

LAKE MISSION VIEJO ASSOCIATION

FINANCIAL STATEMENTS

DECEMBER 31, 2010

WITH

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

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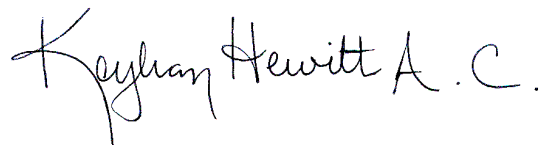
INDEPENDENT AUDITOR'S REPORT**Board of Directors
Lake Mission Viejo Association**

We have audited the accompanying balance sheet of Lake Mission Viejo Association (the "Association"), a California non-profit corporation, as of December 31, 2010, 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, 2010, 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, 2010 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 24, 2011

**LAKE MISSION VIEJO ASSOCIATION
BALANCE SHEET
DECEMBER 31, 2010**

ASSETS

	<u>Operating Fund</u>	<u>Replacement Fund</u>	<u>Capital Expansion Fund</u>	<u>Contingency Fund</u>	<u>Total</u>
CURRENT ASSETS					
Cash and cash equivalents	\$ 1,116,793	\$ 17,569	\$ 26,155	\$ 323,294	\$ 1,483,811
Investments, net	64,000	3,460,000	1,400,000	-	4,924,000
Assessments receivable, net of allowance for uncollectible assessments of \$332,000	104,800	-	-	-	104,800
Prepaid expenses and other current assets	<u>137,263</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>137,263</u>
	<u>\$ 1,422,856</u>	<u>\$ 3,477,569</u>	<u>\$ 1,426,155</u>	<u>\$ 323,294</u>	<u>\$ 6,649,874</u>
LONG TERM INVESTMENTS					
Investments, net	<u>-</u>	<u>1,340,000</u>	<u>-</u>	<u>-</u>	<u>1,340,000</u>
	<u>\$ 1,422,856</u>	<u>\$ 4,817,569</u>	<u>\$ 1,426,155</u>	<u>\$ 323,294</u>	<u>\$ 7,989,874</u>

LIABILITIES AND FUND BALANCE

CURRENT LIABILITIES					
Accounts payable and accrued expenses	\$ 131,076	\$ -	\$ -	\$ -	\$ 131,076
Accrued payroll and related expenses	142,891	-	-	-	142,891
Deferred revenues	1,145,040	-	-	-	1,145,040
Other payables	<u>3,849</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>3,849</u>
	<u>1,422,856</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>1,422,856</u>
COMMITMENTS AND CONTINGENCIES					
FUND BALANCE	<u>-</u>	<u>4,817,569</u>	<u>1,426,155</u>	<u>323,294</u>	<u>6,567,018</u>
	<u>\$ 1,422,856</u>	<u>\$ 4,817,569</u>	<u>\$ 1,426,155</u>	<u>\$ 323,294</u>	<u>\$ 7,989,874</u>

LAKE MISSION VIEJO ASSOCIATION
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN FUND BALANCE
FOR THE YEAR ENDED DECEMBER 31, 2010

	<u>Operating Fund</u>	<u>Replacement Fund</u>	<u>Capital Expansion Fund</u>	<u>Contingency Fund</u>	<u>Total</u>
REVENUES					
Assessments	\$ 4,770,442	\$ 497,004	\$ 43,200	\$ -	\$ 5,310,646
Boat rental and storage	372,041	-	-	-	372,041
Interest	83,044	-	-	-	83,044
Recreation and sales	294,603	-	-	-	294,603
Other	416,762	-	-	-	416,762
	<u>5,936,892</u>	<u>497,004</u>	<u>43,200</u>	<u>-</u>	<u>6,477,096</u>
EXPENSES					
Concerts and special events	511,642	-	-	-	511,642
Consulting and outside services	321,782	-	-	-	321,782
Bad Debt	98,000	-	-	-	98,000
Fish stocking	139,803	-	-	-	139,803
General and administrative	361,562	-	-	-	361,562
Insurance	135,932	-	-	-	135,932
Lake refill and quality management	145,690	-	-	-	145,690
Maintenance and repairs	320,192	262,511	652,215	76,706	1,311,624
Professional services	142,259	-	-	-	142,259
Salaries and related	3,035,864	-	-	-	3,035,864
Utilities	200,001	-	-	-	200,001
	<u>5,412,727</u>	<u>262,511</u>	<u>652,215</u>	<u>76,706</u>	<u>6,404,159</u>
EXCESS (DEFICIENCY) OF REVENUES OVER EXPENSES	524,165	234,493	(609,015)	(76,706)	72,937
BEGINNING FUND BALANCE	-	4,333,076	1,861,005	300,000	6,494,081
INTERFUND TRANSFERS	<u>(524,165)</u>	<u>250,000</u>	<u>174,165</u>	<u>100,000</u>	<u>-</u>
ENDING FUND BALANCE	<u>\$ -</u>	<u>\$ 4,817,569</u>	<u>\$ 1,426,155</u>	<u>\$ 323,294</u>	<u>\$ 6,567,018</u>

