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March 27, 2019


Board of Trustees
Jeffersonville-Clark County Bldg Athrty
County Auditor, City Cnty Bldg
Jeffersonville, IN 47130

As authorized under Indiana Code 5-11-1, we engaged private examiners under our review to perform the audit of Jeffersonville-Clark County Bldg Athrty. We have reviewed the audit report opined upon by Crowe LLP, Independent Public Accountants, for the period January 1, 2015 to December 31, 2017. Per the *Independent Auditor's Report*, the financial statements included in the report present fairly the financial condition of Jeffersonville-Clark County Bldg Athrty as of December 31, 2015, 2016 and 2017, and the results of its operations for the period then ended, on the basis of accounting described in the report.

In our opinion, Crowe LLP prepared the audit report in accordance with the guidelines established by the State Board of Accounts.

In addition to the report presented herein, a Supplemental Report for Jeffersonville-Clark County Bldg Athrty was prepared in accordance with the guidelines established by the State Board of Accounts.

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


Paul D. Joyce, CPA
State Examiner

JEFFERSONVILLE-CLARK COUNTY BUILDING AUTHORITY
Clark County, Indiana

FINANCIAL STATEMENTS
December 31, 2015, 2016 and 2017

JEFFERSONVILLE-CLARK COUNTY BUILDING AUTHORITY
Clark County, Indiana

FINANCIAL STATEMENTS
December 31, 2015, 2016 and 2017

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JEFFERSONVILLE-CLARK COUNTY BUILDING AUTHORITY
SCHEDULE OF OFFICIALS (Unaudited)
December 31, 2015, 2016 and 2017

<u>Office</u>	<u>Official</u>	<u>Term</u>
Treasurer	Michael Vissing	01-01-15 to 12-31-17
President of the Board	Charles Gregory	01-01-15 to 12-31-17

INDEPENDENT AUDITOR'S REPORT

Those Charged with Governance
Jeffersonville-Clark County Building Authority
Jeffersonville, Indiana

Report on the Financial Statement

We have audited the accompanying statements of receipts, disbursements, and cash and investment balances of Jeffersonville-Clark County Building Authority (the Unit) as of and for the years ended December 31, 2015, 2016 and 2017, and the related notes (the financial statements).

Management's Responsibility for the Financial Statement

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

Auditor's Responsibility

Our responsibility is to express an opinion 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. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. Accordingly, we express no such opinion. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

(Continued)

Basis for Adverse Opinion on U.S. Generally Accepted Accounting Principles

As discussed in Note 1 to the financial statements, the Unit prepares its financial statements on the prescribed basis of accounting that demonstrates compliance with the reporting requirements established by the Indiana State Board of Accounts as allowed by state statute (IC 5-11-1-6), which is a basis of accounting other than accounting principles generally accepted in the United States of America.

The effects on the financial statements of the variances between the regulatory basis of accounting described in Note 1 and accounting principles generally accepted in the United States of America, although not reasonably determinable, are presumed to be material.

Adverse Opinion on U.S. Generally Accepted Accounting Principles

In our opinion, because of the significance of the matter discussed in the *Basis for Adverse Opinion on U.S. Generally Accepted Accounting Principles* paragraph, the financial statements referred to above do not present fairly, in accordance with accounting principles generally accepted in the United States of America, the financial position of the Unit as of December 31, 2015, 2016 and 2017, or changes in net position or cash flows thereof for the years then ended.

Unmodified Opinion on Regulatory Basis of Accounting

In our opinion, the financial statements referred to above present fairly, in all material respects, the cash and investment balances of the Unit as of December 31, 2015, 2016 and 2017, and its cash receipts and disbursements for the years then ended in accordance with the financial reporting provisions of the Indiana State Board of Accounts described in Note 1.

Other Matters

Our audits were conducted for the purpose of forming an opinion on the financial statements as a whole. The accompanying Schedule of Officials and Supplementary Information Schedules are presented for purposes of additional analysis and are not a required part of the financial statements. The information has not been subjected to the auditing procedures applied in the audits of the financial statements, and accordingly, we do not express an opinion or provide any assurance on it.

