

MUIRFIELD ASSOCIATION, INC.

ACCOUNTANTS' AUDIT REPORT

DECEMBER 31, 2017

(INCLUDES COMPARATIVE TOTALS FOR DECEMBER 31, 2016)

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DEVIN & ASSOCIATES, INC.
Certified Public Accounting Firm

INDEPENDENT AUDITOR'S REPORT

To the Board of Directors of
Muirfield Association, Inc.

Report on Financial Statements

We have audited the accompanying financial statements of Muirfield Association, Inc., which comprise the balance sheet as of December 31, 2017, and the related statements of revenues, expenses, and changes in fund balance and cash flows for the year then ended, and the related notes to the financial statements.

Management's Responsibility for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; this includes 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.

Opinion

In our opinion, the December 31, 2017 financial statements referred to above present fairly, in all material respects, the financial position of Muirfield Association, Inc. as of December 31, 2017, and the results of its operations and its cash flows for the year then ended in conformity with accounting principles generally accepted in the United States of America.

Prior Period Financial Statements

The financial statements of Muirfield Association, Inc. as of December 31, 2017, were audited by other auditors whose report, dated March 22, 2017, expressed an unmodified opinion on those statements.

Disclaimer of Opinion on Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the information on future major repairs and replacements on page 13-15 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Financial Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Devin & Associates

Devin & Associates, Inc.

Westlake, Ohio

April 5, 2018

MUIRFIELD ASSOCIATION, INC.
 Balance Sheet
 December 31, 2017

	2017			2016
	General Fund	Common Property Fund	Total	Total (for Comparative Purposes Only)
ASSETS				
Current assets				
Cash - undesignated	\$571,994	\$1,494,047	\$2,066,041	\$2,663,603
Cash - designated for Estates reserves	52,613	0	52,613	37,407
Cash - designated for Country Club Estates reserve	7,400	0	7,400	4,800
Assessments receivable, net of allowance for doubtful accounts of \$28,000	2,070,010	0	2,070,010	2,069,118
Inter-fund receivable	703,041		703,041	0
Prepaid expenses and other	80,168	0	80,168	73,729
Total Current Assets	\$3,485,226	\$1,494,047	\$4,979,273	\$4,848,657
Property and equipment				
Donated property	\$0	\$4,582,855	\$4,582,855	\$4,582,855
Building	0	1,098,439	1,098,439	365,101
Construction in progress	0	0	0	30,297
Furniture, fixtures and equipment	2,758,614	0	2,758,614	2,731,478
Total property and equipment	\$2,758,614	\$5,681,294	\$8,439,908	\$7,709,731
Less accumulated depreciation	2,212,485	2,763,663	4,976,148	4,807,258
Net property and equipment	\$546,129	\$2,917,631	\$3,463,760	\$2,902,473
Total assets	\$4,031,355	\$4,411,678	\$8,443,033	\$7,751,130
LIABILITIES AND FUND BALANCES				
Current liabilities				
Accounts payable and accrued expenses	\$106,578	\$0	\$106,578	\$114,371
Inter-fund payable		\$703,041	\$703,041	
Total current liabilities	\$106,578	\$703,041	\$809,619	\$114,371
Estates reserve	70,390	0	70,390	52,533
Country Club reserve	11,000	0	11,000	7,400
Total liabilities	\$187,968	\$703,041	\$891,009	\$174,304
Fund balances				
General	\$3,843,387	\$0	\$3,843,387	\$5,367,057
Common property				
Fund balance	0	3,476,737	3,476,737	1,968,869
Initial membership assessments	0	231,900	231,900	240,900
Total fund balances	\$3,843,387	\$3,708,637	\$7,552,024	\$7,576,826
Total liabilities and fund balances	\$4,031,355	\$4,411,678	\$8,443,033	\$7,751,130

See accountant's report and the accompanying notes to the financial statements.

