

**LAKE MISSION VIEJO ASSOCIATION**

***FINANCIAL STATEMENTS***

**DECEMBER 31, 2012**

**WITH**

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

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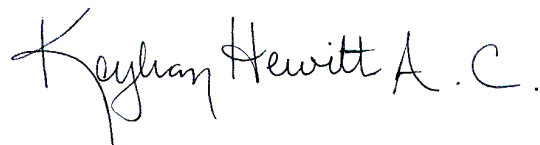
**INDEPENDENT AUDITOR'S REPORT****Board of Directors  
Lake Mission Viejo Association**

We have audited the accompanying balance sheet of Lake Mission Viejo Association (the "Association"), a California non-profit corporation, as of December 31, 2012, 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, 2012, 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, 2012 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.



April 9, 2013

**LAKE MISSION VIEJO ASSOCIATION  
BALANCE SHEET  
DECEMBER 31, 2012**

**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	\$ 1,148,821	\$ 128,838	\$ 44,536	\$ 2,000	\$ 1,324,195
Investments, net	99,000	2,288,000	1,100,000	348,000	3,835,000
Assessments receivable, net of allowance for uncollectible assessments of \$332,000	114,609	-	-	-	114,609
Prepaid expenses and other current assets	242,753	-	-	-	242,753
	<u>1,605,183</u>	<u>2,416,838</u>	<u>1,144,536</u>	<u>350,000</u>	<u>5,516,557</u>
<b>LONG TERM INVESTMENTS</b>					
Investments, net	-	2,391,000	-	-	2,391,000
	<u>\$ 1,605,183</u>	<u>\$ 4,807,838</u>	<u>\$ 1,144,536</u>	<u>\$ 350,000</u>	<u>\$ 7,907,557</u>

**LIABILITIES AND FUND BALANCE**

<b>CURRENT LIABILITIES</b>					
Accounts payable and accrued expenses	\$ 147,788	\$ -	\$ -	\$ -	\$ 147,788
Accrued payroll and related expenses	194,249	-	-	-	194,249
Deferred revenues	1,254,502	-	-	-	1,254,502
Other payables	8,644	-	-	-	8,644
	<u>1,605,183</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>1,605,183</u>
<b>COMMITMENTS AND CONTINGENCIES</b>					
<b>FUND BALANCE</b>	<u>-</u>	<u>4,807,838</u>	<u>1,144,536</u>	<u>350,000</u>	<u>6,302,374</u>
	<u>\$ 1,605,183</u>	<u>\$ 4,807,838</u>	<u>\$ 1,144,536</u>	<u>\$ 350,000</u>	<u>\$ 7,907,557</u>

**LAKE MISSION VIEJO ASSOCIATION**  
**STATEMENT OF REVENUES, EXPENSES AND CHANGES IN FUND BALANCE**  
**FOR THE YEAR ENDED DECEMBER 31, 2012**

	<b>Operating Fund</b>	<b>Replacement Fund</b>	<b>Capital Expansion Fund</b>	<b>Contingency Fund</b>	<b>Total</b>
<b>REVENUES</b>					
Assessments	\$ 4,922,234	\$ 496,944	\$ -	\$ -	\$ 5,419,178
Boat rental and storage	456,966	-	-	-	456,966
Interest	19,557	-	-	-	19,557
Recreation and sales	341,141	-	-	-	341,141
Other	398,391	-	-	-	398,391
	<u>6,138,289</u>	<u>496,944</u>	<u>-</u>	<u>-</u>	<u>6,635,233</u>
<b>EXPENSES</b>					
Concerts and special events	562,545	-	-	-	562,545
Consulting and outside services	403,080	-	-	-	403,080
Bad Debt	97,374	-	-	-	97,374
Fish stocking	154,079	-	-	-	154,079
General and administrative	374,142	-	-	-	374,142
Insurance	135,411	-	-	-	135,411
Lake refill and quality management	199,692	-	-	-	199,692
Maintenance and repairs	308,173	437,562	176,342	27,573	949,650
Professional services	184,756	-	-	-	184,756
Salaries and related	3,195,131	-	-	-	3,195,131
Utilities	210,778	-	-	-	210,778
	<u>5,825,161</u>	<u>437,562</u>	<u>176,342</u>	<u>27,573</u>	<u>6,466,638</u>
<b>EXCESS (DEFICIENCY) OF</b>					
<b>REVENUES OVER EXPENSES</b>	313,128	59,382	(176,342)	(27,573)	168,595
<b>BEGINNING FUND BALANCE</b>	-	4,748,456	1,035,323	350,000	6,133,779
<b>INTERFUND TRANSFERS</b>	<u>(313,128)</u>	<u>-</u>	<u>285,555</u>	<u>27,573</u>	<u>-</u>
<b>ENDING FUND BALANCE</b>	<u>\$ -</u>	<u>\$ 4,807,838</u>	<u>\$ 1,144,536</u>	<u>\$ 350,000</u>	<u>\$ 6,302,374</u>

