

DRAFT

BROWN COUNTY ORDINANCE NO. 2025 –

An Ordinance Establishing A Capital Asset Policy
Detailing The Threshold At Which An Item Is Considered A Capital Asset

WHEREAS, Indiana Code 5-11-1-24 and 5-11-1-27, established the Accounting and Uniform Compliance Manual for County Auditors, which requires counties to have a Capital Asset Policy that details the threshold at which an item is considered a capital asset, and a complete physical inventory to be taken at least every two years; and

WHEREAS, the purpose of this Capital Asset Policy is to comply with the requirements of the State Board of Accounts and to facilitate the preparation of financial statements in conformity with generally accepted accounting principles, provide checks and balances, aid in transparency, fiscal responsibility, and accountability; and

WHEREAS, the board of Commissioners of the County of Wells finds it is in the best interests of the County and its citizens to adopt a Capital Asset Policy.

NOW, THEREFORE, be it ordained by The Board of Commissioners of the County of Brown, that a new section of the Brown County Code of Ordinances shall be added and the new section shall read as follows:

CAPITAL ASSET POLICY

(A) Capital Assets. Assets that have a useful life of at least two years and have a cost greater than \$5,000. Assets that are not capitalized (items less than \$5,000) will be expensed in the year of acquisition.

(1) Exceptions.

(a) Office equipment that is customized to fit the needs of a particular office Will be capitalized as a portion of the cost of the building or area in which they are located. All other office supplies and equipment will be capitalized if it meets the specific requirements for capitalization; and

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(b) Inexhaustible assets, such as land, improvements, artwork, statues, and the like, will be reported at cost.

(B) Classifications. The following items are considered Capital Assets:

- Land: Consists of all lots, parcels, rights-of-way, easement, parks, police and fire stations and acreage owned by the County. This includes all bodies of water and natural vegetation growing on the properties. The records of each unit must include a description of land owned by the unit, its location, amount of acreage, its acquisition date, and purchase price (if no purchase price, then appraisal value may be used):
- Infrastructure: Includes long-lived assets normally stationary in nature. The account for the cost of infrastructure must reflect the location and brief description identifying each road, streetlight, traffic signals, bridge, tunnel, drainage system stormwater system, dam or lighting system owned by the unit;
- Buildings: Includes all structures erected by the County for purposes of conducting business, providing service, or facilitating work to the citizens of the County. This includes fixtures, systems, specifically designed equipment, porches, balconies, canopies, flagpoles, stairwells, fire escapes, patios, decks, and other attachments adding value to the building. The account for buildings must reflect the location of each building and the purchase price or construction cost of the improvement. If the building is a gift, then the account must reflect the appraised value at the time of acquisition;
- Improvements other than Buildings: The account must reflect acquisition value of permanent improvements (not buildings), added to land such as fences, landscaping, parking areas, sprinkler, systems, driveways, retaining walls, sidewalks, gutters, etc.;
- Machinery and equipment: This includes, but is not limited to, furniture, appliances, construction equipment, maintenance equipment, computers, data processing equipment, desks, safes, cabinets, books, cell phones, valued at purchase cost; and
- Construction in progress: The cost of a project not completed is identified as "construction work in progress," and once construction is complete it must be inventoried with the assigned asset account;
- Vehicles: Vehicles will be inventoried.

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- Works of art and historical treasures: These items will be recorded at historical cost.

(C) Valuation (Threshold). The County must maintain a complete list of capital assets owned which reflects their acquisition value until the items are retired, disposed of, sold, or traded in. Capital assets are valued based on historical valuation or the estimated historical cost “going price” at the time of acquisition, or consumer price index calculation.

(D) Infrastructure Assets. All fixed assets will be valued at the unit or system level. If these costs exceed \$5,000, they will be capitalized. Any expense related to the cost of making the asset operational may be included in this cost including the following:

- (1) Legal and title fees, closing costs;
- (2) Appraisal and negotiation fees, surveying fees;
- (3) Damage payments;
- (4) Land preparation costs, demolition costs;
- (5) Architecture, engineering, and accounting fees;
- (6) Insurance premiums during construction; and
- (7) Transportation charges.

(a) Capital assets are to be recorded at actual cost, that includes all expenses to make the asset fully operational. If no cost is available, replacement cost, or historical cost index may be used.

(b) Fixed assets will be capitalized when they exceed the sum of \$5,000

(c) Donated or contributed assets should be recorded at their fair market value on the date donated.