**LAKE MISSION VIEJO ASSOCIATION
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED DECEMBER 31, 2010**

	<u>Operating Fund</u>	<u>Replacement Fund</u>	<u>Capital Expansion Fund</u>	<u>Contingency Fund</u>	<u>Total</u>
CASH FLOWS FROM OPERATING ACTIVITIES					
Excess (deficiency) of revenues over expenses	\$ 524,165	\$ 234,493	\$ (609,015)	\$ (76,706)	\$ 72,937
Adjustments to reconcile excess (deficiency) of revenues over expenses to net cash provided by operating activities:					
Interfund transfers	(524,165)	250,000	174,165	100,000	-
(Increase) decrease in:					
Assessment receivable	(31,463)	-	-	-	(31,463)
Prepaid expenses and other assets	10,917	-	-	-	10,917
Increase (decrease) in:					
Accounts payable and accrued expenses	87,428	-	-	-	87,428
Accrued payroll and related expenses	13,840	-	-	-	13,840
Deferred revenues	84,273	-	-	-	84,273
Other payables	(4,570)	-	-	-	(4,570)
	<u>160,425</u>	<u>484,493</u>	<u>(434,850)</u>	<u>23,294</u>	<u>233,362</u>
CASH FLOWS FROM INVESTING ACTIVITIES					
Redemptions of investments	108,000	5,470,000	1,860,000	300,000	7,738,000
Purchase of investments	(64,000)	(5,990,000)	(1,400,000)	-	(7,454,000)
	<u>44,000</u>	<u>(520,000)</u>	<u>460,000</u>	<u>300,000</u>	<u>284,000</u>
NET INCREASE (DECREASE) IN CASH AND CASH EQUIVALENTS	204,425	(35,507)	25,150	323,294	517,362
BEGINNING CASH AND CASH EQUIVALENTS	<u>912,368</u>	<u>53,076</u>	<u>1,005</u>	<u>-</u>	<u>966,449</u>
ENDING CASH AND CASH EQUIVALENTS	<u>\$ 1,116,793</u>	<u>\$ 17,569</u>	<u>\$ 26,155</u>	<u>\$ 323,294</u>	<u>\$ 1,483,811</u>

**LAKE MISSION VIEJO ASSOCIATION
SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES
FOR THE YEAR ENDED DECEMBER 31, 2010**

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, 2010, the development consisted of 23,801 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. 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 and 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, 2010 totaled approximately \$1,400,000, 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 0.1% 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.

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

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 2010, 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.

**LAKE MISSION VIEJO ASSOCIATION
NOTES TO FINANCIAL STATEMENTS
FOR THE YEAR ENDED DECEMBER 31, 2010**

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 2011 budget.

For the year ended December 31, 2010 the contributions to the replacement fund totaled approximately \$750,000.

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, 2010 the contributions, in addition to the budgeted amounts, to the capital expansion and contingency funds totaled approximately \$175,000 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, 2010

**LAKE MISSION VIEJO ASSOCIATION
SUPPLEMENTARY INFORMATION ON FUTURE MAJOR
REPAIRS AND REPLACEMENTS
DECEMBER 31, 2010
(Unaudited)**

In August 2010, 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, 2010. 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	\$ 164,280	\$ 126,974
Carpeting	1 to 3	28,533	19,332
Small equipment	0 to 7	195,885	123,128
Snack bar equipment	0 to 17	116,220	106,123
Asphalt	0 to 17	975,409	748,132
Boats	0 to 6	348,550	316,572
Boat motors	0 to 3	65,835	57,059
Tractors	0 to 2	104,165	104,165
Sand	4	135,000	21,316
Carts	1 to 4	91,060	59,485
Maintenance equipment	0 to 17	310,920	242,821
Fencing	1 to 21	574,059	408,185
Recreation structures	1 to 19	1,253,787	930,636
Landscape and irrigation	8	52,420	643,229
Lighting	0 to 8	279,075	274,119
Lake equipment	1 to 19	101,560	80,725
Air conditioning equipment	1 to 8	53,270	38,971
Other		<u>99,880</u>	<u>516,597</u>
		<u>\$ 4,949,908</u>	<u>\$ 4,817,569</u>