131)</u>	<u>1,885</u>	<u>3,431,612</u>
941,638	-	-	941,638
497,561	98,202	399,359	-
<u>1,439,199</u>	<u>98,202</u>	<u>399,359</u>	<u>941,638</u>
1,696,167	(396,333)	(397,474)	2,489,974
92,199,883	61,423,581	2,556,317	28,219,985
<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<u>\$ 93,896,050</u>	<u>\$ 61,027,248</u>	<u>\$ 2,158,843</u>	<u>\$ 30,709,959</u>

Indianapolis-Marion County Building Authority
(A Component Unit of the Consolidated City of Indianapolis-Marion County)
Notes to Financial Statements
June 30, 2012 and 2011

Note 1: Nature of Operations and Summary of Significant Accounting Policies

Organization

Indianapolis-Marion County Building Authority (Authority) is a body corporate and politic created April 7, 1953, by concurrent resolution of the Board of Commissioners of Marion County, the County Council of Marion County and the Common Council of the City of Indianapolis, pursuant to chapter 54 of the 1953 Act of the Indiana General Assembly. The original Act has been amended and codified and is now Indiana Code 36-9-13 et. seq. The purpose of the Authority is to finance, acquire, construct, improve, renovate, equip, operate, maintain and manage land, governmental buildings and communication systems for governmental entities within Marion County. The Authority has no stockholders or equity holders, and all bond and note loan proceeds, rentals and other revenues must be disbursed for specific purposes in accordance with provisions of Indiana Code 36-9-13 et. seq. and several trust indentures and loan agreements executed for the security of the holders of the bonds and notes.

A five-member Board of Trustees appoints the five members of the Board of Directors, the governing body of the Authority. Two of the trustees are appointed by the City-County Council of the Consolidated City of Indianapolis-Marion County; one is appointed by the Mayor of the City of Indianapolis in his capacity as the municipal executive of Indianapolis and two are appointed by the Mayor of Indianapolis in his capacity as the county executive of Marion County.

The Authority is an independent joint building authority under the criteria set forth in Governmental Accounting Standards Board (GASB) Statement No. 14, *The Financial Reporting Entity*.

Basis of Accounting

The accounts of the Authority are maintained on the accrual basis in accordance with resolutions of the Authority and the Authority's interpretation of applicable statutes and the above-mentioned trust indentures and loan agreements. These practices differ from accounting principles generally accepted in the United States of America in that: (1) the leases with the participating governments are treated as operating leases rather than as direct financing leases; (2) depreciation is not provided; (3) costs of subsequent building improvements, equipment additions and major items of repairs and replacements ordinarily capitalized are expensed; and (4) no statement of cash flows is presented.

Additionally, the Authority has not adopted GASB Statement No. 34, *Basic Financial Statements – and Management's Discussion and Analysis - for State and Local Governments*, which establishes financial reporting standards for state and local governments. Accordingly, the Authority does not provide financial statements in the formats prescribed by this standard, nor does it provide a management's discussion and analysis as required supplementary information.

Indianapolis-Marion County Building Authority
(A Component Unit of the Consolidated City of Indianapolis-Marion County)
Notes to Financial Statements
June 30, 2012 and 2011

Use of Estimates

The preparation of financial statements in conformity with the basis of accounting noted above requires management to make estimates and assumptions affecting the reported amounts of assets and liabilities and disclosures of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual amounts could differ from those estimated amounts.

Cash Equivalents

The Authority considers all liquid investments with original maturities of three months or less to be cash equivalents. At June 30, 2012 and 2011, cash equivalents consisted of money market depository accounts.

Investments

Investments are stated at fair value.

Depreciation, Improvements, Additions and Major Repairs and Replacements

No provision for depreciation has been included in the accompanying special-purpose financial statements. Annual fixed rentals and income on interim investment thereof are retained for subsequent retirement of debt related to building and site costs.

The costs of subsequent improvements, equipment additions and major items of repairs and replacements are expensed. Funds to pay such costs are provided from additional rentals of the current year and/or from additional rentals retained as a reserve for such costs.

The Authority has set aside \$2,467,501 and \$2,707,584 of the \$3,567,106 and \$3,557,431 of Operating - Unrestricted Accumulated Net Revenues at June 30, 2012 and 2011, respectively, for nonrecurring general maintenance, improvements or replacements in accordance with various lease agreements, leaving a balance of \$1,099,605 and \$849,847 for remaining Operating - Unrestricted purposes at June 30, 2012 and 2011, respectively.

Interest Capitalization

Interest cost is capitalized on all projects acquired with tax-exempt borrowings from the date of the borrowing until the project is substantially completed and ready for its intended use. The amount capitalized is reduced by interest earned on investments acquired with the proceeds of the borrowing.

Materials and Supplies

The stockroom inventory of materials and supplies is carried at cost, determined on a first-in, first-out (FIFO) basis, not to exceed market value, based on a physical inventory at each year-end date.

Indianapolis-Marion County Building Authority
(A Component Unit of the Consolidated City of Indianapolis-Marion County)
Notes to Financial Statements
June 30, 2012 and 2011

Compensated Absences

Substantially all employees receive compensation for vacations and sick leave. Vacation earned is based on length of service. Vacation leave which has been earned but not paid has been accrued. Employees receive sick pay starting on the third consecutive day of illness. Sick leave pay will continue through the seventh calendar day of illness or until the weekly indemnity benefit of the group insurance plan begins payment. Compensation for sick pay is not accrued because benefits are not provided through paid time off or by cash payments at termination or retirement.

Building, Site and Project Costs

Building, site and project costs include, in addition to direct construction costs: (1) expenses incurred in connection with execution of the leases and with the bonds and notes; and (2) expenses incurred during the construction period, including interest on the bonds and notes (less income from investments), general and administrative expense, and maintenance and operation expense.

Bond Issue Costs

Bond issue costs are deferred and amortized over the life of the respective bond issue using the interest method or straight-line method which approximates the former.

Deferred Income

Maintenance fees and rental payments received in advance of the period to which they relate are recorded as deferred income.

Original Issue Discount and Premium

Original issue discount and premium on bonds is accreted over the life of the bond to which it relates using the interest method or straight-line method which approximates the former.

Subsequent Events

Subsequent events have been evaluated through the date of the Independent Accountants' Report, which is the date the financial statements were available to be issued.

Indianapolis-Marion County Building Authority
(A Component Unit of the Consolidated City of Indianapolis-Marion County)
Notes to Financial Statements
June 30, 2012 and 2011

Note 2: Deposits, Investments and Investment Income

Cash and investments included in the statements of assets, liabilities and accumulated net revenues consist of the following:

	2012	2011
Current accounts	\$ 5,030,413	\$ 4,483,003
Replacement funds	2,467,501	2,707,584
Total operating funds	7,497,914	7,190,587
Debt service funds	2,169,709	2,049,604
	\$ 9,667,623	\$ 9,240,191

The carrying amount of deposits and investments, by type of investment, are:

	2012	2011
Cash deposits	\$ 8,408,331	\$ 7,998,285
Money market mutual funds	1,257,692	1,240,306
	\$ 9,666,023	\$ 9,238,591

Deposits

Custodial credit risk is the risk that in the event of a bank failure, the Authority's deposits may not be returned to it. The Authority's deposit policy for custodial credit risk requires compliance with the provisions of Indiana statutes.

The financial institutions holding the Authority's cash accounts are participating in the Federal Deposit Insurance Corporation's (FDIC) Transaction Account Guarantee Program. Under that program, the Authority's cash deposits are insured up to \$250,000. Any cash deposits in excess of the \$250,000 FDIC limits are partially or fully collateralized by the depository institution and insured by the Indiana Public Deposits Insurance Fund (Fund) via the pledged collateral from the institutions securing deposits of public funds. The Fund is a multiple financial institution collateral pool as provided under Indiana Code, Section 5-13-12-1.

Investments

Indiana statutes authorize the Authority to invest in United States obligations and issues of federal agencies, Indiana municipal securities, secured repurchase agreements fully collateralized by U.S. Government or U.S. Government agency securities, certificates of deposit and open-end money market mutual funds.

Indianapolis-Marion County Building Authority
(A Component Unit of the Consolidated City of Indianapolis-Marion County)
Notes to Financial Statements
June 30, 2012 and 2011

At June 30, 2012 and 2011, the Authority had the following investment securities, all of which mature within one year:

	2012	2011
Money market mutual funds	\$ 1,257,692	\$ 1,240,306

Interest Rate Risk - As a means of limiting its exposure to fair value losses arising from rising interest rates, the Authority is limited to investing in securities with a stated maturity of not more than two years after the date of purchase or entry into a repurchase agreement, as defined by Indiana Code, Section 5-13-9-5.6. The Authority's investment policy for interest rate risk requires compliance with the provisions of Indiana statutes. The money market mutual funds are presented as an investment with a maturity of less than one year because they are redeemable in full immediately.

