

**LAKE MISSION VIEJO ASSOCIATION**

***FINANCIAL STATEMENTS***

**DECEMBER 31, 2009**

**WITH**

**INDEPENDENT AUDITOR'S REPORT  
AND SUPPLEMENTARY INFORMATION**

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## INDEPENDENT AUDITOR'S REPORT

### **Board of Directors Lake Mission Viejo Association**

We have audited the accompanying balance sheet of Lake Mission Viejo Association (the "Association"), a California non-profit corporation, as of December 31, 2009, and the related statements of revenues, expenses and changes in fund balance, and cash flows for the year then ended. These financial statements are the responsibility of the Association's Board of Directors. Our responsibility is to express an opinion on these statements based on our audit.

We conducted our audit in accordance with generally accepted auditing standards of 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 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 that our audit provides a reasonable basis for our opinion.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Lake Mission Viejo Association as of December 31, 2009, and the results of its operations and its cash flows for the year then ended in conformity with generally accepted accounting principles of the United States of America.

The supplementary information on future major repairs and replacements as of December 31, 2009 is not a required part of the basic financial statements of Lake Mission Viejo Association, but is supplementary information required by the American Institute of Certified Public Accountants. We have applied certain limited procedures, which consisted principally of inquiries of management regarding the method of measurement and presentation of the supplementary information. However, we did not audit the information and express no opinion or any other form of assurance on it.

March 3, 2010

**LAKE MISSION VIEJO ASSOCIATION  
BALANCE SHEET  
DECEMBER 31, 2009**

**ASSETS**

	<u>Operating Fund</u>	<u>Replacement Fund</u>	<u>Capital Expansion Fund</u>	<u>Contingency Fund</u>	<u>Total</u>
<b>CURRENT ASSETS</b>					
Cash and cash equivalents	\$ 912,368	\$ 53,076	\$ 1,005	\$ -	\$ 966,449
Investments, net	108,000	4,280,000	1,860,000	300,000	6,548,000
Assessments receivable, net of allowance for uncollectible assessments of \$345,000	73,337	-	-	-	73,337
Prepaid expenses and other current assets	148,180	-	-	-	148,180
	<u>\$ 1,241,885</u>	<u>\$ 4,333,076</u>	<u>\$ 1,861,005</u>	<u>\$ 300,000</u>	<u>\$ 7,735,966</u>

**LIABILITIES AND FUND BALANCE**

<b>CURRENT LIABILITIES</b>					
Accounts payable and accrued expenses	\$ 43,648	\$ -	\$ -	\$ -	\$ 43,648
Accrued payroll and related expenses	129,051	-	-	-	129,051
Deferred revenues	1,060,767	-	-	-	1,060,767
Other payables	8,419	-	-	-	8,419
	<u>1,241,885</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>1,241,885</u>

**COMMITMENTS AND CONTINGENCIES**

<b>FUND BALANCE</b>	<u>-</u>	<u>4,333,076</u>	<u>1,861,005</u>	<u>300,000</u>	<u>6,494,081</u>
	<u>\$ 1,241,885</u>	<u>\$ 4,333,076</u>	<u>\$ 1,861,005</u>	<u>\$ 300,000</u>	<u>\$ 7,735,966</u>

**LAKE MISSION VIEJO ASSOCIATION**  
**STATEMENT OF REVENUES, EXPENSES AND CHANGES IN FUND BALANCE**  
**FOR THE YEAR ENDED DECEMBER 31, 2009**

	<u>Operating Fund</u>	<u>Replacement Fund</u>	<u>Capital Expansion Fund</u>	<u>Contingency Fund</u>	<u>Total</u>
<b>REVENUES</b>					
Assessments	\$ 4,719,395	\$ 552,000	\$ 43,200	\$ -	\$ 5,314,595
Boat rental and storage	352,675	-	-	-	352,675
Interest	165,177	-	-	-	165,177
Recreation and sales	214,407	-	-	-	214,407
Other	312,475	-	-	-	312,475
	<u>5,764,129</u>	<u>552,000</u>	<u>43,200</u>	<u>-</u>	<u>6,359,329</u>
<b>EXPENSES</b>					
Concerts and special events	452,159	-	-	-	452,159
Consulting and outside services	369,547	-	-	-	369,547
Bad Debt	224,000	-	-	-	224,000
Fish stocking	140,790	-	-	-	140,790
General and administrative	315,782	-	-	-	315,782
Insurance	98,695	-	-	-	98,695
Lake refill and quality management	173,061	-	-	-	173,061
Maintenance and repairs	338,563	106,341	100,391	53,907	599,202
Professional services	116,002	-	-	-	116,002
Salaries and related	2,952,140	-	-	-	2,952,140
Utilities	182,133	-	-	-	182,133
	<u>5,362,872</u>	<u>106,341</u>	<u>100,391</u>	<u>53,907</u>	<u>5,623,511</u>
<b>EXCESS (DEFICIENCY) OF REVENUES OVER EXPENSES</b>	401,257	445,659	(57,191)	(53,907)	735,818
<b>BEGINNING FUND BALANCE</b>	-	3,887,417	1,620,846	250,000	5,758,263
<b>INTERFUND TRANSFERS</b>	<u>(401,257)</u>	<u>-</u>	<u>297,350</u>	<u>103,907</u>	<u>-</u>
<b>ENDING FUND BALANCE</b>	<u>\$ -</u>	<u>\$ 4,333,076</u>	<u>\$ 1,861,005</u>	<u>\$ 300,000</u>	<u>\$ 6,494,081</u>