Crowe LLP
Crowe LLP

Indianapolis, Indiana
December 10, 2018

JEFFERSONVILLE-CLARK COUNTY BUILDING AUTHORITY
 STATEMENTS OF RECEIPTS, DISBURSEMENTS, AND CASH AND INVESTMENT BALANCES
 REGULATORY BASIS
 For The Years Ended December 31, 2015 And 2016

Fund	Cash and Investments			Cash and Investments			Cash and Investments
	<u>01-01-15</u>	<u>Receipts</u>	<u>Disbursements</u>	<u>12-31-15</u>	<u>Receipts</u>	<u>Disbursements</u>	<u>12-31-16</u>
Operating Fund	\$ 193,577	\$ 1,484,690	\$ 1,665,365	\$ 12,902	\$ 1,397,123	\$ 1,412,699	\$ (2,674)
Bond and Interest Account	51,369	301,277	300,000	52,646	301,217	300,000	53,863
New Washington Construction Account	7,437	-	7,437	-	-	-	-
Payroll Account	<u>1,748</u>	<u>318,108</u>	<u>313,320</u>	<u>6,536</u>	<u>330,685</u>	<u>331,818</u>	<u>5,403</u>
Totals	<u>\$ 254,131</u>	<u>\$ 2,104,075</u>	<u>\$ 2,286,122</u>	<u>\$ 72,084</u>	<u>\$ 2,029,025</u>	<u>\$ 2,044,517</u>	<u>\$ 56,592</u>

See accompanying notes to financial statements.

JEFFERSONVILLE-CLARK COUNTY BUILDING AUTHORITY
 STATEMENTS OF RECEIPTS, DISBURSEMENTS, AND CASH AND INVESTMENT BALANCES
 REGULATORY BASIS
 For The Year Ended December 31, 2017

Fund	Cash and Investments <u>01-01-17</u>	<u>Receipts</u>	<u>Disbursements</u>	Cash and Investments <u>12-31-17</u>
Operating Fund	\$ (2,674)	\$ 1,409,434	\$ 1,346,847	\$ 59,913
Bond and Interest Account	53,862	300,035	353,879	18
Payroll Account	5,404	344,244	346,540	3,108
Debt Service Reserve	-	<u>55,843</u>	<u>1,375</u>	<u>54,468</u>
Totals	<u>\$ 56,592</u>	<u>\$ 2,109,556</u>	<u>\$ 2,048,641</u>	<u>\$ 117,507</u>

See accompanying notes to financial statements.

JEFFERSONVILLE-CLARK COUNTY BUILDING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
December 31, 2015, 2016 and 2017

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Reporting Entity: The Jeffersonville-Clark County Building Authority (the Unit) was established under the laws of the State of Indiana. The Unit operates under an appointed governing board.

The accompanying financial statement presents the financial information for the Unit.

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

The regulatory basis of accounting differs from accounting principles generally accepted in the United States of America (GAAP), in that receipts are recognized when received in cash, rather than when earned, and disbursements are recognized when paid, rather than when a liability is incurred. The regulatory basis also allows for all investments to be stated at cost, while GAAP requires fair value for qualifying investments.

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

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

Charges for services. Amounts received including, but not limited to the following: planning commission charges, building department charges, copies of public records, copy machine charges, accident report copies, gun permit applications, 911 telephone services, recycling fees, dog pound fees, emergency medical service fees, park rental fees, swimming pool receipts, cable television receipts, ordinance violations, fines and fees, bond forfeitures, court costs, and court receipts.

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

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

Personal services. Amounts disbursed for salaries, wages, and related employee benefits provided for all persons employed. In those Units where sick leave, vacation leave, overtime compensation, and other such benefits are appropriated separately, such payments would also be included.

Supplies. Amounts disbursed for articles and commodities that are entirely consumed and materially altered when used and/or show rapid depreciation after use for a short period of time. Examples of supplies include office supplies, operating supplies, and repair and maintenance supplies.

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

(Continued)

JEFFERSONVILLE-CLARK COUNTY BUILDING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
December 31, 2015, 2016 and 2017

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

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

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

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

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

Cash Balance Deficits: The financial statements contain some funds with deficits in cash. This is a result of outstanding checks as of December 31, 2016.

NOTE 2 - BUDGETS

The operating budget is prepared and approved at the local level.

NOTE 3 - DEPOSITS AND INVESTMENTS

Deposits, made in accordance with state statute (IC 5-13), with financial institutions in the State of Indiana, at year end, should be entirely insured by the Federal Depository Insurance Corporation or by the Indiana Public Deposit Insurance Fund (PDIF). This includes any deposit accounts issued or offered by a qualifying financial institution.