Credit Risk - Credit risk is the risk that the issuer or other counterparty to an investment will not fulfill its obligations. The Authority's investment policy for credit risk requires compliance with the provisions of Indiana statutes. Further, Indiana Code Section 5-13-9-2.5 requires that if the Authority invests in money market mutual funds, the underlying securities must be rated AAA by Standard and Poor's or Aaa by Moody's Investor's Service. At June 30, 2012 and 2011, the Authority's investments in money market mutual funds were rated AAA by Standard & Poor's.

Custodial Credit Risk - For an investment, custodial credit risk is the risk that, in the event of the failure of the counterparty, the Authority will not be able to recover the value of its investment or collateral that is in the possession of an outside party. The Authority's investment in money market mutual funds was not subject to custodial credit risk at June 30, 2012 and 2011, as their existence is not evidenced by securities that exist in physical book entry form. The Authority's investment policy does not address how investment securities and securities underlying repurchase agreements are to be held.

Concentration of Credit Risk - The Authority places no limit on the amount that may be invested in any one issuer.

Foreign Currency Risk - This risk relates to adverse effects on the fair value of an investment from changes in exchange rates. The Authority's investment policy prohibits investments in foreign investments.

Indianapolis-Marion County Building Authority
(A Component Unit of the Consolidated City of Indianapolis-Marion County)
Notes to Financial Statements
June 30, 2012 and 2011

Investment Income

Investment income for the years ended June 30, 2012 and 2011 consisted of:

	2012	2011
Interest and dividend income	\$ 5,573	\$ 15,058

Note 3: Retirement Plan

Plan Description

The Authority contributes to the Public Employees' Retirement Fund of Indiana (PERF), established in accordance with Indiana statutes (I.C.5-10.3-2-1). PERF is an agent multiple-employer public employee retirement system that acts as a common investment and administrative agent for units of state and local government in Indiana. The authority to establish or amend benefit provisions rests with the Indiana General Assembly. However, obligations to contribute to the plan are determined by the board of PERF in accordance with actuarial methods. PERF issues a publicly available financial report that includes financial statements and required supplementary information for the plan. This report may be obtained by writing to: Indiana Public Employees' Retirement Fund, One North Capitol, Suite 001, Indianapolis, Indiana, 46204, or by calling 866-591-9441. Substantially all of the Authority's full-time employees are covered by the plan. The following disclosures represent the most current and available information on the plan through the July 1, 2011 actuarial valuation.

Retirement benefits vest after 10 years of service. Normal retirement is defined as the earliest of: (1) age 65 with 10 years of creditable service; (2) age 60 with 15 years of creditable service; or (3) the sum of age and creditable service equal to 85, but not earlier than age 55. A reduced benefit will be received if an employee takes early retirement between the ages of 50 and 65 and has had 15 or more years of creditable service. Employees may either elect to receive a lump-sum distribution of their annuity savings account balance upon retirement or receive an annuity amount as a monthly supplement to the retirement benefits described above. PERF also provides death and disability benefits. These benefit provisions and all other requirements are established by state statute and county ordinance.

Indianapolis-Marion County Building Authority
(A Component Unit of the Consolidated City of Indianapolis-Marion County)
Notes to Financial Statements
June 30, 2012 and 2011

Funding Policy

The Authority contributes an actuarially determined percentage (7.75% and 6.00% for calendar years 2012 and 2011, respectively) of employee payroll to the plan. Required contributions are communicated to the Authority annually by the PERF board and are effective January 1 of each year. This component represents the employer contribution required under the plan. Employees are required to contribute 3% of their annual salary to an annuity savings account, as prescribed by Indiana statutes. Authority employees can make additional voluntary contributions on a pretax basis to PERF in accordance with Internal Revenue Service approval. Accumulated employee contributions and allocated interest income are maintained by PERF in a separate system-wide fund for all members. An employee who leaves employment before qualifying for benefits receives a refund of his or her savings account.

Annual Pension Cost and Net Pension Obligation

Required contributions are determined as part of annual July 1 actuarial valuations using the entry age normal level percent of payroll method. The actuarial assumptions used for the actuarial valuation included: (a) 7.00% investment rate of return (net of administrative expenses), (b) 3.25% - 4.5% projected salary increases based upon PERF experience between 2005 and 2010 and (c) 1.0% per year cost-of-living adjustments. The actuarial value of the plan's assets is determined using techniques that smooth the effects of short-term volatility in the market value of investments over a four-year period. The plan's unfunded actuarial accrued liability is being amortized as a level percentage of projected payroll on an open basis over 30 years.

The Authority's annual pension cost and net pension obligation were as follows:

Annual required contribution	\$ 266,740
Interest on net pension obligation	9,680
Adjustment to annual required contribution	(11,144)
Annual pension cost	265,276
Contributions made	153,336
Increase in net pension obligation	111,940
Net pension obligation, June 30, 2010	138,280
Net pension obligation, June 30, 2011 (accrued June 30, 2012)	\$ 250,220

Indianapolis-Marion County Building Authority
(A Component Unit of the Consolidated City of Indianapolis-Marion County)
Notes to Financial Statements
June 30, 2012 and 2011

Schedule of Funding Progress

The schedule of funding progress is as follows (dollar amounts in thousands):

Actuarial Valuation Date, July 1	Actuarial Value of Assets	Actuarial Accrued Liability AAL Entry Age	Excess of Assets Over (Unfunded) AAL	Funded Ratio	Covered Payroll	Excess/ Unfunded AAL as a Percentage of Covered Payroll
2011	\$ 2,805	\$ 4,961	\$ (2,156)	57%	\$ 2,846	76%
2010	3,298	4,427	(1,129)	75%	2,824	40%
2009	3,774	4,049	(275)	93%	2,857	10%

The schedule of funding progress presents multi-year trend information about whether the actuarial value of plan assets is increasing or decreasing over time relative to the accrued liability for benefits. For the July 1, 2011 actuarial valuation, the asset valuation method and certain economic assumptions have been changed.

Three-Year Trend Information

Following is three-year trend information for the plan (dollar amounts in thousands):

Fiscal Year Ending June 30	Annual Pension Cost (APC)	Percentage APC Contributed	Net Pension (Asset) Obligation
2011	\$ 265.3	58%	\$ 250.2
2010	187.5	74%	138.3
2009	124.3	110%	90.1

Due to the timing of the plan's annual actuarial valuation, details regarding the plan's funding progress and three-year trend information for the year ended June 30, 2012, is not available.

Indianapolis-Marion County Building Authority
(A Component Unit of the Consolidated City of Indianapolis-Marion County)
Notes to Financial Statements
June 30, 2012 and 2011

Note 4: Bond and Note Indebtedness

	2012	2011
Jail Building Refunding Bonds of 2009 (Taxable)		
Serial bonds, maturing January 1, 2012 to January 1, 2017 in payments ranging from \$715,000 in fiscal year 2012 to \$870,000 in fiscal year 2017. Interest at 3.15 to 5.03%, due semiannually on January 1 and July 1	\$ 4,000,000	\$ 4,715,000
Unamortized deferred loss on refunding	(135,124)	(165,152)
Unamortized discount	(29,570)	(36,134)
	3,835,306	4,513,714
 Juvenile Justice Complex Bonds of 1988		
Serial bonds, maturing December 30, 2011 to December 30, 2012 in payments ranging from \$1,360,000 in fiscal year 2012 to \$1,465,000 in fiscal year 2013. Interest at 8.00%, due semiannually on June 30 and December 30	1,465,000	2,825,000
 Arrestee Processing Center Bonds of 2003		
Serial bonds, maturing January 1, 2012 to January 1, 2023 in payments ranging from \$575,000 in fiscal year 2012 to \$905,000 in fiscal year 2023. Interest at 3.75 to 5.00%, due semiannually on June 30 and December 30	8,065,000	8,640,000
Unamortized premium	45,852	50,184
	8,110,852	8,690,184
	\$ 13,411,158	\$ 16,028,898

The various serial bonds of the Authority are subject to optional redemption prior to maturity in whole or in part on interest payment dates at 100% of the principal amount, plus accrued interest.

Indianapolis-Marion County Building Authority
(A Component Unit of the Consolidated City of Indianapolis-Marion County)
Notes to Financial Statements
June 30, 2012 and 2011

The Arrestee Processing Center Bonds of 2003 maturing on January 1, 2016, January 1, 2020 and January 1, 2023, are subject to redemption from mandatory sinking fund payments beginning in 2014, 2018 and 2021, respectively.

On August 4, 2009, the Authority issued \$6,025,000 in Refunding Bonds to advance refund \$6,175,000 of outstanding 1997 Jail Building Bonds which were called on September 3, 2009.