**LAKE MISSION VIEJO ASSOCIATION  
STATEMENT OF CASH FLOWS  
FOR THE YEAR ENDED DECEMBER 31, 2009**

	<u>Operating Fund</u>	<u>Replacement Fund</u>	<u>Capital Expansion Fund</u>	<u>Contingency Fund</u>	<u>Total</u>
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>					
Excess (deficiency) of revenues over expenses	\$ 401,257	\$ 445,659	\$ (57,191)	\$ (53,907)	\$ 735,818
Adjustments to reconcile excess (deficiency) of revenues over expenses to net cash provided by operating activities:					
Interfund transfers	(401,257)	-	297,350	103,907	-
(Increase) decrease in:					
Assessment receivable	23,425	-	-	-	23,425
Prepaid expenses and other assets	36,496	-	-	-	36,496
Increase (decrease) in:					
Accounts payable and accrued expenses	(51,990)	-	-	-	(51,990)
Accrued payroll and related expenses	(91,888)	-	-	-	(91,888)
Deferred revenues	413,490	-	-	-	413,490
Other payables	(8,761)	-	-	-	(8,761)
	<u>320,772</u>	<u>445,659</u>	<u>240,159</u>	<u>50,000</u>	<u>1,056,590</u>
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>					
Redemptions of investments	300,000	5,070,000	1,620,000	-	6,990,000
Purchase of investments	(108,000)	(5,470,000)	(1,860,000)	(50,000)	(7,488,000)
	<u>192,000</u>	<u>(400,000)</u>	<u>(240,000)</u>	<u>(50,000)</u>	<u>(498,000)</u>
<b>NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS</b>	512,772	45,659	159	-	558,590
<b>BEGINNING CASH AND CASH EQUIVALENTS</b>	<u>399,596</u>	<u>7,417</u>	<u>846</u>	<u>-</u>	<u>407,859</u>
<b>ENDING CASH AND CASH EQUIVALENTS</b>	<u>\$ 912,368</u>	<u>\$ 53,076</u>	<u>\$ 1,005</u>	<u>\$ -</u>	<u>\$ 966,449</u>

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**LAKE MISSION VIEJO ASSOCIATION  
SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES  
FOR THE YEAR ENDED DECEMBER 31, 2009**

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**Organization**

Lake Mission Viejo Association (the “Association”) was incorporated in California in November 1976. The Association is responsible for the operation and maintenance of the common property within the development. The development consists of residential units and apartment units located in Mission Viejo, California. At December 31, 2009, the development consisted of 23,739 units.

**Fund Accounting**

The Association uses fund accounting, which requires that funds, such as operating funds and funds designated for future major repairs and replacements, be classified separately for accounting and reporting purposes. Disbursements from the operating fund are generally at the discretion of the Board of Directors and management. Disbursements from the replacement, capital expansion, and contingency funds, generally may be made only for designated purposes.

**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.

**Concentration of Credit Risk**

Cash balances are maintained at several banks. Accounts at each institution are insured by the Federal Deposit Insurance Corporation (“FDIC”) up to \$250,000. Periodically, due to the Association’s assessment billing cycle, operating cash accounts may exceed the FDIC limits.

**Cash and Cash Equivalents**

Cash and cash equivalents consist of highly liquid investments with maturities of three months or less when purchased. The Association’s cash equivalent balances as of December 31, 2009 totaled approximately \$500,000, all of which is kept in Federated funds, which invest in government obligations and are not FDIC insured.

**Investments and Interest Earnings**

Investments consist of time certificates of deposit with annual interest rates ranging from 0.3% to 6.0%. Investments are recorded at amortized cost, which approximates fair market value. The Association intends to hold all investments until maturity. All interest earnings are allocated to and recorded in the operating fund.

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**LAKE MISSION VIEJO ASSOCIATION  
SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES  
(CONTINUED)**

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**Assessments**

Association members are subject to assessments to provide funds for the Association's operating expenses and replacement fund requirements. Assessments receivable at the balance sheet date represent fees due from members. The Association's governing documents and legislated laws provide for various collection remedies for delinquent assessments including late charges, filing of liens, foreclosing on the member's property within the Association, and obtaining judgment on other assets of the member.

**Allowance for Uncollectible Assessments**

Allowance for uncollectible assessments is based upon historical experience and management's evaluation of outstanding assessments receivable at year-end.

**Prepaid Assessments**

Assessments collected in advance are deferred and recognized as revenue in the year in which the related services are rendered.