State statutes authorize the Unit to invest in securities including, but not limited to, the following: federal government securities, repurchase agreements, and certain money market mutual funds. Certain other statutory restrictions apply to all investments made by local governmental units. Given the limited investment parameters applicable under state statute, certain risks, such as credit, custodial, concentration, and interest rate are not deemed significant.

The Unit held cash deposits with financial institutions that maintained FDIC and PDIF coverages, as applicable. The Unit did not hold investments for any of the years under audit.

(Continued)

JEFFERSONVILLE-CLARK COUNTY BUILDING AUTHORITY
NOTES TO FINANCIAL STATEMENTS
December 31, 2015, 2016 and 2017

NOTE 4 - RISK MANAGEMENT

The Unit may be exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions and natural disasters. These risks can be mitigated through the purchase of insurance, establishment of a self-insurance fund, and/or participation in a risk pool. The purchase of insurance transfers the risk to an independent third-party. The establishment of a self-insurance fund allows the Unit to set aside money for claim settlements. The self-insurance fund would be included in the financial statement. The purpose of participation in a risk pool is to provide a medium for the funding and administration of the risks. The Unit has purchased insurance to address the risks described above.

NOTE 5 - DEBT

In 2008, the Unit issued revenue bonds in the amount of \$3,747,500 for the purpose of making improvements to the county courthouse. The bonds matures on January 15, 2029. The Unit made principal and interest payments during the years under audit.

NOTE 6 - LEASES

During 2008, the Unit entered into a lease for the county courthouse expiring December 31, 2029. The Unit made lease payments during the years under audit.

SUPPLEMENTAL SCHEDULES (Unaudited)

JEFFERSONVILLE-CLARK COUNTY BUILDING AUTHORITY
 COMBINING SCHEDULE OF RECEIPTS, DISBURSEMENTS, AND
 CASH AND INVESTMENT BALANCES - REGULATORY BASIS
 For The Year Ended December 31, 2015

	Operating Fund	Bond and Interest Account	New Washington Construction Account	Payroll Account	Totals
Cash and investments - beginning	\$ 193,577	\$ 51,369	\$ 7,437	\$ 1,748	\$ 254,131
Receipts:					
Charges for services	1,417,019	-	-	-	1,417,019
Other receipts	67,671	301,277	-	318,108	687,056
Total receipts	<u>1,484,690</u>	<u>301,277</u>	<u>-</u>	<u>318,108</u>	<u>2,104,075</u>
Disbursements:					
Personal services	450,802	-	-	-	450,802
Supplies	99,363	-	-	-	99,363
Other services and charges	815,200	-	-	-	815,200
Debt service - principal and interest	300,000	-	-	-	300,000
Other disbursements	-	300,000	7,437	313,320	620,757
Total disbursements	<u>1,665,365</u>	<u>300,000</u>	<u>7,437</u>	<u>313,320</u>	<u>2,286,122</u>
Excess (deficiency) of receipts over disbursements	<u>(180,675)</u>	<u>1,277</u>	<u>(7,437)</u>	<u>4,788</u>	<u>(182,047)</u>
Cash and investments - ending	<u>\$ 12,902</u>	<u>\$ 52,646</u>	<u>\$ -</u>	<u>\$ 6,536</u>	<u>\$ 72,084</u>

JEFFERSONVILLE-CLARK COUNTY BUILDING AUTHORITY
 COMBINING SCHEDULE OF RECEIPTS, DISBURSEMENTS, AND
 CASH AND INVESTMENT BALANCES - REGULATORY BASIS
 For The Year Ended December 31, 2016

	Operating Fund	Bond and Interest Account	New Washington Construction Account	Payroll Account	Totals
Cash and investments - beginning	\$ 12,902	\$ 52,646	\$ -	\$ 6,536	\$ 72,084
Receipts:					
Charges for services	1,318,519	-	-	-	1,318,519
Other receipts	78,604	301,217	-	330,685	710,506
Total receipts	<u>1,397,123</u>	<u>301,217</u>	<u>-</u>	<u>330,685</u>	<u>2,029,025</u>
Disbursements:					
Personal services	461,876	-	-	-	461,876
Supplies	237,457	-	-	-	237,457
Other services and charges	413,366	-	-	-	413,366
Debt service - principal and interest	300,000	-	-	-	300,000
Other disbursements	-	300,000	-	331,818	631,818
Total disbursements	<u>1,412,699</u>	<u>300,000</u>	<u>-</u>	<u>331,818</u>	<u>2,044,517</u>
Excess (deficiency) of receipts over disbursements	<u>(15,576)</u>	<u>1,217</u>	<u>-</u>	<u>(1,133)</u>	<u>(15,492)</u>
Cash and investments - ending	<u>\$ (2,674)</u>	<u>\$ 53,863</u>	<u>\$ -</u>	<u>\$ 5,403</u>	<u>\$ 56,592</u>