As a result of the August 2009 advance refunding, the Authority reduced its total debt service requirements by \$1,078,454, which resulted in an economic gain (the difference between the present values of the debt service payments on the old and new debt) in the amount of \$539,760. The Authority recognized an accounting loss of \$222,705 in connection with this refunding that has been deferred and will be amortized to interest expense on a straight-line basis through January 1, 2017.

Debt service requirements to maturity for all Authority indebtedness at June 30, 2012 follows:

	Principal	Interest	Total
2013	\$ 2,790,000	\$ 595,130	\$ 3,385,130
2014	1,380,000	486,402	1,866,402
2015	1,435,000	429,595	1,864,595
2016	1,495,000	368,915	1,863,915
2017	1,565,000	301,811	1,866,811
Thereafter	4,865,000	818,125	5,683,125
	<u>\$ 13,530,000</u>	<u>\$ 2,999,978</u>	<u>\$ 16,529,978</u>

Note 5: Revenues

The Authority leases various facilities under its control to the City of Indianapolis and Marion County for semiannual fixed rentals to cover principal and interest payments on related debt and additional semiannual rentals to cover the cost of operation and maintenance of the facilities. All of the leases provide for annual adjustments to the additional rentals based upon operating expense budgets for the facilities. They also contain lease renewal and purchase options. If these options are not exercised, the leases provide for transfer, upon the expiration of the lease, of ownership of the properties to the lessees free and clear of all obligations of the lease. The governing Indiana statute with respect to each of the Authority's leases provides that the government lessee(s) shall be obligated to levy annually a tax sufficient to produce each year the necessary funds to pay the lease rentals to the Authority.

For the 2011 and 2012 fiscal years, all rents remained at reduced levels. This period of reduced additional rentals has contributed to the decline in reserve fund balances.

Indianapolis-Marion County Building Authority
(A Component Unit of the Consolidated City of Indianapolis-Marion County)
Notes to Financial Statements
June 30, 2012 and 2011

All of the assets classified under building, site and project costs in the statements of assets, liabilities and accumulated net revenues are held by the Authority for the purpose of rental or related use.

Future fixed rentals on all of the Authority's leases to be received in each of the next five years and thereafter are as follows:

2013	\$ 3,476,000
2014	1,890,500
2015	1,889,000
2016	1,886,000
2017	1,426,000
Thereafter	<u>5,313,000</u>
	<u>\$ 15,880,500</u>

Additional rentals aggregated \$9,006,980 and \$8,852,261 for the years ended June 30, 2012 and 2011, respectively. The Authority's Board of Directors will, from time to time, authorize the use of surplus funds from the operations of certain buildings to be used as a credit against future additional rentals.

The Authority is authorized to enter into management contracts with eligible governmental entities. As of June 30, 2012, the Authority has entered into management contracts which expire on various dates through June 30, 2015. The contracts provide for the construction, operation and/or maintenance of various facilities for use by departments and other entities of the City of Indianapolis and Marion County. The City and the County advance funds to the Authority for construction of the facilities and, with respect to all of the properties, designates the Authority as its manager and agent for the purpose of maintaining and managing the facilities.

The annual maintenance fees payable to the Authority for the cost of operating, maintaining and managing the facilities covered by management contracts vary each year based on operating expense budgets for the facilities. Maintenance fees aggregated \$2,166,341 and \$2,134,516 for the years ended June 30, 2012 and 2011, respectively.

Note 6: Risk Management

The Authority purchases commercial insurance policies for all risks of loss. Certain of these policies allow for deductibles, which range from \$10,000 to \$100,000 per occurrence. Settled claims have not exceeded this commercial coverage in any of the past three years.

Indianapolis-Marion County Building Authority
(A Component Unit of the Consolidated City of Indianapolis-Marion County)
Notes to Financial Statements
June 30, 2012 and 2011

Note 7: Agent for the City of Indianapolis

During 2006, the Authority entered into an agreement with the City of Indianapolis (City) and The Indianapolis Local Public Improvement Bond Bank (Bond Bank) to undertake the construction, renovation and/or modification of various facilities as agent for the City. Pursuant to the terms and conditions of this agreement, the City is paying all costs and expenses associated with the projects from funds generated from the sale of \$16.55 million in revenue bonds by the Bond Bank. During 2007, the Authority entered into a supplemental agreement which amended and restated the original agreement to provide for the sale of additional bonds of \$3.45 million, bringing the total to \$20 million. The bond proceeds are advanced directly by the Bond Bank to vendors or contractors upon written request by the Authority. The Authority has not received any bond proceeds or incurred any expense in its capacity as agent for the City. The Authority is also authorized to receive a management fee in an amount equal to 1.5% of the construction cost of certain projects which shall not exceed \$100,000.

Note 8: Energy Savings Programs

In October 2010, the Authority and the City of Indianapolis entered into an agreement regarding energy savings programs, which permits the City to upgrade fifteen Authority-managed properties with energy efficient equipment and systems to produce utility savings. All work was done at the expense of the City of Indianapolis. Since the utility savings will accrue to the benefit of the Authority, due to utility payments being included in the Authority's operating budgets, the Authority has agreed to return to the City actual savings realized in the form of credits to future rent invoices.

Note 9: Conduit Debt Obligations

In March 2010, the Authority issued \$106,250,000 in Indianapolis-Marion County Building Authority Wishard Hospital Project Bonds, Series 2010 B-1, and \$359,330,000 in Indianapolis-Marion County Building Authority Wishard Hospital Project Bonds, Series 2010 B-2 (collectively, the Series 2010B Bonds) for the purpose of financing the acquisition, construction and equipping of certain hospital and healthcare facilities for Health and Hospital Corporation of Marion County, Indiana (Corporation). These bonds are special limited obligations of the Authority, payable solely from, and secured by, a pledge of lease rental revenues to be received by the Authority from the Corporation in accordance with a Master Lease agreement between the two entities, dated March 1, 2010. The lease rentals are payable from ad valorem property taxes to be levied on all taxable property within Marion County, Indiana, to the extent other revenues of the Corporation are not sufficient to fund such payments. The Series 2010B Bonds do not constitute a debt or pledge of the faith and credit of the Authority and are therefore not reported in the Authority's financial statements. At June 30, 2012 and 2011, \$465,580,000 in Series 2010B Bonds remain outstanding.

Indianapolis-Marion County Building Authority
(A Component Unit of the Consolidated City of Indianapolis-Marion County)
Notes to Financial Statements
June 30, 2012 and 2011

Note 10: Commitments and Contingencies

Litigation

The Authority is involved in certain litigation which is considered by management to be incidental to the conduct of Authority operations. In the opinion of management, the ultimate outcome of these matters, in the aggregate, is not currently expected to have a material adverse effect upon the financial position, changes in financial position and cash flows of the Authority.

Current Economic Conditions

The current protracted economic decline continues to present governmental entities with difficult circumstances and challenges, which in some cases have resulted in large and unanticipated declines in the fair value of investments and other assets, declines in revenues, constraints on liquidity and difficulty obtaining financing. The financial statements have been prepared using values and information currently available to the Authority.

Supplementary Information

Indianapolis-Marion County Building Authority
(A Component Unit of the Consolidated City of Indianapolis-Marion County)
Schedule of Assets, Liabilities and Accumulated Net Revenues By Property
June 30, 2012

Assets

	Total	City-County Building and Parking Site	Arrestee Processing Center	Riverside & Belmont Garages	Marion County Jail	Marion County Jail II
Operating Funds						
Cash and cash equivalents - general	\$ 4,986,827	\$ 2,022,507	\$ 55,699	\$ 655,045	\$ 128,578	\$ 113,866
Cash - payroll	38,314	38,314	-	-	-	-
Office imprest funds	1,600	1,600	-	-	-	-
Investments	3,672	392	-	792	404	-
	5,030,413	2,062,813	55,699	655,837	128,982	113,866
Amounts receivable for tenant alterations and improvements - completed and in process	97,994	97,994	-	-	-	-
Accounts receivable	2,058	-	-	-	-	-
Materials and supplies	336,831	336,831	-	-	-	-
Prepaid insurance and service contracts	47,329	30,259	1,473	2,682	3,083	-
	5,514,625	2,527,897	57,172	658,519	132,065	113,866
Replacement fund (for nonrecurring general maintenance, improvements or replacements)						
Cash and cash equivalents	2,193,306	1,785,318	-	144,996	3,761	-
Investments	274,195	8,405	-	141,537	124,253	-
	2,467,501	1,793,723	-	286,533	128,014	-
Subtotal	7,982,126	4,321,620	57,172	945,052	260,079	113,866
Debt Service Funds						
Restricted cash and cash equivalents	925,319	-	-	-	-	-
Restricted investments	1,244,390	-	766,596	-	-	477,794
	2,169,709	-	766,596	-	-	477,794
Unamortized bond issue costs	242,931	-	188,143	-	-	53,935
	2,412,640	-	954,739	-	-	531,729
Building, Site and Project Costs						
Land and land improvements	1,954,844	1,954,844	-	-	-	-
Buildings	92,666,870	29,679,916	7,038,708	-	19,233,254	17,501,491
Furnishings and equipment	6,128,395	800,367	5,014,276	-	313,752	-
	100,750,109	32,435,127	12,052,984	-	19,547,006	17,501,491
Total assets	\$ 111,144,875	\$ 36,756,747	\$ 13,064,895	\$ 945,052	\$ 19,807,085	\$ 18,147,086