MUIRFIELD ASSOCIATION, INC.
Income Statement
December 31, 2017

	General Fund		Common Property Fund		Total All Funds	
	2017	2016	2017	2016	2017	2016
Revenues						
Assessments	\$2,018,786	\$2,018,158	\$0	\$0	\$2,018,786	\$2,018,158
Initial assessments	0	0	0	9,000	0	9,000
Interest income	2,105	20,230	10,395	0	12,500	20,230
Other income	71,983	101,180	0	0	71,983	101,180
Total Revenues	\$2,092,874	\$2,139,568	\$10,395	\$9,000	\$2,103,269	\$2,148,568
Expenses						
Property care	\$1,058,719	\$1,060,334	\$0	\$0	\$1,058,719	\$1,060,334
Concession stands	25,433	11,856	0	0	25,433	11,856
Swim and tennis center	218,187	239,767	0	0	218,187	239,767
	<u>\$1,302,339</u>	<u>\$1,311,957</u>	<u>\$0</u>	<u>\$0</u>	<u>\$1,302,339</u>	<u>\$1,311,957</u>
Administrative						
Personnel	\$429,110	\$435,296	\$0	\$0	\$429,110	\$435,296
Depreciation and amortization	156,762	127,038	12,128	18,457	168,890	145,495
Real estate taxes	62,467	62,826	0	0	62,467	62,826
Insurance	42,062	45,633	0	0	42,062	45,633
Uncollectible accounts	8,813	20,699	0	0	8,813	20,699
Other	75,719	68,217	0	0	75,719	68,217
Total administrative expenses	\$774,933	\$759,709	\$12,128	\$18,457	\$787,061	\$778,166
Total expenses	\$2,077,272	\$2,071,666	\$12,128	\$18,457	\$2,089,400	\$2,090,123
Excess revenues or (expenses)	\$15,602	\$67,902	(\$1,733)	(\$9,457)	\$13,869	\$58,445
Transfers between funds	(742,261)	9,000	703,590	(9,000)	(38,671)	0
Beginning fund balance	4,570,046	5,290,155	3,006,780	2,228,226	7,576,826	7,518,381
Ending fund balance	\$3,843,387	\$5,367,057	\$3,708,637	\$2,209,769	\$7,552,024	\$7,576,826

See accountant's report and the accompanying notes to the financial statements.

MUIRFIELD ASSOCIATION, INC.
Statement of Cash Flows
For the Years Ended December 31, 2017 and 2016

	<u>2017</u>	<u>2016</u>
Cash flows from operating activities:		
Excess of revenues over (under) expenses	\$13,869	\$58,445
Fund Transfers	(\$38,671)	\$0
Adjustments to reconcile excess revenues over expenses to net cash provided by operating activities:		
Depreciation and amortization	168,890	145,495
(Gain) loss on disposal of equipment	11,865	(6,040)
Provision for bad debts	8,813	20,699
(Increase) decrease in:		
Assessments receivable	(892)	(2,909)
Prepaid expenses and other	(6,439)	18,920
(Increase) decrease in:		
Accounts payable and accrued expenses	7,793	12,508
Estate reserves	(17,857)	15,158
Country Club reserve	(3,600)	2,600
Net cash provided by operating activities	<u>\$143,771</u>	<u>\$264,876</u>
Cash flows from investing activities:		
Proceeds from sale of property and equipment	\$6,650	\$7,800
Purchase of property and equipment	<u>(730,177)</u>	<u>(147,482)</u>
Net cash used in investing activities	(\$723,527)	(\$139,682)
Increase in cash	(\$579,756)	\$125,194
Cash at beginning of year	<u>\$2,705,810</u>	<u>\$2,580,616</u>
Cash at end of year	<u><u>\$2,126,054</u></u>	<u><u>\$2,705,810</u></u>
Supplemental disclosures of cash flow information:		
Cash paid during the year for:		
Interest	<u>\$0</u>	<u>\$0</u>
Income taxes	<u>\$0</u>	<u>\$4,684</u>

See accountant's report and the accompanying notes to the financial statements.

