

**BIG WALNUT AREA COMMUNITY IMPROVEMENT CORPORATION  
FRANKLIN COUNTY, OHIO**

**FINANCIAL STATEMENTS  
FOR THE YEARS ENDED DECEMBER 31, 2011 AND 2010**





# Dave Yost • Auditor of State

Board of Trustees  
Big Walnut Area Community Improvement Corporation  
4175 Alum Creek Drive  
Obetz, Ohio 43207

We have reviewed the *Independent Accountants' Report* of the Big Walnut Area Community Improvement Corporation, Franklin County, prepared by Julian & Grube, Inc., for the audit period January 1, 2010 through December 31, 2011. Based upon this review, we have accepted these reports in lieu of the audit required by Section 117.11, Revised Code. The Auditor of State did not audit the accompanying financial statements and, accordingly, we are unable to express, and do not express an opinion on them.

Our review was made in reference to the applicable sections of legislative criteria, as reflected by the Ohio Constitution, and the Revised Code, policies, procedures and guidelines of the Auditor of State, regulations and grant requirements. The Big Walnut Area Community Improvement Corporation is responsible for compliance with these laws and regulations.

A handwritten signature in black ink that reads "Dave Yost".

Dave Yost  
Auditor of State

August 21, 2012

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**BIG WALNUT AREA COMMUNITY IMPROVEMENT CORPORATION**  
**Franklin County, Ohio**

BASIC FINANCIAL STATEMENTS  
FOR YEARS ENDED DECEMBER 31, 2011 AND 2010

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**Julian & Grube, Inc.**  
*Serving Ohio Local Governments*

333 County Line Rd. West, Westerville, OH 43082 Phone: 614.846.1899 Fax: 614.846.2799

Independent Accountants' Report

Big Walnut Area Community Improvement Corporation  
4175 Alum Creek Drive  
Obetz, Ohio 43207

To the Board of Trustees:

We have audited the accompanying statement of financial position of the Big Walnut Area Community Improvement Corporation, Franklin County, Ohio, as of and for the years ended December 31, 2011 and 2010, and the related statement of activities and cash flows for the years then ended, as listed in the table of contents. These financial statements are the responsibility of the Big Walnut Area Community Improvement Corporation's management. Our responsibility is to express an opinion on these financial statements based on our audit.

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 the Comptroller General of the United States' *Government Auditing Standards*. Those standards require that we plan and perform the audit to reasonably assure 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 our audit provides a reasonable basis for our opinion.

In our opinion, the financial statements referred to above present fairly, in all materials respects, the financial position of the Big Walnut Area Community Improvement Corporation, as of December 31, 2011 and 2010, and the changes in its financial position and its cash flows for the years then ended in conformity with accounting principles generally accepted in the United States of America.

In accordance with *Government Auditing Standards*, we have also issued our report dated June 28, 2012, on our consideration of the Big Walnut Area Community Improvement Corporation's internal control over financial reporting and our tests of its compliance with certain provisions of laws, regulations, contracts and grants agreements and other matters. While we did not opine on the internal control over financial reporting or on compliance, that report describes the scope of our testing of internal control over financial reporting and compliance, and the results of that testing. That report is an integral part of an audit performed in accordance with *Government Auditing Standards*. You should read it in conjunction with this report in assessing the results of our audit.

Julian & Grube, Inc.  
June 28, 2012

**Big Walnut Area Community Improvement Corporation**  
**Statement of Financial Position**  
**As of December 31, 2011 and 2010**

	2011	2010
<b>ASSETS</b>		
<b>Current Assets:</b>		
Cash	\$ 38,370	\$ 78,920
Accounts Receivable	17,060	12,280
<b>Total Current Assets</b>	55,430	91,200
<b>Fixed Assets:</b>		
Land Improvements	9,125	9,125
Building	431,051	431,051
Total Fixed Assets	440,176	440,176
Accumulated Depreciation	(437,334)	(436,726)
<b>Total Fixed Assets, Net</b>	2,842	3,450
<b>TOTAL ASSETS</b>	\$ 58,272	\$ 94,650
<b>NET ASSETS:</b>		
Unrestricted	\$ 58,272	\$ 94,650

SEE ACCOMPANYING NOTES TO THE FINANCIAL STATEMENTS



**Big Walnut Area Community Improvement Corporation**  
**Statement of Activities**  
**For the Years Ended December 31, 2011 and 2010**