2012

	Public Safety Training Academy	Juvenile Justice Complex	Public Safety Properties	Department of Metropolitan Development Properties	Duvall Work Release Center	Assessor's West District	Irvington Charter School
\$	458,976	\$ 265,844	\$ 709,047	\$ 247,970	\$ 115,656	\$ 31,195	\$ 182,444
	-	-	-	-	-	-	-
	-	-	-	-	-	-	-
	523	685	876	-	-	-	-
	459,499	266,529	709,923	247,970	115,656	31,195	182,444
	-	-	-	-	-	-	-
	-	-	-	2,058	-	-	-
	-	-	-	-	-	-	-
	1,406	3,071	3,285	475	691	182	722
	460,905	269,600	713,208	250,503	116,347	31,377	183,166
	157,009	43,139	59,083	-	-	-	-
	-	-	-	-	-	-	-
	157,009	43,139	59,083	-	-	-	-
	617,914	312,739	772,291	250,503	116,347	31,377	183,166
	-	925,319	-	-	-	-	-
	-	-	-	-	-	-	-
	-	925,319	-	-	-	-	-
	-	853	-	-	-	-	-
	-	926,172	-	-	-	-	-
	-	-	-	-	-	-	-
	2,326,953	16,886,548	-	-	-	-	-
	-	-	-	-	-	-	-
	2,326,953	16,886,548	-	-	-	-	-
\$	2,944,867	\$ 18,125,459	\$ 772,291	\$ 250,503	\$ 116,347	\$ 31,377	\$ 183,166

Indianapolis-Marion County Building Authority
(A Component Unit of the Consolidated City of Indianapolis-Marion County)
Schedule of Assets, Liabilities and Accumulated Net Revenues By Property
June 30, 2012

Liabilities and Accumulated Net Revenues

	Total	City-County Building and Parking Site	Arrestee Processing Center	Riverside & Belmont Garages	Marion County Jail	Marion County Jail II
Operating Liabilities						
Accounts payable	\$ 955,762	\$ 522,049	\$ 17,130	\$ 32,845	\$ 133,028	\$ -
Accrued salaries and wages	110,326	110,326	-	-	-	-
Accrued vacation	218,485	218,485	-	-	-	-
Accrued contribution to Indiana Public Employees Retirement Fund	75,541	75,541	-	-	-	-
Net pension obligation	250,220	250,220	-	-	-	-
Amounts withheld from employee wages	63,384	63,384	-	-	-	-
Deferred maintenance fees	661,613	-	-	-	-	-
Deferred credit - additional rentals applicable to the succeeding year	1,752,831	880,231	-	407,650	-	-
	<u>4,088,162</u>	<u>2,120,236</u>	<u>17,130</u>	<u>440,495</u>	<u>133,028</u>	<u>-</u>
Bond and Note Indebtedness						
Accrued interest payable	326,858	-	178,388	-	-	89,870
Deferred credit - fixed rentals applicable to the succeeding year	1,737,500	-	483,000	-	-	460,500
Serial bonds and notes payable	13,411,158	-	8,110,852	-	-	3,835,306
	<u>15,475,516</u>	<u>-</u>	<u>8,772,240</u>	<u>-</u>	<u>-</u>	<u>4,385,676</u>
Accumulated Net Revenues						
Operating - unrestricted	3,567,106	2,201,384	(138,346)	504,557	127,051	23,996
Restricted for debt service	432,209	-	283,596	-	-	17,294
Invested in capital assets, net of related debt	87,581,882	32,435,127	4,130,275	-	19,547,006	13,720,120
	<u>91,581,197</u>	<u>34,636,511</u>	<u>4,275,525</u>	<u>504,557</u>	<u>19,674,057</u>	<u>13,761,410</u>
Total liabilities and accumulated net revenues	<u>\$ 111,144,875</u>	<u>\$ 36,756,747</u>	<u>\$ 13,064,895</u>	<u>\$ 945,052</u>	<u>\$ 19,807,085</u>	<u>\$ 18,147,086</u>

2012

Public Safety Training Academy	Juvenile Justice Complex	Public Safety Properties	Department of Metropolitan Development Properties	Duval Work Release Center	Assessor's West District	Irvington Charter School
\$ 28,763	\$ 71,570	\$ 78,369	\$ 4,997	\$ 35,881	\$ 1,668	\$ 29,462
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	-	-	-	-	-
-	-	515,088	146,525	-	-	-
309,700	-	-	-	-	-	155,250
338,463	71,570	593,457	151,522	35,881	1,668	184,712
-	58,600	-	-	-	-	-
-	794,000	-	-	-	-	-
-	1,465,000	-	-	-	-	-
-	2,317,600	-	-	-	-	-
279,451	182,569	178,834	98,981	80,466	29,709	(1,546)
-	131,319	-	-	-	-	-
2,326,953	15,422,401	-	-	-	-	-
2,606,404	15,736,289	178,834	98,981	80,466	29,709	(1,546)
\$ 2,944,867	\$ 18,125,459	\$ 772,291	\$ 250,503	\$ 116,347	\$ 31,377	\$ 183,166

Indianapolis-Marion County Building Authority
(A Component Unit of the Consolidated City of Indianapolis-Marion County)
Schedule of Assets, Liabilities and Accumulated Net Revenues By Property
June 30, 2011

Assets

	Total	City-County Building and Parking Site	Arrestee Processing Center	Riverside & Belmont & Garages	Marion County Jail	Marion County Jail II
Operating Funds						
Cash and cash equivalents - general	\$ 4,443,063	\$ 1,903,373	\$ 55,643	\$ 570,138	\$ 174,334	\$ 105,063
Cash - payroll	34,668	34,668	-	-	-	-
Office imprest funds	1,600	1,600	-	-	-	-
Investments	3,672	392	-	792	404	-
	4,483,003	1,940,033	55,643	570,930	174,738	105,063
Amounts receivable for tenant alterations and improvements - completed and in process	258,534	258,534	-	-	-	-
Materials and supplies	327,882	327,882	-	-	-	-
Prepaid insurance and service contracts	41,700	24,944	1,473	2,657	3,083	-
	5,111,119	2,551,393	57,116	573,587	177,821	105,063
Replacement fund (for nonrecurring general maintenance, improvements or replacements)						
Cash and cash equivalents	2,382,077	1,974,375	-	155,760	864	-
Investments	325,507	8,404	-	173,525	143,578	-
	2,707,584	1,982,779	-	329,285	144,442	-
Subtotal	7,818,703	4,534,172	57,116	902,872	322,263	105,063
Debt Service Funds						
Restricted cash and cash equivalents	822,599	-	-	-	-	-
Restricted investments	1,227,005	-	753,933	-	-	473,072
	2,049,604	-	753,933	-	-	473,072
Unamortized bond issue costs	275,226	-	205,920	-	-	65,921
	2,324,830	-	959,853	-	-	538,993
Building, Site and Project Costs						
Land and land improvements	1,954,844	1,954,844	-	-	-	-
Buildings	97,522,749	29,679,916	7,038,708	4,855,879	19,233,254	17,501,491
Furnishings and equipment	6,303,594	800,367	5,014,276	175,199	313,752	-
	105,781,187	32,435,127	12,052,984	5,031,078	19,547,006	17,501,491
Total assets	\$ 115,924,720	\$ 36,969,299	\$ 13,069,953	\$ 5,933,950	\$ 19,869,269	\$ 18,145,547

2011

	Public Safety Training Academy	Juvenile Justice Complex	Public Safety Properties	Department of Metropolitan Development Properties	Duvall Work Release Center	Assessor's West District	Irvington Charter School
\$	416,805	\$ 151,782	\$ 520,295	\$ 232,782	\$ 113,015	\$ 22,290	\$ 177,543
	-	-	-	-	-	-	-
	-	-	-	-	-	-	-
	523	685	876	-	-	-	-
	417,328	152,467	521,171	232,782	113,015	22,290	177,543
	-	-	-	-	-	-	-
	-	-	-	-	-	-	-
	1,396	3,032	3,227	475	691	-	722
	418,724	155,499	524,398	233,257	113,706	22,290	178,265
	145,220	46,775	59,083	-	-	-	-
	-	-	-	-	-	-	-
	145,220	46,775	59,083	-	-	-	-
	563,944	202,274	583,481	233,257	113,706	22,290	178,265
	-	822,599	-	-	-	-	-
	-	-	-	-	-	-	-
	-	822,599	-	-	-	-	-
	-	3,385	-	-	-	-	-
	-	825,984	-	-	-	-	-
	-	-	-	-	-	-	-
	2,326,953	16,886,548	-	-	-	-	-
	-	-	-	-	-	-	-
	2,326,953	16,886,548	-	-	-	-	-
\$	2,890,897	\$ 17,914,806	\$ 583,481	\$ 233,257	\$ 113,706	\$ 22,290	\$ 178,265