**LAKE MISSION VIEJO ASSOCIATION  
STATEMENT OF CASH FLOWS  
FOR THE YEAR ENDED DECEMBER 31, 2012**

	<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	\$ 313,128	\$ 59,382	\$ (176,342)	\$ (27,573)	\$ 168,595
Adjustments to reconcile excess (deficiency) of revenues over expenses to net cash provided by operating activities:					
Interfund transfers	(313,128)	-	285,555	27,573	-
(Increase) decrease in:					
Assessment receivable	67,563	-	-	-	67,563
Prepaid expenses and other assets	(196,739)	-	-	-	(196,739)
Increase (decrease) in:					
Accounts payable and accrued expenses	75,036	-	-	-	75,036
Accrued payroll and related expenses	12,876	-	-	-	12,876
Deferred revenues	(114,578)	-	-	-	(114,578)
Other payables	(449)	-	-	-	(449)
	<u>(156,291)</u>	<u>59,382</u>	<u>109,213</u>	<u>-</u>	<u>12,304</u>
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>					
Redemptions of investments	270,000	3,657,000	-	-	3,927,000
Purchase of investments	(99,000)	(3,636,000)	(100,000)	(348,000)	(4,183,000)
	<u>171,000</u>	<u>21,000</u>	<u>(100,000)</u>	<u>(348,000)</u>	<u>(256,000)</u>
<b>NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS</b>	14,709	80,382	9,213	(348,000)	(243,696)
<b>BEGINNING CASH AND CASH EQUIVALENTS</b>	<u>1,134,112</u>	<u>48,456</u>	<u>35,323</u>	<u>350,000</u>	<u>1,567,891</u>
<b>ENDING CASH AND CASH EQUIVALENTS</b>	<u>\$ 1,148,821</u>	<u>\$ 128,838</u>	<u>\$ 44,536</u>	<u>\$ 2,000</u>	<u>\$ 1,324,195</u>

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**LAKE MISSION VIEJO ASSOCIATION  
SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES  
FOR THE YEAR ENDED DECEMBER 31, 2012**

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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, 2012, the development consisted of 23,926 units.

**Date of Management’s Review**

In preparing the financial statements, the Association has evaluated events and transactions for potential recognition or disclosure through April 9, 2013, the date the financial statements were available to be issued.

**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. Non-interest bearing accounts at each institution are fully insured by the Federal Deposit Insurance Corporation (“FDIC”). Periodically, due to the Association’s assessment billing cycle, operating cash may temporarily be deposited in savings or other interest bearing accounts, and could exceed the FDIC limits of \$250,000 at each financial institution.

**Cash Equivalents**

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, 2012 totaled approximately \$1,000,000, of which is kept in Federated funds, which invest in government obligations and are not FDIC insured.

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

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**Investments and Interest Earnings**

Investments consist of time certificates of deposit with annual interest rates ranging from 0.1% 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.

**Assessments and Deferred Revenue**

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.

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

**Allowance for Uncollectible Assessments**

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

**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 2012, 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, 2012**

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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 2013 budget.

For the year ended December 31, 2012 the contributions to the replacement fund totaled approximately \$500,000.

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, 2012 the contributions, to the capital expansion and contingency funds totaled approximately \$285,000 and \$30,000, 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, 2012**

**LAKE MISSION VIEJO ASSOCIATION  
SUPPLEMENTARY INFORMATION ON FUTURE MAJOR  
REPAIRS AND REPLACEMENTS  
DECEMBER 31, 2012  
(Unaudited)**

In August 2012, 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 2% on the replacement cost, and does not consider interest earnings 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, 2012. The reserve study should be referred to for a more complete description of the Association's assets and estimates used.

<u>Component</u>	<u>Estimated Remaining Useful Lives (Years)</u>	<u>Estimated Current Replacement Cost</u>	<u>Replacement Fund Balance</u>
Automobiles	0 to 8	\$ 222,875	\$ 178,128
Carpeting/Flooring	0	56,189	56,189
Small equipment	0 to 5	214,295	162,204
Snack bar equipment	0 to 15	123,130	84,104
Asphalt	0 to 18	978,388	169,017
Boats	0 to 9	397,815	280,427
Boat motors	0 to 3	70,000	70,000
Tractors	0 to 8	79,230	30,458
Sand	2	143,250	143,250
Mini trucks/Carts	0 to 4	96,595	81,719
Maintenance equipment	0 to 19	329,410	122,136
Fencing, railing and gates	0 to 25	759,731	422,411
Recreation structures	0 to 28	1,931,934	1,597,189
Landscape and irrigation	6	55,695	627,613
Lighting	0 to 24	319,210	261,845
Lake equipment	1 to 17	116,960	58,344
Air conditioning equipment	0 to 8	62,240	51,621
Painting	0 to 14	218,680	169,628
Other		<u>17,145</u>	<u>241,555</u>
		<u>\$ 6,192,772</u>	<u>\$ 4,807,838</u>