JEFFERSONVILLE-CLARK COUNTY BUILDING AUTHORITY
 COMBINING SCHEDULE OF RECEIPTS, DISBURSEMENTS, AND
 CASH AND INVESTMENT BALANCES - REGULATORY BASIS
 For The Year Ended December 31, 2017

	Operating Fund	Bond and Interest Account	Payroll Account	Debt Service Reserve	Totals
Cash and investments - beginning	\$ (2,674)	\$ 53,862	\$ 5,404	\$ -	\$ 56,592
Receipts:					
Charges for services	1,356,910	-	-	-	1,356,910
Other receipts	52,524	300,035	344,244	55,843	752,646
Total receipts	<u>1,409,434</u>	<u>300,035</u>	<u>344,244</u>	<u>55,843</u>	<u>2,109,556</u>
Disbursements:					
Personal services	457,720	-	-	-	457,720
Supplies	106,580	-	-	-	106,580
Other services and charges	482,547	-	-	1,375	483,922
Debt service - principal and interest	-	298,420	-	-	298,420
Other disbursements	300,000	55,459	346,540	-	701,999
Total disbursements	<u>1,346,847</u>	<u>353,879</u>	<u>346,540</u>	<u>1,375</u>	<u>2,048,641</u>
Excess (deficiency) of receipts over disbursements	<u>62,587</u>	<u>(53,844)</u>	<u>(2,296)</u>	<u>54,468</u>	<u>60,915</u>
Cash and investments - ending	<u>\$ 59,913</u>	<u>\$ 18</u>	<u>\$ 3,108</u>	<u>\$ 54,468</u>	<u>\$ 117,507</u>

JEFFERSONVILLE-CLARK COUNTY BUILDING AUTHORITY
SCHEDULE OF PAYABLES AND RECEIVABLES
December 31, 2017

<u>Government or Enterprise</u>	<u>Accounts Payable</u>	<u>Accounts Receivable</u>
Governmental activities	\$ <u> -</u>	\$ <u> -</u>

JEFFERSONVILLE-CLARK COUNTY BUILDING AUTHORITY
 SCHEDULE OF LEASES AND DEBT
 December 31, 2017

<u>Lessor</u>	<u>Purpose</u>	<u>Annual Lease Payment</u>	<u>Lease Beginning Date</u>	<u>Lease Ending Date</u>
Governmental activities: CLARK COUNTY	COURT HOUSE	\$ <u>300,000</u>	6/1/2008	12/31/2029
Total of annual lease payments		\$ <u>300,000</u>		

<u>Type</u>	<u>Description of Debt</u>	<u>Purpose</u>	<u>Ending Principal Balance</u>	<u>Principal and Interest Due Within One Year</u>
Governmental activities: General obligation bonds	Fund remodel of county courthouse		\$ <u>2,632,500</u>	\$ <u>298,401</u>
Totals			\$ <u>2,632,500</u>	\$ <u>298,401</u>

JEFFERSONVILLE-CLARK COUNTY BUILDING AUTHORITY
SCHEDULE OF CAPITAL ASSETS
December 31, 2017

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

	<u>Ending Balance</u>
Governmental activities:	
Buildings	\$ <u>21,000,000</u>
Total capital assets	\$ <u>21,000,000</u>

JEFFERSONVILLE-CLARK COUNTY BUILDING AUTHORITY
OTHER REPORT
December 31, 2015, 2016 and 2017

The reports presented herein were prepared in addition to another official report prepared for the Unit as listed below:

Indiana State Board of Accounts Compliance Examination of Jeffersonville-Clark County Building Authority

The above report contains the results of the compliance examination as required by the Indiana State Board of Accounts' *Accounting and Uniform Compliance Guidelines Manual For Special Districts*.