MUIRFIELD ASSOCIATION, INC. - NOTES TO FINANCIAL STATEMENTS

DECEMBER 31, 2017

NOTE 1 - NATURE OF ORGANIZATION

Muirfield Association, Inc. (the Association) is a statutory homeowners association incorporated in the State of Ohio on February 10, 1975 to promote the common benefit and social welfare of the residents of Muirfield Village. The association is responsible for owning, operating, maintaining, and administering the common property and certain other assets of Muirfield Village. Muirfield Village is a residential community of 2,392 residential lots, of which there are 15 undeveloped lots, 9 lots under construction, and 2,368 homes located on approximately 1,380 acres in Dublin, Ohio.

NOTE 2 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Basis of Accounting

The Association follows the financial reporting guidelines established for common interest realty associations as issued by the American Institute of Certified Public Accountants.

Fund Accounting

The Association's governing documents provide certain guidelines for governing its financial activities. To ensure observation of limitations and restrictions on the use of financial resources, the Association maintains its accounts using fund accounting. Financial resources are classified for accounting and reporting purposes in the following funds established according to their nature and purpose:

The General Fund - This fund is used to account for activities related to promoting the recreation, health, enjoyment and welfare of the residents of Muirfield Village and to pay the administrative costs of the Association.

The Common Property Fund - This fund is used to account for initial membership assessments and depreciation related to the Association's property and facilities: the use of the related property and equipment is restricted for the purpose of promoting the social welfare of the residents of Muirfield Village.

Assessments

Assessments are reported on the accrual basis of accounting and consist of initial assessments and annual operating assessments. The initial assessments of \$100 per member are nonrefundable, but are transferable, and are recorded in the Common Property Fund. The annual operating assessments are currently \$2.25 per \$1,000 of property valuation, as defined, subject to a minimum assessment of \$50 per property owner and are recorded in the General Fund.

MUIRFIELD ASSOCIATION, INC. - NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2017

The annual assessment is intended to cover recurring operating expenses and repairs and replacements. The Board of Trustees can increase assessments to a maximum of \$3 per \$1,000 of property valuation, and assessments may be further increased upon the approval of at least two-thirds of the Association members. Any excess assessments at year-end are retained by the Association for use in the succeeding year.

NOTES 2- SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Accounts Receivable

The Association carries its accounts receivable at cost less an allowance for doubtful accounts. If the owner shall fail to pay any installment of the annual charge within thirty (30) days following the issuance of the statement therefore, the same shall be deemed delinquent and will bear interest at the rate of eight (8%) percent per annum until paid. If the owner of any assessable unit shall fail to pay the annual charge or any installment thereof within ninety (90) days following the date of issuance of the statement therefore, the Association shall have the right to sue such owner for a personal judgment, and, in addition, shall have the right to enforce the lien, hereinafter imposed. The amount due by such owner shall include the unpaid annual charge or installment thereof as well as the cost of such proceedings, including reasonable attorneys' fees, and the aforesaid interest.

In the event an appropriate court refuses jurisdiction of a proceeding to enforce said lien or finds said lien to be unenforceable, invalid, or ineffective then the Association shall have the right to sell the property at public or private sale in satisfaction of the amounts then owing. Every aspect of the sale including the method, manner, time, place and terms shall be commercially reasonable. The Association shall give such owner reasonable notice (by registered mail or by publication in a newspaper of general circulation in each of Franklin and Delaware counties) of such sale at least thirty (30) days prior to such sale, and if such sale is to be public such notice shall contain date, time and place of sale.

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure 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 results could differ from those estimates.

Uncertain Tax Positions

The Association may recognize the tax benefit from a tax position only if it is more likely than not that the tax position will be sustained on examination by taxing authorities based on the technical merits of the position. Examples of tax positions include the tax-exempt status of the Association and various positions related to the potential sources of non-exempt function income. The Association has analyzed its tax positions taken for filings with the Internal Revenue Service. The Association believes that its income tax filing positions will be sustained upon examination and does not anticipate any adjustments that would result in a material adverse effect on the Association's financial condition or results of operations. Accordingly, the Association has not recorded any tax assets or liabilities, or related accruals for interest and penalties, for uncertain income tax positions at December 31, 2017.

