



**STATE OF INDIANA**  
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February 19, 2019

Board of Trustees  
Evansville-Vanderburgh County Building Authority  
Vanderburgh County, Indiana

This report is supplemental to the audit report of the Evansville-Vanderburgh County Building Authority (District), for the period from January 1, 2015 to December 31, 2017. It has been provided as a separate report so that the reader may easily identify any Examination Findings that pertain to the District. It should be read in conjunction with the financial statement audit report of the District, which provides an opinion on the District's financial statements. This report may be found at [www.in.gov/sboa/](http://www.in.gov/sboa/).

As authorized under Indiana Code 5-11-1, we engaged private examiners under our review to perform the audit of the District and perform procedures to determine compliance with applicable Indiana laws and uniform compliance guidelines established by the Indiana State Board of Accounts. The Examination Findings and Results contained herein describe the identified reportable instances of noncompliance found as a result of these procedures.

We have reviewed the Supplemental Audit Report for Evansville-Vanderburgh County Building Authority prepared by Crowe LLP, Independent Public Accountants, for the period January 1, 2015 to December 31, 2017. In our opinion, the Supplemental Audit Report was prepared in accordance with the guidelines established by the State Board of Accounts.

We call your attention to the finding in the report. Page 3 contains one Examination Finding and Result. Management's response may be found on page 5.

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

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

**COMPLIANCE EXAMINATION OF  
EVANSVILLE-VANDERBURGH COUNTY BUILDING AUTHORITY**

Vanderburgh County, Indiana  
January 1, 2015 to December 31, 2017

EVANSVILLE-VANDERBURGH COUNTY BUILDING AUTHORITY

Vanderburgh County, Indiana  
January 1, 2015 to December 31, 2017

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EVANSVILLE-VANDERBURGH COUNTY BUILDING AUTHORITY  
SCHEDULE OF OFFICIALS  
January 1, 2015 to December 31, 2017

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<u>Office</u>	<u>Official</u>	<u>Term</u>
General Manager	David Rector	01-01-15 to 12-31-17
Treasurer	Andrew Goebel Eric Williams	01-01-15 to 12-31-15 01-01-16 to 12-31-17
President of the Board of Directors	John Stanley	01-01-15 to 12-31-17

## INDEPENDENT ACCOUNTANT'S REPORT

To the Indiana State Board of Accounts and  
Management of Evansville-Vanderburgh County Building Authority

We have examined Evansville-Vanderburgh County Building Authority's ("Unit") compliance with the Indiana State Board of Accounts' *Accounting and Uniform Compliance Guidelines Manual For Special Districts* during the period January 1, 2015 to December 31, 2017. Management of the Unit is responsible for the Unit's compliance with the specified requirements. Our responsibility is to express an opinion on the Unit's compliance with the specified requirements based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the Unit complied, in all material respects, with the specified requirements referenced above. An examination involves performing procedures to obtain evidence about whether the Unit complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our qualified opinion.

Our examination does not provide a legal determination on the Unit's compliance with specified requirements.

Our examination disclosed material noncompliance with the *Accounting and Uniform Compliance Guidelines Manual For Special Districts* applicable to the Unit during the period January 1, 2015 to December 31, 2017, as described in item 2018-001 on the following Schedule of Examination Findings and Results.

In our opinion, except for the material noncompliance described in the preceding paragraph, the Unit complied, in all material respects, with the aforementioned requirements during the period January 1, 2015 to December 31, 2017.

The Unit's response to the finding identified in our examination are described in the accompanying Schedule of Examination Findings and Results. The Unit's response was not subjected to the procedures applied in the examination of compliance and, accordingly, we express no opinion on it.

  
Crowe LLP

Indianapolis, Indiana  
December 20, 2018

EVANSVILLE-VANDERBURGH COUNTY BUILDING AUTHORITY  
SCHEDULE OF EXAMINATION FINDINGS AND RESULTS  
January 1, 2015 to December 31, 2017

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**FINDING 2018-001: MISSTATEMENT OF CASH**

**Criteria:** Chapter 1 of the Accounting and Uniform Compliance Guidelines Manual states in part, *“At all times, the manual and/or computerized records, subsidiary ledgers, control ledger, and reconciled bank balance must agree. If the reconciled bank balance is less than the subsidiary or control ledgers, the amount needed to balance may be the personal obligation of the responsible official or employee.”*

**Condition:** During testing, we noted that 2015 Depreciation Reserve Fund cash and other receipts were overstated by \$2,509,304. This was a result of an error made by management and lack of proper review of the reconciliations by the Board. The issue was corrected by management on the 2016 Annual Financial Report, by understating receipts in 2016. An audit adjusting entry was posted to correct the 2015 ending cash and other receipt balances. Additionally, an entry was made to adjust the beginning balance and other receipts total in 2016.

EVANSVILLE-VANDERBURGH COUNTY BUILDING AUTHORITY  
EXIT CONFERENCE  
January 1, 2015 to December 31, 2017

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The contents of this report were discussed on December 20, 2018, with Kathy Braunecker, Finance/HR Generalist, Dave Rector, General Manager, and Eric Williams, Treasurer. The officials acknowledged the findings. The Official Response has been made a part of this report and may be found immediately following the findings on the previous page.

# EVANSVILLE-VANDERBURGH COUNTY BUILDING AUTHORITY



## DIRECTORS

John W. Stanley, *President*  
Joseph T. Theby, *Vice-President*  
Stephen Titzer, *Secretary*  
Eric R. Williams, *Treasurer*  
Russell A. Redmon, *Member*

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W. David Rector, *General Manager*

## TRUSTEES

Jack McNeely, *President*  
Brandon Boots, *Vice-President*  
Kathy Briscoe, *Secretary*  
Daniel Tuley, *Member*  
Marsha Abell, *Member*

December 21, 2018

Crowe LLP  
3815 River Crossing Pkwy Suite 300  
Indianapolis, IN 46240

Dear Ladies and Gentlemen:

We are providing this letter in response to the compliance report written after the audits of the financial statements of the Evansville-Vanderburgh County Building Authority as of December 31, 2015, 2016 and 2017.

In response to Finding 2018-001, Misstatement of Cash, we would like to clarify the misstatement of cash was solely due to data entry error during the uploading of information into the Indiana Gateway System as the compiled financial statements, prepared by Harding, Shymanski and Company, were not misstated.

We appreciate the time you have taken to audit our financial statements as well as your consideration in our responses to your findings.

Sincerely,

A handwritten signature in black ink that reads "W. David Rector".

W. David Rector