**Property and Equipment**

The developer of the Association donated the majority of the property and equipment. Valuation of these items was made as of the date of transfer to the Association. Personal property purchased by the Association and replacements and improvements to the real property are not capitalized and are expensed as incurred. The expense is charged to either the replacement or the capital expansion funds, in accordance with the guidelines within those funds.

**Income Taxes**

The Association has obtained exemption from taxation under Internal Revenue Code §501(c)(4) and related California Revenue and Taxation Code sections. Accordingly, no provision for Federal or state taxes has been made in the accompanying financial statements.

**Replacement Fund**

The Association's governing documents require that funds be accumulated for future major repairs and replacements. Accumulated funds are kept in separate accounts and are generally not available for normal operations. Disbursements are to be made only if specifically approved by the Board of Directors.

An independent study (the "Study") of the Association's replacement fund was conducted in August 2009, for the purpose of estimating the remaining useful lives and the replacement costs of the components of common property. The table included in the accompanying unaudited supplemental information on Future Major Repairs and Replacements is based upon the Study.

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**LAKE MISSION VIEJO ASSOCIATION  
NOTES TO FINANCIAL STATEMENTS  
FOR THE YEAR ENDED DECEMBER 31, 2009**

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**NOTE 1: COMMITMENTS AND CONTINGENCIES**

**Replacement Fund**

The Association is funding for major repairs and replacements over the remaining useful lives of the components based on the Study's estimates of current replacement costs and considering amounts previously accumulated in the replacement fund. Accordingly, the funding requirement of approximately \$500,000 has been included in the 2010 budget.

For year ended December 31, 2009 the contributions to the replacement fund totaled approximately \$550,000.

Funds are being accumulated in the repair and replacement fund based on estimates of future needs for repairs and replacements of common area property components. Actual expenditures and investment income may vary from the estimated amounts, and the variations may be material. Therefore, amounts accumulated in the repair and replacement fund may not be sufficient to meet all future repairs and replacements. If additional funds are necessary, the Association has the right to increase regular assessments, approve special assessments, or delay major repairs and replacements until funds are available.

**Capital Expansion and Contingency Funds**

The Association has established a policy to accumulate funds for capital expansion and other unforeseen expenses. Annually the Association includes nominal amounts in the budget for capital expansion and contingency funds. In accordance with the Association's policy, upon completion of accounting at each year-end, any excess operating income is transferred to the capital expansion and contingency funds. For the year ended December 31, 2009 the contributions, in addition to the budgeted amounts, to the capital expansion and contingency funds totaled approximately \$300,000 and \$100,000, respectively.

**Litigation**

At times, the Association is involved in litigation arising out of the normal course of business. Management, after consultation with outside counsel, believes there is no likelihood that the Association will incur any material loss as a result of these lawsuits. Therefore no provision for loss resulting from these lawsuits has been made in the accompanying financial statements.

**SUPPLEMENTARY INFORMATION**  
*(Unaudited)*

**DECEMBER 31, 2009**

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**LAKE MISSION VIEJO ASSOCIATION  
SUPPLEMENTARY INFORMATION ON FUTURE MAJOR  
REPAIRS AND REPLACEMENTS  
DECEMBER 31, 2009  
(Unaudited)**

In August 2009, an independent study was conducted to estimate the remaining useful lives and future replacement costs of the components of the common area property. An independent company that specializes in the development of these funding programs performed the study. The funding program considers an annual inflation rate of 3.5% on the replacement cost, and interest earnings of 3.5% on amounts funded for future repairs and replacements. Replacement costs were based on the estimated costs to repair or replace the common property components at the date of the study. The Association has not adjusted for changes in the estimated replacement costs, if any, since the date of the study.

The following information is based on the study and presents significant information about the components of common property at December 31, 2009. The reserve study should be referred to for a more complete description of the Association's assets and estimates used.

<b>Component</b>	<b>Estimated Remaining Useful Lives (Years)</b>	<b>Estimated Current Replacement Cost</b>	<b>Replacement Fund Balance</b>
Automobiles	1 to 9	\$ 158,620	\$ 117,066
Carpeting	2 to 4	27,565	13,233
Small equipment	0 to 8	173,962	117,186
Snack bar equipment	1 to 18	112,235	97,085
Asphalt	0 to 18	978,081	714,229
Boats	0 to 7	333,848	264,838
Boat motors	1 to 3	60,145	39,242
Tractors	0 to 3	100,640	87,275
Sand	0	105,000	105,000
Carts	0 to 3	87,975	63,924
Maintenance equipment	0 to 18	300,650	219,862
Fencing	2 to 22	552,629	364,632
Recreation structures	0 to 10	1,212,753	904,006
Landscape and irrigation	9	50,645	637,396
Lighting	0 to 14	268,345	250,337
Lake equipment	1 to 4	82,125	75,625
Air conditioning equipment	1 to 9	51,470	32,392
Other		96,510	229,748
		<u>\$ 4,753,198</u>	<u>\$ 4,333,076</u>