MUIRFIELD ASSOCIATION, INC.
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2017

NOTE 3 - PROPERTY AND EQUIPMENT

Muirfield Village Co. and its predecessor, Muirfield Ltd., Able Developers and 44 Associates and Muirfield Greene Company have donated property to the Association. These entities are collectively referred to as the Developers. This property was accepted and declared common property by the Association. Certain portions of the pathways constructed by the Developers and donated to the Association are located within easements or public rights-of-way. Donated land is recorded at values established by the City of Dublin pursuant to ordinances establishing fair values for park fees. Other donated property is valued at the estimated costs incurred by the Developers. Donated common property consists of the following at December 31, 2017 and 2016:

	<u>2017</u>	<u>2016</u>
Land and improvements	\$ 2,656,281	\$ 2,656,281
Building	204,500	204,550
Pathways, bridges and roads	655,626	655,626
Swimming pools, tennis courts and related equipment	<u>1,066,397</u>	<u>1,066,397</u>
Total	<u>4,582,854</u>	<u>4,582,854</u>

Other property and equipment is recorded at cost. When property and equipment is retired or sold, the cost and related accumulated depreciation are eliminated from the account, with the resulting gain or loss reflected in excess of revenues (expenses). The Association provides for depreciation on the straight-line method over the estimated useful lives of the applicable assets, ranging from 3 to 40 years. The Association's Board of Trustees has the power and authority to convey common property land for use as a public roadway or pedestrian walkway or to a utility company for utility-related purposes. Any other conveyances of common property require the approval of two-thirds of the voting members of the Association.

NOTE 4 - INCOME TAXES

The Association qualifies as a tax-exempt homeowners' association under Internal Revenue Code Section 528 for the year ended December 31, 2017. Under that Section, the Association is not taxed on income and expenses related to its exempt purpose, which is the acquisition, construction, management, maintenance, and care of Association property. Net nonexempt function income, which includes earned interest and revenues received from nonmembers, is taxed at 30% by the federal government. The income tax liability on taxable net non-exempt function income for the years ending December 31, 2017 and 2016 is \$ 0 and \$1,534.

The federal income tax returns of the Association for the years ended December 31, 2016, 2015, and 2014 are subject to examination by the Internal Revenue Service, generally for three years after they were filed.

MUIRFIELD ASSOCIATION, INC.
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2017

NOTE 5 - FUTURE MAJOR REPAIRS AND REPLACEMENTS

The Association's governing documents require funds to be accumulated for future estimated major repairs and replacements. The Association funds actual major repair and replacement expenditures from excess general fund assessments as expenditures are incurred.

The Association engaged an independent engineer who conducted a study in May 2012 to estimate the remaining useful lives and the replacement costs of the common property components. The Association is funding for such major repairs and replacements over the estimated useful lives of the components based on the study's estimates of current replacement costs, considering amounts previously accumulated in the operating fund. Actual expenditures, however, may vary from the estimated amounts and the variations may be material. Therefore, amounts accumulated in the operating fund may not be adequate to meet future needs. If additional funds are needed, however, the Board of Trustees has the right to increase regular assessments or levy special assessments, or it may delay major repairs and replacements until funds are available.

NOTE 6 - CONCENTRATION OF CREDIT RISK FOR CASH HELD IN BANK

The Association maintains cash balances in excess of \$250,000 in banks, which are insured by the Federal Deposit Insurance Corporation up to \$250,000. At December 31, 2017, the Association's uninsured cash balances totaled \$1,218,057. It is the opinion of management that the solvency of the referenced financial institution is not of particular concern at this time.

NOTE 7 - DATE OF MANAGEMENT'S REVIEW

In preparing the financial statements, the Association has evaluated events and transactions for potential recognition or disclosure through March 30, 2018, the date that financial statements were available to be issued.