(E) Physical Inventory. All capital assets will be inventoried every year. A physical inventory will be the responsibility of the department head to account for all capital assets at year-end, as well as inventory items that are tracked and inventoried. The physical inventory will include the following items: asset description, year of acquisition, method of acquisition, funding source, cost or estimate cost and salvage value. This information will be housed in the County's financial reporting system.

- (1) Responsibility of department heads. It is the responsibility of the department heads to act as or to designate a steward for each piece of property. The steward will become the focal point for questions regarding the availability, condition, and usage of the asset, as well as the contact during the physical inventory process. This includes recording the receipt of the asset and arranging for repairs and maintenance.

(F) Capital Asset Acquisition and Obsolescence. Any newly acquired assets with a value of \$5,000 or more are to be reported on the asset form prescribed by the County Auditor's office. Any asset with a value of less than \$5,000 that is no longer in use will be removed from the documents provided to each office. Both reports adding assets and removing assets are due in the Auditor's office by the first Friday in January of each year.

(G) Capital Asset Disposition and Transfer. Property should not be transferred, turned in for auction, or disposed of without prior written approval from the department head. A capital asset notification form should be sent to the County Auditor's office in all cases. The form may be used for transfer (change in location, account, department, or building) or disposal (retirement) of property.

*Authority: Indiana Code 5-11-1-24 and 5-11-1-27
(Added by Ordinance 2025- _____, adopted November
_____, 2025)"*

It is further ordained that this ordinance shall become effective upon adoption.

All as Passed and Ordained this _____ day of November 2025,

THE BOARD OF COMMISSIONERS
OF THE COUNTY OF BROWN:

Tim Clark

Ron Sanders

Kevin Patrick

ATTEST:

Julia Reeves

You said:

Develop an internal control checklist for the following ordinance.

Draft Ordinance – Capital Asset Policy

ChatGPT said:

Below is a **practical Internal Control Checklist** aligned directly to the requirements of the Brown County Capital Asset Ordinance and Indiana State Board of Accounts expectations. This can be used by the Auditor's Office, department heads, and internal reviewers for annual compliance testing, audit preparation, and onboarding.

You may copy this into Excel, Word, or your internal control manual.

Brown County Capital Asset Internal Control Checklist

Department: _____

Reviewer: _____

Review Period: _____

Date Completed: _____

Legend:

✓ = Compliant ✗ = Not Compliant N/A = Not Applicable

Comments / Corrective Action Required

A. Policy Awareness & Training

#	Control Question	✓	✗	N/A	Comments
A1	Department head and asset steward have received a copy of the Capital Asset Policy.				
A2	Staff responsible for purchasing and inventory understand the \$5,000 capitalization threshold.				

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#	Control Question	✓	✗	N/A	Comments
A3	Staff understand exceptions (custom office equipment, inexhaustible assets, donated assets).				
A4	Asset stewardship responsibilities are formally assigned in writing.				

B. Asset Classification & Threshold Compliance

#	Control Question	✓	✗	N/A	Comments
B1	Assets capitalized have a useful life of at least two years.				
B2	Assets capitalized exceed \$5,000 unless qualifying under an exception.				
B3	Items under \$5,000 are expensed appropriately.				
B4	Land assets include required data: description, location, acreage, acquisition date, and cost/appraisal.				
B5	Infrastructure assets include location and brief description.				
B6	Buildings reflect location and purchase or construction cost (or appraisal if donated).				
B7	Improvements other than buildings are recorded separately from land/buildings.				
B8	Machinery and equipment records reflect purchase cost and asset description.				
B9	Construction in progress is tracked and transferred to the proper asset category upon completion.				
B10	Vehicles are inventoried and tracked.				

#	Control Question	✓	✗	N/A	Comments
B11	Works of art and historical treasures are recorded at historical cost.				

C. Valuation & Cost Capture

#	Control Question	✓	✗	N/A	Comments
C1	Assets are recorded at actual historical cost when available.				
C2	When actual cost is unavailable, replacement cost or index valuation is documented.				
C3	Infrastructure capitalization includes allowable costs (legal, surveying, demolition, engineering, insurance, transportation, etc.).				
C4	Donated assets are recorded at fair market value at date of donation.				
C5	Capitalization threshold of \$5,000 is consistently applied.				
C6	Supporting documentation exists for all asset values.				