Indianapolis-Marion County Building Authority
(A Component Unit of the Consolidated City of Indianapolis-Marion County)
Schedule of Assets, Liabilities and Accumulated Net Revenues By Property
June 30, 2011

Liabilities and Accumulated Net Revenues

	Total	City-County Building and Parking Site	Arrestee Processing Center	Riverside & Belmont Garages	Marion County Jail	Marion County Jail II
Operating Liabilities						
Accounts payable	\$ 1,180,711	\$ 527,658	\$ 22,372	\$ 65,675	\$ 238,123	\$ -
Accrued salaries and wages	100,793	100,793	-	-	-	-
Accrued vacation	216,880	216,880	-	-	-	-
Accrued contribution to Indiana Public Employees Retirement Fund	56,978	56,978	-	-	-	-
Net pension obligation	138,280	138,280	-	-	-	-
Amounts withheld from employee wages	58,887	58,887	-	-	-	-
Deferred maintenance fees	571,537	28,910	-	-	-	-
Deferred credit - additional rentals applicable to the succeeding year	1,646,905	837,255	-	377,055	-	-
	<u>3,970,971</u>	<u>1,965,641</u>	<u>22,372</u>	<u>442,730</u>	<u>238,123</u>	<u>-</u>
Bond and Note Indebtedness						
Accrued interest payable	290,301	-	189,169	-	-	101,132
Deferred credit - fixed rentals applicable to the succeeding year	1,738,500	-	483,000	-	-	461,500
Serial bonds and notes payable	16,028,898	-	8,690,184	-	-	4,513,714
	<u>18,057,699</u>	<u>-</u>	<u>9,362,353</u>	<u>-</u>	<u>-</u>	<u>5,076,346</u>
Accumulated Net Revenues						
Operating - unrestricted	3,557,431	2,568,531	(154,425)	460,142	84,140	3,931
Restricted for debt service	311,104	-	270,933	-	-	11,572
Invested in capital assets, net of related debt	90,027,515	32,435,127	3,568,720	5,031,078	19,547,006	13,053,698
	<u>93,896,050</u>	<u>35,003,658</u>	<u>3,685,228</u>	<u>5,491,220</u>	<u>19,631,146</u>	<u>13,069,201</u>
Total liabilities and accumulated net revenues	<u>\$ 115,924,720</u>	<u>\$ 36,969,299</u>	<u>\$ 13,069,953</u>	<u>\$ 5,933,950</u>	<u>\$ 19,869,269</u>	<u>\$ 18,145,547</u>

2011

	Public Safety Training Academy	Juvenile Justice Complex	Public Safety Properties	Department of Metropolitan Development Properties	Duvall Work Release Center	Assessor's West District	Irvington Charter School
\$	44,847	\$ 85,190	\$ 90,987	\$ 24,895	\$ 38,117	\$ 6,157	\$ 36,690
	-	-	-	-	-	-	-
	-	-	-	-	-	-	-
	-	-	-	-	-	-	-
	-	-	-	-	-	-	-
	-	-	396,102	146,525	-	-	-
	287,470	-	-	-	-	-	145,125
	332,317	85,190	487,089	171,420	38,117	6,157	181,815
	-	-	-	-	-	-	-
	-	794,000	-	-	-	-	-
	-	2,825,000	-	-	-	-	-
	-	3,619,000	-	-	-	-	-
	231,627	117,084	96,392	61,837	75,589	16,133	(3,550)
	-	28,599	-	-	-	-	-
	2,326,953	14,064,933	-	-	-	-	-
	2,558,580	14,210,616	96,392	61,837	75,589	16,133	(3,550)
\$	2,890,897	\$ 17,914,806	\$ 583,481	\$ 233,257	\$ 113,706	\$ 22,290	\$ 178,265

Indianapolis-Marion County Building Authority
(A Component Unit of the Consolidated City of Indianapolis-Marion County)
Schedules of Net Revenues and Changes in Operating and
Debt Service Funds
Years Ended June 30, 2012 and 2011

City-County Building and Parking Site

	2012		
	Accumulated Net Revenues	Current Accounts	Replacement Fund
Revenues			
Rental income - additional	\$ 4,862,726	\$ 4,862,726	\$ -
Income from investments	953	3,308	(2,355)
Contractual payments	100,000	100,000	-
Other income	50,958	50,958	-
	<u>5,014,637</u>	<u>5,016,992</u>	<u>(2,355)</u>
Operating Expenses	<u>5,159,441</u>	<u>5,159,441</u>	<u>-</u>
Net Revenues (Expenses) Before Other Expenses	(144,804)	(142,449)	(2,355)
Other Expenses			
Nonrecurring repairs	<u>222,343</u>	<u>-</u>	<u>222,343</u>
Net Revenues (Expenses)	(367,147)	(142,449)	(224,698)
Balances, July 1	<u>35,003,658</u>	<u>33,182,271</u>	<u>1,821,387</u>
Balances, June 30	<u><u>\$ 34,636,511</u></u>	<u><u>\$ 33,039,822</u></u>	<u><u>\$ 1,596,689</u></u>

2011		
Accumulated Net Revenues	Current Accounts	Replacement Fund
\$ 4,862,727	\$ 4,862,727	\$ -
6,255	5,655	600
100,000	100,000	-
47,978	47,978	-
<u>5,016,960</u>	<u>5,016,360</u>	<u>600</u>
5,180,018	5,180,018	-
(163,058)	(163,658)	600
289,551	-	289,551
(452,609)	(163,658)	(288,951)
<u>35,456,267</u>	<u>33,345,929</u>	<u>2,110,338</u>
<u><u>\$ 35,003,658</u></u>	<u><u>\$ 33,182,271</u></u>	<u><u>\$ 1,821,387</u></u>

Indianapolis-Marion County Building Authority
(A Component Unit of the Consolidated City of Indianapolis-Marion County)
Schedule of Net Revenues and Changes in Operating and
Debt Service Funds
Years Ended June 30, 2012 and 2011

Arrestee Processing Center

	2012		
	Accumulated Net Revenues	Current Accounts	Capital and Debt Service Service Funds
Revenues			
Rental income - fixed	\$ 966,000	\$ -	\$ 966,000
Rental income - additional	264,654	264,654	-
Income from investments	147	147	-
Other income	12,823	12,823	-
	<u>1,243,624</u>	<u>277,624</u>	<u>966,000</u>
Operating Expenses	<u>272,324</u>	<u>272,324</u>	<u>-</u>
Net Revenues (Expenses) Before Other Expenses	971,300	5,300	966,000
Other Expenses			
Interest expense	381,003	-	381,003
Net Revenues (Expenses)	590,297	5,300	584,997
Balances, July 1	<u>3,685,228</u>	<u>34,730</u>	<u>3,650,498</u>
Balances, June 30	<u>\$ 4,275,525</u>	<u>\$ 40,030</u>	<u>\$ 4,235,495</u>

2011		
Accumulated Net Revenues	Current Accounts	Capital and Debt Service Service Funds
\$ 966,000	\$ -	\$ 966,000
264,654	264,654	-
271	270	1
-	-	-
<u>1,230,925</u>	<u>264,924</u>	<u>966,001</u>
<u>267,823</u>	<u>267,823</u>	<u>-</u>
963,102	(2,899)	966,001
<u>402,283</u>	<u>-</u>	<u>402,283</u>
560,819	(2,899)	563,718
<u>3,124,409</u>	<u>37,629</u>	<u>3,086,780</u>
<u>\$ 3,685,228</u>	<u>\$ 34,730</u>	<u>\$ 3,650,498</u>

Indianapolis-Marion County Building Authority
(A Component Unit of the Consolidated City of Indianapolis-Marion County)
Schedules of Net Revenues and Changes in Operating and
Debt Service Funds
Years Ended June 30, 2012 and 2011