SUPPLEMENTARY INFORMATION

MUIRFIELD ASSOCIATION, INC.
Supplementary Information on Future Major Repairs
and Replacements (Unaudited)
December 31, 2017

An independent engineer conducted a study in May 2012 to estimate the remaining useful lives and the replacement costs of the components of common property. Replacement costs were based on the estimated costs to repair or replace the common property components at the date of the study. The estimated current replacement costs do not take into account the effects of inflation between the date of the study and the date that the components will require repair or replacement.

The following table is based on the study and presents significant information about the components of common property and furniture, fixtures, and equipment.

<u>Components</u>	<u>Est. Remaining Useful Life (Years)</u>	<u>Est. Current Replacement Costs</u>
Site		
Seal parking & basketball areas & small roads	3 to 19	\$ 63,450
Repair asphalt parking lots	3 to 19	26,250
Mill and fill parking areas	10	140,300
Paint site fences	4 to 19	20,000
Erosion control	5 to 15	15,000
Replace fencing	2 to 12	144,000
Bridge improvements	1 to 19	35,000
Building exterior		
Replace office and maintenance roof shingles	17	19,500
Paint office and maintenance shop walls	6 to 14	13,200
Holbrook pool buildings painting	5 to 15	8,400
Holbrook pool reroofing	5	14,000
Glick Rd pool building painting	3 to 13	6,720
Glick Rd pool building reroofing	4	35,000
T I -I I siding replacement over all buildings	2 to 17	3,060
Paint sheds and gazebos	18	7,000
Reroof sheds and gazebos	15	48,000
Building interior		
Redecorate offices	5 to 15	20,000
Upgrade office furniture	12	10,000
Re-carpet office	5 to 17	18,000

See independent accountant's report.

MUIRFIELD ASSOCIATION, INC.
 Supplementary Information on Future Major
 Repairs and Replacements (Unaudited)
 December 31, 2017

	Est. Remaining Useful Life (Years)	Est. Current Replacement Costs
Mechanical		
Glick Road pool heater replacement	10	12,000
Holbrook pool heater replacement	10	12,000
Replace office furnace	15	4,000
Replace office air conditioner	1 to 19	6,000
Replace maintenance shop heaters	10	2,000
Holbrook snack shop equipment replacement	9 to 19	3,000
Glick Road snack shop equipment replacement	8 to 18	3,000
Replace Glick Road pool chemical & electrical equipment	4 to 14	3,000
Cushman replacement	19	400,000
Mower replacement	1 to 18	76,000
Truck replacement	6 to 18	60,000
Backhoe replacement	8	45,000
Electric panel replacement	2 to 12	10,000
Hot tub equipment	6 to 16	13,000
Replace Holbrook pool electric and chemical equipment	16	9,000
Trackhoe	2 to 17	120,000
Skidsteer	2 to 17	40,000
Amenities		
Replace walking path bridges	1 to 19	71,250
Replace Memorial Road gazebo	10	55,000
Replace Memorial Road gazebo roof	1	3,500
Replace the large gazebo	19	75,000
Replace the large gazebo roof	19	9,000
Repair the Glick Road tennis courts	4 to 19	90,000
Repair the Holbrook tennis courts	2 to 17	60,000
Pool interior repairs	10	8,000
Pool apron repairs	8 to 16	16,000
Pool equipment	7 to 17	4,000
Replace the playground equipment	13	225,000
Replace pool furniture	1 to 19	47,500

MUIRFIELD ASSOCIATION, INC.
 Supplementary Information on Future Major
 Repairs and Replacements (Unaudited)
 December 31, 2017

	Est. Remaining Useful Life (Years)	Est. Current Replacement Costs
Other		
Upgrade smaller guard house	2 to 12	4,000
Upgrade larger guard house	3 to 13	10,000
Replacement of stone columns/signs at entrances	3 to 18	15,000
Upgrade reserve study	5 to 15	7,500
Maintenance shop expansion	2	150,000
Contingency	3	100,000
Total		\$2,415,630