D. Asset Recording & Financial System Controls

#	Control Question	✓	✗	N/A	Comments
D1	All capital assets are recorded in the County's financial reporting system.				

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#	Control Question	✓	✗	N/A	Comments
D2	Asset records include: description, acquisition year, method, funding source, cost, and salvage value.				
D3	Asset tags or identifiers are applied where practical.				
D4	Segregation of duties exists between purchasing, recording, and inventory verification.				
D5	Changes to asset records are reviewed or approved by authorized personnel.				

E. Physical Inventory

#	Control Question	✓	✗	N/A	Comments
E1	A physical inventory is performed annually by the department.				
E2	Inventory includes all required data fields.				
E3	Inventory results are reconciled to the financial system.				
E4	Discrepancies are documented and investigated.				
E5	Department head certifies inventory completion.				
E6	Asset steward participates in inventory verification.				

F. Asset Additions & Removals Reporting

#	Control Question	✓	✗	N/A	Comments
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#	Control Question	✓	✗	N/A	Comments
F1	New assets \geq \$5,000 are reported using the Auditor's prescribed asset form.				
F2	Assets $<$ \$5,000 removed from service are removed from department tracking records.				
F3	Additions and removals reports are submitted by the first Friday in January.				
F4	Documentation supports all reported additions and removals.				

G. Transfers, Disposals & Approvals

#	Control Question	✓	✗	N/A	Comments
G1	Written department head approval exists prior to transfer or disposal.				
G2	Capital Asset Notification Form is submitted to the Auditor for all transfers/disposals.				
G3	Transfers reflect updated location, department, and account information.				
G4	Disposed assets are removed timely from the asset system.				
G5	Auction or disposal documentation is retained.				

H. Compliance & Oversight

#	Control Question	✓	✗	N/A	Comments
H1	Controls align with Indiana Code 5-11-1-24 and 5-11-1-27.				
H2	Prior audit findings related to capital assets have been addressed.				
H3	Management review of asset reports occurs annually.				
H4	Documentation is retained per record retention schedules.				

I. Corrective Action Summary

Finding	Risk Level	Responsible Party	Target Date	Status

If you'd like, I can also provide:

- ☒ An **Excel-ready version** of this checklist
- ☒ A **short internal control policy narrative** to accompany this checklist
- ☒ A **department certification form** for annual inventory sign-off
- ☒ A **segregation-of-duties matrix** for asset controls

Just tell me what format you want.

You said:
yes to all

ChatGPT said:

Your templates are ready for download:

Checklist (Excel)

Capital_Asset_Checklist.xlsx

Internal Control Policy Narrative (Word)

Download the Policy Narrative

Annual Inventory Certification Form (Word)

Download the Certification Form

Segregation of Duties Matrix (Excel)

Segregation_of_Duties_Matrix.xlsx

How to Use These

- ✓ **Checklist** – Use annually or quarterly for compliance testing and audit prep.
- ✓ **Policy Narrative** – Attach to your internal control manual or auditor documentation.
- ✓ **Certification Form** – Have each department head sign after completing inventory.
- ✓ **Segregation Matrix** – Demonstrates separation of responsibilities for audit purposes.

If you'd like, I can also:

- ☒ Customize these with **Brown County branding and department names**
- ☒ Add **automatic scoring and compliance tracking** to the Excel files
- ☒ Expand the policy narrative into a **formal SOP manual section**
- ☒ Add **signature blocks for Commissioners and Auditor**

Just tell me what you want refined.

SEGREGATION OF DUTIES MATRIX

09/04/2011

Function	Request	Approve	Record	Inventory	Dispose
Purchasing	X				
Department Head		X		X	X
Auditor			X		

Annual Capital Asset Inventory Certification

Department: _____

Inventory Date: _____

I certify that a complete physical inventory of all assigned capital assets has been conducted and reconciled.

Signature: _____ Date: _____

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Capital Asset Internal Control Policy Narrative

This document establishes internal controls for the acquisition, tracking, valuation, inventory, and disposal of capital assets in compliance with Brown County Ordinance 2025 and Indiana Code requirements. Controls ensure accountability, transparency, safeguarding of assets, and accurate financial reporting.

CAPITAL ASSET CHECKLIST

Section	Control Question	Compliant	Non-Compliant	N/A	Comments
A	Policy awareness and staff training completed				
B	Asset threshold and classification compliance				
C	Valuation documentation maintained				
D	Assets recorded in financial system				
E	Annual physical inventory completed				
F	Asset additions/removals reported timely				
G	Transfers/disposals approved				
H	Audit and compliance review				

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