	<u>2011</u>	<u>2010</u>
<b>REVENUES:</b>		
Rent	\$ 27,360	\$ 27,360
Interest	255	481
Other Revenue	5,000	5,000
<b>TOTAL REVENUES</b>	<u>32,615</u>	<u>32,841</u>
<b>EXPENSES:</b>		
Administrative and general operating	16,372	3,757
Facility operating and maintenance	8,273	4,041
Economic development	43,740	17,704
Depreciation	608	608
<b>TOTAL EXPENSES</b>	<u>68,993</u>	<u>26,110</u>
Change in Net Assets	(36,378)	6,731
Net Assets, beginning of year	<u>94,650</u>	<u>87,919</u>
Net Assets, end of year	<u><u>\$ 58,272</u></u>	<u><u>\$ 94,650</u></u>

SEE ACCOMPANYING NOTES TO THE FINANCIAL STATEMENTS

**Big Walnut Area Community Improvement Corporation**  
**Statement of Cash Flows**  
**For the Years Ended December 31, 2011 and 2010**

	2011	2010
<b>Cash Flows from Operating Activities:</b>		
Change in net assets	\$ (36,378)	\$ 6,731
Adjustments to reconcile change in net assets to net cash provided by operating activities:		
Accounts Receivable	(4,780)	(2,720)
Depreciation	608	608
Net Cash Provided by (Used for) Operating Activities	(40,550)	4,619
Cash at Beginning of Year	78,920	74,301
Cash at End of Year	\$ 38,370	\$ 78,920

SEE ACCOMPANYING NOTES TO THE FINANCIAL STATEMENTS

**BIG WALNUT AREA COMMUNITY IMPROVEMENT CORPORATION  
FRANKLIN COUNTY, OHIO**

NOTES TO THE BASIC FINANCIAL STATEMENTS  
FOR THE YEARS ENDED DECEMBER 31, 2011 AND 2010

1. Purpose and Nature of Operations

Big Walnut Area Community Improvement Corporation of Franklin County, Ohio (the Corporation) is a not-for-profit corporation formed pursuant to Chapter 1724 of the Ohio Revised Code to facilitate the economic development process in the Village of Obetz and the surrounding area. Any person, partnership or corporation being a resident of Obetz or its surrounding territory or being engaged in business in Obetz or its surrounding territory may become a member of the Corporation. The Corporation encourages the interaction of member communities and businesses therein, markets and/or promotes development within southeastern Franklin County, and proposes policies and makes recommendations to assist in local economic development activities.

The Corporation operates under the direction of a seven member board of trustees which is comprised of four trustees elected at large and the Mayor, Council President Pro Tem and Administrator of the Village of Obetz. The at large trustees serve three year terms and are elected by the membership at the annual meeting of the trustees.

2. Summary of Significant Accounting Policies:

Basis of Accounting

The accompanying financial statements have been prepared on the accrual basis of accounting in accordance with accounting principles general accepted in the United States of America. Revenues are recognized when earned and expenses are recognized when incurred.

Cash

Cash consists of deposits held by a credit union in interest and non-interest bearing accounts.

Income Taxes

The Corporation is a not-for-profit organization that is exempt from income taxes under Section 501 (c)(3) of the Internal Revenue Code.

Use of Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Actual results could differ from those estimates.

Property and Depreciation

The Corporation's only significant assets are a building donated to the Corporation in 1998 (See Note 4) and land improvements made in 2001. Assets are reported at cost or estimated cost. Depreciation is provided on the straight-line method over the estimated remaining useful lives of the respective assets, 10 years for the building and 15 years for the improvements.

**BIG WALNUT AREA COMMUNITY IMPROVEMENT CORPORATION  
FRANKLIN COUNTY, OHIO**

NOTES TO THE BASIC FINANCIAL STATEMENTS  
FOR THE YEARS ENDED DECEMBER 31, 2011 AND 2010

Summary of Significant Accounting Policies: - (Continued)

Contributions

Donated property is recorded as a contribution at its fair market value on the date donated. The Corporation did not receive any contributions in 2011 and 2010.

Net Assets

Net assets are classified based on the existence or absence of imposed restrictions.

3. Cash

The carrying value of cash deposits at December 31, 2011 and 2010 was \$38,370 and \$78,920, respectively. Deposits are fully insured by the National Credit Union Administration.

4. Contributed Building

In 1998, the Corporation received as a donation a building with a fair market value of \$431,051. The building is currently leased to Team Columbus Soccer, LLC and serves as the practice facility of the Columbus Crew (See Note 6).

5. Lease Commitment

The Corporation leases the land from the Village of Obetz upon which the Columbus Crew practice facility is situated. The annual lease payment is \$1. Upon expiration of the lease or upon vacation of the building by its tenant, the building and all equipment are to be sold by the Corporation to the Village of Obetz for \$1.