Riverside & Belmont Garages

	2012		
	Accumulated Net Revenues	Current Accounts	Replacement Fund
Revenues			
Rental income - additional	\$ 183,445	\$ 183,445	\$ -
Maintenance fees	570,290	570,290	-
Income from investments	933	523	410
Other income	26,692	26,692	-
	<u>781,360</u>	<u>780,950</u>	<u>410</u>
Operating Expenses	<u>684,811</u>	<u>684,811</u>	<u>-</u>
Net Revenues (Expenses) Before Other Expenses	96,549	96,139	410
Other Expenses			
Nonrecurring repairs	52,134	-	52,134
	<u>52,134</u>	<u>-</u>	<u>52,134</u>
Net Revenues (Expenses)	44,415	96,139	(51,724)
Balances, July 1	5,491,220	5,211,017	280,203
Add (deduct)			
Reversion of assets to the City of Indianapolis	(5,031,078)	(5,031,078)	-
	<u>(5,031,078)</u>	<u>(5,031,078)</u>	<u>-</u>
Balances, June 30	<u>\$ 504,557</u>	<u>\$ 276,078</u>	<u>\$ 228,479</u>

2011		
Accumulated Net Revenues	Current Accounts	Replacement Fund
\$ 366,890	\$ 366,890	\$ -
387,220	387,220	-
1,835	993	842
-	-	-
755,945	755,103	842
753,131	753,131	-
2,814	1,972	842
57,949	-	57,949
(55,135)	1,972	(57,107)
5,546,355	5,209,045	337,310
-	-	-
\$ 5,491,220	\$ 5,211,017	\$ 280,203

Indianapolis-Marion County Building Authority
(A Component Unit of the Consolidated City of Indianapolis-Marion County)
Schedules of Net Revenues and Changes in Operating and
Debt Service Funds
Years Ended June 30, 2012 and 2011

Marion County Jail

	2012		
	Accumulated Net Revenues	Current Accounts	Replacement Fund
Revenues			
Rental income - additional	\$ 1,657,240	\$ 1,657,240	\$ -
Income from investments	797	622	175
Other income	28,950	28,950	-
	<u>1,686,987</u>	<u>1,686,812</u>	<u>175</u>
Operating Expenses	<u>1,627,472</u>	<u>1,627,472</u>	<u>-</u>
Net Revenues (Expenses) Before Other Expenses	59,515	59,340	175
Other Expenses			
Nonrecurring repairs	16,604	-	16,604
	<u>16,604</u>	<u>-</u>	<u>16,604</u>
Net Revenues (Expenses)	42,911	59,340	(16,429)
Balances, July 1	<u>19,631,146</u>	<u>19,573,813</u>	<u>57,333</u>
Balances, June 30	<u>\$ 19,674,057</u>	<u>\$ 19,633,153</u>	<u>\$ 40,904</u>

2011		
Accumulated Net Revenues	Current Accounts	Replacement Fund
\$ 1,502,520	\$ 1,502,520	\$ -
1,406	963	443
-	-	-
<u>1,503,926</u>	<u>1,503,483</u>	<u>443</u>
1,568,535	1,568,535	-
<u>(64,609)</u>	<u>(65,052)</u>	<u>443</u>
51,859	-	51,859
<u>(116,468)</u>	<u>(65,052)</u>	<u>(51,416)</u>
<u>19,747,614</u>	<u>19,638,865</u>	<u>108,749</u>
<u>\$ 19,631,146</u>	<u>\$ 19,573,813</u>	<u>\$ 57,333</u>

Indianapolis-Marion County Building Authority
(A Component Unit of the Consolidated City of Indianapolis-Marion County)
Schedules of Net Revenues and Changes in Operating and
Debt Service Funds
Years Ended June 30, 2012 and 2011

Marion County Jail II

	2012		
	Accumulated Net Revenues	Current Accounts	Capital and Debt Service Funds
Revenues			
Rental income - fixed	\$ 923,000	\$ -	\$ 923,000
Rental income - additional	51,490	51,490	-
Income from investments	160	160	-
	<u>974,650</u>	<u>51,650</u>	<u>923,000</u>
Operating Expenses	<u>42,847</u>	<u>42,847</u>	<u>-</u>
Net Revenues (Expenses) Before Other Expenses	931,803	8,803	923,000
Other Expenses			
Interest expense	<u>239,594</u>	<u>-</u>	<u>239,594</u>
Net Revenues (Expenses)	692,209	8,803	683,406
Balances, July 1	<u>13,069,201</u>	<u>103,859</u>	<u>12,965,342</u>
Balances, June 30	<u>\$ 13,761,410</u>	<u>\$ 112,662</u>	<u>\$ 13,648,748</u>

2011		
Accumulated Net Revenues	Current Accounts	Capital and Debt Service Funds
\$ 890,000	\$ -	\$ 890,000
51,490	51,490	-
285	285	-
<u>941,775</u>	<u>51,775</u>	<u>890,000</u>
42,683	42,683	-
899,092	9,092	890,000
<u>259,002</u>	<u>-</u>	<u>259,002</u>
640,090	9,092	630,998
<u>12,429,111</u>	<u>94,767</u>	<u>12,334,344</u>
<u><u>\$ 13,069,201</u></u>	<u><u>\$ 103,859</u></u>	<u><u>\$ 12,965,342</u></u>

Indianapolis-Marion County Building Authority
(A Component Unit of the Consolidated City of Indianapolis-Marion County)
Schedules of Net Revenues and Changes in Operating and
Debt Service Funds
Years Ended June 30, 2012 and 2011

Public Safety Training Academy

	Accumulated Net Revenues	
	2012	2011
Revenues		
Rental income - additional	\$ 574,940	\$ 574,940
Income from investments	571	1,032
Other income	2,440	-
	<u>577,951</u>	<u>575,972</u>
Operating Expenses	<u>530,127</u>	<u>564,850</u>
Net Revenues (Expenses) Before Other Expenses	47,824	11,122
Other Expenses		
Nonrecurring repairs	-	13,427
	<u>-</u>	<u>13,427</u>
Net Revenues (Expenses)	47,824	(2,305)
Balances, July 1	<u>2,558,580</u>	<u>2,560,885</u>
Balances, June 30	<u><u>\$ 2,606,404</u></u>	<u><u>\$ 2,558,580</u></u>

Note: A cumulative amount of \$205,586 has been designated for major repairs. The amount represents excess funds accumulated from fiscal year ended June 30, 1989 through the current year end date.

Indianapolis-Marion County Building Authority
(A Component Unit of the Consolidated City of Indianapolis-Marion County)
Schedules of Net Revenues and Changes in Operating and
Debt Service Funds
Years Ended June 30, 2012 and 2011

Juvenile Justice Complex

	2012		
	Accumulated Net Revenues	Current Accounts	Capital and Debt Service Funds
Revenues			
Rental income - fixed	\$ 1,588,000	\$ -	\$ 1,588,000
Rental income - additional	938,790	938,790	-
Maintenance fees	102,980	102,980	-
Income from investments	858	658	200
Other income	63,339	63,339	-
	<u>2,693,967</u>	<u>1,105,767</u>	<u>1,588,200</u>
Operating Expenses	<u>990,526</u>	<u>978,048</u>	<u>12,478</u>
Net Revenues (Expenses) Before Other Expenses	<u>1,703,441</u>	<u>127,719</u>	<u>1,575,722</u>
Other Expenses			
Interest expense	174,132	-	174,132
Nonrecurring repairs	3,636	3,636	-
	<u>177,768</u>	<u>3,636</u>	<u>174,132</u>
Net Revenues (Expenses)	1,525,673	124,083	1,401,590
Balances, July 1	<u>14,210,616</u>	<u>116,497</u>	<u>14,094,119</u>
Balances, June 30	<u>\$ 15,736,289</u>	<u>\$ 240,580</u>	<u>\$ 15,495,709</u>

Note: A cumulative amount of \$163,245 has been designated for major repairs. This amount represents excess funds accumulated from fiscal year ended June 30, 1990 through the current year end date.

2011		
Accumulated Net Revenues	Current Accounts	Capital and Debt Service Funds
\$ 1,588,000	\$ -	\$ 1,588,000
938,790	938,790	-
102,980	102,980	-
1,956	605	1,351
-	-	-
<u>2,631,726</u>	<u>1,042,375</u>	<u>1,589,351</u>
<u>1,078,031</u>	<u>1,064,291</u>	<u>13,740</u>
<u>1,553,695</u>	<u>(21,916)</u>	<u>1,575,611</u>
280,353	-	280,353
31,567	31,567	-
<u>311,920</u>	<u>31,567</u>	<u>280,353</u>
1,241,775	(53,483)	1,295,258
<u>12,968,841</u>	<u>169,980</u>	<u>12,798,861</u>
<u>\$ 14,210,616</u>	<u>\$ 116,497</u>	<u>\$ 14,094,119</u>

Indianapolis-Marion County Building Authority
(A Component Unit of the Consolidated City of Indianapolis-Marion County)
Schedules of Net Revenues and Changes in Operating and
Debt Service Funds
Years Ended June 30, 2012 and 2011

Public Safety Properties

	Accumulated Net Revenues	
	2012	2011
Revenues		
Maintenance fees	\$ 1,021,336	\$ 989,136
Income from investments	562	1,061
Other income	68,787	-
	1,090,685	990,197
 Operating Expenses	 1,008,243	 1,033,007
Net Revenues (Expenses) Before Other Expenses	82,442	(42,810)
 Other Expenses		
Nonrecurring repairs	-	53,208
Net Revenues (Expenses)	82,442	(96,018)
 Balances, July 1	 96,392	 192,410
Balances, June 30	\$ 178,834	\$ 96,392

Indianapolis-Marion County Building Authority
(A Component Unit of the Consolidated City of Indianapolis-Marion County)
Schedules of Net Revenues and Changes in Operating and
Debt Service Funds
Years Ended June 30, 2012 and 2011

Department of Metropolitan Development Properties

	Accumulated Net Revenues	
	2012	2011
Revenues		
Maintenance fees	\$ 293,050	\$ 293,050
Interest income	207	319
	293,257	293,369
 Operating Expenses	 256,113	 302,205
Net Revenues (Expenses)	37,144	(8,836)
 Balances, July 1	 61,837	 70,673
Balances, June 30	\$ 98,981	\$ 61,837

Indianapolis-Marion County Building Authority
(A Component Unit of the Consolidated City of Indianapolis-Marion County)
Schedules of Net Revenues and Changes in Operating and
Debt Service Funds
Years Ended June 30, 2012 and 2011

Duvall Work Release Center

	Accumulated Net Revenues	
	2012	2011
Revenues		
Maintenance fees	\$ 312,930	\$ 312,930
Interest income	219	448
Other income	22,124	-
	335,273	313,378
Operating Expenses	330,396	332,006
Net Revenues (Expenses)	4,877	(18,628)
Balances, July 1	75,589	94,217
Balances, June 30	\$ 80,466	\$ 75,589

Indianapolis-Marion County Building Authority
(A Component Unit of the Consolidated City of Indianapolis-Marion County)
Schedules of Net Revenues and Changes in Operating and
Debt Service Funds
Years Ended June 30, 2012 and 2011

Assessor's West District

	Accumulated Net Revenues	
	2012	2011
Revenues		
Maintenance fees	\$ 49,200	\$ 49,200
Interest income	43	64
	49,243	49,264
Operating Expenses	35,667	42,232
Net Revenues (Expenses)	13,576	7,032
Balances, July 1	16,133	9,101
Balances, June 30	\$ 29,709	\$ 16,133

Indianapolis-Marion County Building Authority
(A Component Unit of the Consolidated City of Indianapolis-Marion County)
Schedules of Net Revenues and Changes in Operating and
Debt Service Funds
Years Ended June 30, 2012 and 2011

Irvington Charter School

	Accumulated Net Revenues	
	2012	2011
Revenues		
Rental income - additional	\$ 290,250	\$ 290,250
Interest income	123	126
	290,373	290,376
Operating Expenses	288,369	293,926
Net Revenues (Expenses)	2,004	(3,550)
Balances, July 1	(3,550)	-
Balances, June 30	\$ (1,546)	\$ (3,550)

Indianapolis-Marion County Building Authority
(A Component Unit of the Consolidated City of Indianapolis-Marion County)
Analysis of Building, Site and Project Costs
June 30, 2012

		<u>2012</u>
City-County Building		
Building construction and site costs		\$ 25,952,752
Architectural and engineering costs		1,182,685
Furnishings and equipment		800,367
General and administrative costs		817,302
Maintenance and operations costs		354,011
Financing costs		
Interest on Governmental Building Bonds, October 1, 1959 - July 31, 1962	\$ 3,726,562	
Income on investments	(2,510,884)	
		<u>1,215,678</u>
Legal advice and counsel		116,354
Other		41,134
Total		<u><u>\$ 30,480,283</u></u>
Parking Site		
Land purchase costs	\$ 1,781,692	
Parking lot improvements	166,652	
Miscellaneous	6,500	
Total		<u><u>\$ 1,954,844</u></u>
Arrestee Processing Center		
Building construction and site costs		\$ 4,198,350
Architectural and engineering costs		631,444
Consultation and advisory services		990,731
Furnishings and equipment		5,014,276
General and administrative costs		153,305
Maintenance and operations costs		261,267
Financing costs		
Interest on APC Bonds of 2003	\$ 263,455	
Interest on APC Anticipation Notes of 2003	61,616	
Amortization of bond issue costs	2,170	
		<u>327,241</u>
Income on investments	(54,426)	
		<u>272,815</u>
Legal advice and counsel		144,690
Other legal		290,611
Other		95,495
Total		<u><u>\$ 12,052,984</u></u>

Indianapolis-Marion County Building Authority
(A Component Unit of the Consolidated City of Indianapolis-Marion County)
Analysis of Building, Site and Project Costs (Continued)
June 30, 2012

		<u>2012</u>
Marion County Jail		
Building construction costs		\$ 14,730,950
Architectural and engineering costs		1,055,499
Consultation and advisory services		47,265
Financing costs		
Interest on Jail Building Bonds of 1983	\$ 4,594,670	
Amortization of bond issue costs	18,892	
	<u>4,613,562</u>	
Investment activity		
Interest income	2,967,961	
Amortization of premium or discount	<u>(371,840)</u>	
	<u>2,596,121</u>	
		2,017,441
Legal advice and counsel		136,012
Furnishings and equipment		313,752
Other		<u>427,762</u>
		18,728,681
Building renovation costs - net of investment income of \$170,159		<u>2,818,325</u>
		21,547,006
Federal grant through Marion County		<u>(2,000,000)</u>
		<u>\$ 19,547,006</u>
 Marion County Jail II		
Building construction costs		\$ 16,833,922
Financing costs		
Interest on Jail Building Bonds of 1997	\$ 1,061,000	
Amortization of discount	23,712	
Amortization of bond issue cost	46,402	
Investment income, net of amortization of premiums and discounts	<u>(463,545)</u>	
		<u>667,569</u>
		<u>\$ 17,501,491</u>

Indianapolis-Marion County Building Authority
(A Component Unit of the Consolidated City of Indianapolis-Marion County)
Analysis of Building, Site and Project Costs (Continued)
June 30, 2012

		2012
Public Safety Training Academy		
Building renovation costs	\$	1,966,556
Architectural and engineering costs		159,521
Financing costs		
Interest on Training Academy Bonds of 1988	\$	147,550
Amortization of bond issue costs		11,649
Investment income, net of amortization of premiums and discounts		(96,437)
		62,762
Legal advice and counsel		4,877
Other costs		133,237
Total	\$	2,326,953
Juvenile Justice Complex		
Building construction costs	\$	13,478,236
Project management costs		50,508
Architectural and engineering costs		1,105,574
Financing costs		
Interest on Detention Center Bonds of 1988	\$	2,632,706
Amortization of bond issue costs		75,855
Investment income, net of amortization of premiums and discounts		(1,263,116)
		1,445,445
Legal advice and counsel		19,381
Other costs		787,404
Total	\$	16,886,548

Indianapolis-Marion County Building Authority
(A Component Unit of the Consolidated City of Indianapolis-Marion County)
Analysis of Operating Fund Expenses - Current Accounts
Years Ended June 30, 2012 and 2011

	Totals		City-County Bldg. and Parking Site	
	2012	2011	2012	2011
Administrative	\$ 1,471	\$ 3,006	\$ -	\$ -
Air conditioning and heating - repairs and maintenance	1,071,169	1,060,374	463,454	454,395
Tenant alterations (direct purchases and labor charges only)	236,627	586,207	236,627	586,207
Building Authority office	531,887	510,323	279,959	252,814
Custodial	1,639,864	1,674,500	1,010,446	1,025,103
Electrical system - repairs and maintenance	433,524	417,985	157,503	142,599
Elevators	235,196	220,343	175,467	167,323
Furnishings	48,730	34,835	38,721	25,517
Groundskeeping	352,369	421,809	76,419	81,032
General building expense	699,117	661,778	332,726	275,563
Parking lot maintenance	3,775	6,317	3,775	6,317
Insurance	1,244,346	1,205,107	457,309	464,270
Occupant service	45,818	37,226	45,511	37,082
Plumbing - repairs and maintenance	184,353	179,426	81,919	80,185
Professional services	94,387	75,489	34,319	34,047
Public service	109,330	106,326	109,330	106,326
Painting and decorating	161,338	145,993	73,128	66,304
Security	7,602	3,547	-	-
Structural maintenance	262,865	247,898	115,134	110,691
Utilities				
Electricity	2,578,564	2,647,792	1,127,734	1,254,576
Steam	331,855	489,275	150,536	240,994
Gas	239,474	345,108	-	-
Water, sewer and other	369,364	477,169	71,417	87,144
Telephone service	25,826	24,322	19,122	17,916
Garage	10,434	12,880	2,722	581
Payroll taxes and retirement plan contributions	530,811	424,347	332,401	237,707
	<u>11,450,096</u>	<u>12,019,382</u>	<u>5,395,679</u>	<u>5,754,693</u>
Revenue for tenant alterations	<u>(236,238)</u>	<u>(574,675)</u>	<u>(236,238)</u>	<u>(574,675)</u>
Totals	<u>\$ 11,213,858</u>	<u>\$ 11,444,707</u>	<u>\$ 5,159,441</u>	<u>\$ 5,180,018</u>