6. Building Lease Income

The Corporation (lessor) entered into a five year lease agreement, beginning January 1, 2005, with Team Columbus Soccer, LLC (lessee) to lease the building known as the Columbus Crew Training Facility as well as adjacent land. The lease provides for rental payments of \$2,280 per month and has been renewed for another five year term beginning January 1, 2010.

7. Annual Contribution

The Corporation receives an annual \$5,000 contribution from the owner of the building located at 4850 Frusta Dr., Obetz, Ohio. The payment was negotiated by the Village of Obetz in exchange for a 15 year tax abatement on the building. Payments began in 2003 and will continue through 2017.

8. Litigation

The Corporation is not party to any legal proceedings as either plaintiff or defendant.



**Julian & Grube, Inc.**  
*Serving Ohio Local Governments*

333 County Line Rd. West, Westerville, OH 43082 Phone: 614.846.1899 Fax: 614.846.2799

**Independent Accountants' Report on Internal Control Over Financial Reporting and  
on Compliance and Other Matters Required by  
*Government Auditing Standards***

Big Walnut Area Community Improvement Corporation  
4175 Alum Creek Drive  
Obetz, Ohio 43207

To the Board of Trustees:

We have audited the financial statement of the Big Walnut Area Community Improvement Corporation, Franklin County, as of and for the years ended December 31, 2011 and 2010, and have issued our report thereon dated June 28, 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 the Comptroller General of the United States' *Government Auditing Standards*.

Internal Control Over Financial Reporting

In planning and performing our audit, we considered the Big Walnut Area Community Improvement Corporation's internal control over financial reporting as a basis for designing our audit procedures for the purpose of expressing our opinion on the financial statement, but not for the purpose of opining on the effectiveness of the Big Walnut Area Community Improvement Corporation's internal control over financial reporting. Accordingly, we have not opined on the effectiveness of the Big Walnut Area Community Improvement Corporation'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, when performing their assigned functions, to prevent, or detect and timely correct misstatements. A material weakness is a deficiency, or combination of internal control deficiencies resulting in more than a reasonable possibility that a material misstatement of the Big Walnut Area Community Improvement Corporation's financial statement will not be prevented, or detected and timely corrected.

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 over financial reporting 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.

Board of Trustees  
Big Walnut Area Community Improvement Corporation

Compliance and Other Matters

As part of reasonably assuring whether the Big Walnut Area Community Improvement Corporation's financial statements are free of material misstatement, we tested its compliance with certain provisions of laws, regulations, contracts, and other matters, noncompliance with which could directly and materially affect 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 an opinion. The results of our tests disclosed no instances of noncompliance or other matters we must report under *Government Auditing Standards*.

We intend this report solely for the information and use of management, the Board of Trustees, and members of the Big Walnut Area Community Improvement Corporation. We intend it for no one other than these specified parties.

A handwritten signature in cursive script that reads "Julian & Grube, Inc.".

Julian & Grube, Inc.  
June 28, 2012

**BIG WALNUT AREA COMMUNITY IMPROVEMENT CORPORATION  
FRANKLIN COUNTY, OHIO**

**STATUS OF PRIOR AUDIT FINDINGS  
DECEMBER 31, 2011 AND 2010**

<b><u>Finding Number</u></b>	<b><u>Finding Summary</u></b>	<b><u>Fully Corrected?</u></b>	<b>Not Corrected, Partially Corrected; Significantly Different Corrective Action Taken; or Finding No Longer Valid; Explain:</b>
2009-BWCIC-01	<u>Material Noncompliance</u> - Ohio Revised Code Section 1724.05 requires community improvement corporations to prepare and file annual unaudited GAAP financial reports with the Auditor of State within 120 days of the fiscal year end.	Yes	N/A
2009-BWCIC-02	Ohio Revised Code Section 149.351(A) requires that all records are the property of the public office concerned and shall not be removed, destroyed, mutilated, transferred, or otherwise damaged or disposed of, in whole or in part, except as provided by law or under the rules adopted by the records commission provided under sections 149.38 to 149.42 of the Revised Code.	Yes	N/A

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# Dave Yost • Auditor of State

**BIG WALNUT AREA COMMUNITY IMPROVEMENT CORPORATION**

**FRANKLIN COUNTY**

## **CLERK'S CERTIFICATION**

**This is a true and correct copy of the report which is required to be filed in the Office of the Auditor of State pursuant to Section 117.26, Revised Code, and which is filed in Columbus, Ohio.**

*Susan Babbitt*

**CLERK OF THE BUREAU**

**CERTIFIED  
SEPTEMBER 04, 2012**