Arrestee Processing Center		Riverside & Belmont Garages		Marion County Jail		Marion County Jail II		Public Safety Training Academy	
2012	2011	2012	2011	2012	2011	2012	2011	2012	2011
\$ -	\$ -	\$ 1,471	\$ 2,178	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 589
14,236	13,845	64,966	67,831	204,228	168,834	-	-	63,118	67,397
-	-	-	-	-	-	-	-	-	-
16,925	18,548	31,968	35,388	67,358	53,617	-	-	29,600	32,887
33,383	37,118	83,220	90,340	31,174	35,304	-	-	90,028	89,953
11,909	15,504	41,422	45,405	72,024	55,828	-	-	18,935	21,693
7,138	6,370	1,915	1,891	29,174	24,164	-	-	1,427	1,407
-	-	-	-	2,088	-	-	-	3,122	3,125
1,147	2,254	10,161	16,237	19,000	14,221	-	-	19,245	27,641
42,652	30,141	43,973	58,150	79,163	65,211	42,847	42,683	30,122	33,990
-	-	-	-	-	-	-	-	-	-
28,454	28,090	115,656	114,507	216,287	170,348	-	-	89,688	88,611
-	-	-	-	-	-	-	-	37	49
6,320	4,864	10,046	9,856	24,540	19,842	-	-	11,246	13,049
5,900	5,800	13,230	9,020	15,788	10,392	-	-	5,700	3,730
-	-	-	-	-	-	-	-	-	-
2,465	1,865	17,100	16,520	23,410	16,680	-	-	13,618	13,927
-	-	-	-	-	-	-	-	-	-
6,440	3,964	19,180	16,517	48,452	36,493	-	-	15,864	15,996
73,087	72,049	131,454	134,298	399,974	363,046	-	-	85,145	86,038
-	-	-	-	181,319	248,281	-	-	-	-
10,273	15,106	58,105	90,991	-	-	-	-	17,703	29,193
6,695	6,929	4,337	4,174	154,577	241,578	-	-	10,125	10,542
-	76	-	76	2,016	2,016	-	-	2,804	2,433
-	-	7,007	10,152	-	-	-	-	-	-
5,300	5,300	29,600	29,600	56,900	42,680	-	-	22,600	22,600
272,324	267,823	684,811	753,131	1,627,472	1,568,535	42,847	42,683	530,127	564,850
-	-	-	-	-	-	-	-	-	-
<u>\$ 272,324</u>	<u>\$ 267,823</u>	<u>\$ 684,811</u>	<u>\$ 753,131</u>	<u>\$ 1,627,472</u>	<u>\$ 1,568,535</u>	<u>\$ 42,847</u>	<u>\$ 42,683</u>	<u>\$ 530,127</u>	<u>\$ 564,850</u>

Indianapolis-Marion County Building Authority
(A Component Unit of the Consolidated City of Indianapolis-Marion County)
Analysis of Operating Fund Expenses - Current Accounts (Continued)
Years Ended June 30, 2012 and 2011

	Juvenile Justice Complex		Public Safety Properties		Department of Metropolitan Develop. Props.	
	2012	2011	2012	2011	2012	2011
	\$	\$	\$	\$	\$	\$
Administrative	-	-	-	-	-	-
Air conditioning and heating - repairs and maintenance	109,474	127,035	91,897	94,219	1,609	1,666
Tenant alterations (direct purchases and labor charges only)	-	-	-	-	-	-
Building Authority office	37,000	43,218	34,917	34,298	5,700	7,699
Custodial	229,006	229,017	156,816	160,912	-	1,009
Electrical system - repairs and maintenance	31,637	37,548	63,784	61,237	7,607	9,102
Elevators	5,920	5,789	6,850	7,080	4,893	4,231
Furnishings	650	1,230	4,149	4,743	-	-
Groundskeeping	12,029	18,696	28,481	42,195	182,806	213,701
General building expense	35,478	48,193	39,518	43,147	23,243	31,530
Parking lot maintenance	-	-	-	-	-	-
Insurance	114,089	126,954	126,804	119,103	18,342	17,659
Occupant service	270	95	-	-	-	-
Plumbing - repairs and maintenance	14,009	16,867	15,120	15,122	3,124	3,452
Professional services	5,575	3,300	3,700	3,700	150	100
Public service	-	-	-	-	-	-
Painting and decorating	14,376	13,871	9,898	8,685	643	1,226
Security	4,762	482	2,840	3,065	-	-
Structural maintenance	17,901	21,520	20,374	18,914	4,408	7,242
Utilities						
Electricity	219,695	213,236	301,795	295,701	-	-
Steam	-	-	-	-	-	-
Gas	50,014	64,150	40,450	64,427	-	-
Water, sewer and other	48,627	59,707	25,799	23,490	-	-
Telephone service	336	389	336	156	1,188	1,188
Garage	-	1,194	705	953	-	-
Payroll taxes and retirement plan contributions	27,200	31,800	34,010	31,860	2,400	2,400
	<u>978,048</u>	<u>1,064,291</u>	<u>1,008,243</u>	<u>1,033,007</u>	<u>256,113</u>	<u>302,205</u>
Revenue for tenant alterations	-	-	-	-	-	-
Totals	<u>\$ 978,048</u>	<u>\$ 1,064,291</u>	<u>\$ 1,008,243</u>	<u>\$ 1,033,007</u>	<u>\$ 256,113</u>	<u>\$ 302,205</u>

Duvall Work Release Center		Assesor's West District		Irvington Charter School	
2012	2011	2012	2011	2012	2011
\$ -	\$ -	\$ -	\$ 37	\$ -	\$ 202
31,041	30,401	3,255	3,389	23,891	31,362
-	-	-	-	-	-
15,645	15,324	2,500	5,244	10,315	11,286
2,022	1,562	3,769	4,062	-	120
19,376	19,805	2,000	2,062	7,327	7,202
-	-	449	566	1,963	1,522
-	-	-	34	-	186
-	1,075	2,923	4,132	158	625
14,075	14,201	1,750	3,218	13,570	15,751
-	-	-	-	-	-
43,409	42,941	5,631	5,369	28,677	27,255
-	-	-	-	-	-
12,503	9,931	423	594	5,103	5,664
6,150	3,200	375	325	3,500	1,875
-	-	-	-	-	-
6,200	6,294	500	621	-	-
-	-	-	-	-	-
7,299	9,740	1,500	1,546	6,313	5,275
99,264	103,349	7,000	7,312	133,416	118,187
-	-	-	-	-	-
21,829	28,739	860	905	40,240	51,597
40,959	34,820	732	792	6,096	7,993
24	24	-	24	-	24
-	-	-	-	-	-
10,600	10,600	2,000	2,000	7,800	7,800
330,396	332,006	35,667	42,232	288,369	293,926
-	-	-	-	-	-
<u>\$ 330,396</u>	<u>\$ 332,006</u>	<u>\$ 35,667</u>	<u>\$ 42,232</u>	<u>\$ 288,369</u>	<u>\$ 293,926</u>

Other Information

**Independent Accountants' Report on Internal Control Over
Financial Reporting and on Compliance and Other Matters Based
on an Audit of the Financial Statements Performed in Accordance
With *Government Auditing Standards***

To the Board of Directors
Indianapolis-Marion County Building Authority
Indianapolis, Indiana

We have audited the special-purpose financial statements of Indianapolis-Marion County Building Authority (Authority) as of and for the year ended June 30, 2012, and have issued our report thereon dated November 15, 2012. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States.

Internal Control Over Financial Reporting

Management of the Authority is responsible for establishing and maintaining effective internal control over financial reporting. In planning and performing our audit, we considered the Authority's internal control over financial reporting as a basis for designing our auditing procedures for the purpose of expressing our opinion on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the Authority's internal control over financial reporting. Accordingly, we do not express an opinion on the effectiveness of the Authority's internal control over financial reporting.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect and correct misstatements on a timely basis. A material weakness is a deficiency, or a combination of deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the Authority's financial statements will not be prevented or detected and corrected on a timely basis.

Our consideration of internal control over financial reporting was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be deficiencies, significant deficiencies or material weaknesses. We did not identify any deficiencies in internal control over financial reporting that we consider to be material weaknesses as defined above.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Authority's financial statements are free of material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts and grant agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit and, accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

This report is intended solely for the information and use of the governing body, management and others within the Authority, the City of Indianapolis and Marion County and bondholders and is not intended to be and should not be used by anyone other than these specified parties.

BKD, LLP

November 15, 2012