



Financial Review

In accordance with NRS 116.31083, the financial statements for La Jolla Classic HOA for the month ending December 31st, 2013 have been provided to the Board of Directors by Mesa Management, LLC, for their review and acceptance. The association uses the accrual method of accounting. Monthly financials are produced and provided to the board members upon completion. Financial statements are available to each homeowner via the community website or upon written request.

The AP Check register and bank account reconciliation reports and the related bank statements have been provided and there were no unusual or unexplained reconciling items.

The association is in compliance with paragraph (b) of subsection 2 of NRS116.3115 as reserve funds have not been used for daily maintenance items.

Delinquent receivables have been reported via the monthly delinquency report. Delinquencies are collected in accordance with the association's collection policy.

The income/expense statement has been provided. Board members are encouraged to review the comparison of budget to actual and inquire about any significant variances they are unaware of.

No member of the Board of Directors has reported accepting any gifts or incentive from any vendor contracted by the association.

NOTES:

October-December 2013 Transfer was completed on 12.28.13

Street Sweeping includes September & October expenses not previously paid or accrued.

La Jolla Classic HOA
Mesa GL Balance Sheet Standard

Period 12/31/2013

	Operating	Reserve	Total
Assets			
<u>Cash</u>			
Mutual of Omaha Operating	34,520.72		34,520.72
<u>Total Cash</u>	<u>34,520.72</u>		<u>34,520.72</u>
<u>Reserve</u>			
Mutual of Omaha Reserve		113,790.96	113,790.96
<u>Total Reserve</u>		<u>113,790.96</u>	<u>113,790.96</u>
<u>Accounts Receivable</u>			
A/R Assessments	2,505.78		2,505.78
A/R Late Fees	270.00		270.00
A/R Fines	168.72		168.72
A/R NSF	47.50		47.50
A/R Intent to Lien	145.00		145.00
A/R Misc Charges	100.00		100.00
<u>Total Accounts Receivable</u>	<u>3,237.00</u>		<u>3,237.00</u>
<u>Other Receivable</u>			
Allowance for Bad Debt	(7,000.00)		(7,000.00)
<u>Total Other Receivable</u>	<u>(7,000.00)</u>		<u>(7,000.00)</u>
<u>Prepaid</u>			
Prepaid Insurance	229.63		229.63
<u>Total Prepaid</u>	<u>229.63</u>		<u>229.63</u>
<u>Total Assets</u>	<u>30,987.35</u>	<u>113,790.96</u>	<u>144,778.31</u>
Liabilities & Equity			
<u>Liability</u>			
Accounts Payable	339.92		339.92
Prepaid Assessments	2,174.11		2,174.11
Accrued Expenses	356.93		356.93
<u>Total Liability</u>	<u>2,870.96</u>		<u>2,870.96</u>
<u>Equity</u>			
Operating Retained Earnings	19,567.25		19,567.25
Reserve Retained Earnings		151,849.56	151,849.56
Net Income	8,549.14	(38,058.60)	(29,509.46)
<u>Total Equity</u>	<u>28,116.39</u>	<u>113,790.96</u>	<u>141,907.35</u>
<u>Total Liabilities & Equity</u>	<u>30,987.35</u>	<u>113,790.96</u>	<u>144,778.31</u>

La Jolla Classic HOA

Budget Comparison Standard Dollar Variance

Posted 12/1/2013 to 12/31/2013 11:59:00 PM

	Current Month Operating			Year to Date Operating		
	Fund	Budget	Variance	Fund	Budget	Variance
REVENUES						
<u>Accounts Receivable</u>						
Assessments	0.00	3,637.92	(3,637.92)	43,655.04	43,655.04	0.00
Late Fees	0.00	0.00	0.00	800.00	0.00	800.00
Collection Costs	0.00	0.00	0.00	450.00	0.00	450.00
Fines	0.00	0.00	0.00	1,400.00	0.00	1,400.00
Intent to Lien Fee	0.00	125.00	(125.00)	0.00	1,500.00	(1,500.00)
Misc Charges	192.00	0.00	192.00	491.00	0.00	491.00
TOTAL Accounts Receivable	192.00	3,762.92	(3,570.92)	46,796.04	45,155.04	1,641.00
<u>Other Receivable</u>						
Key Income	0.00	0.00	0.00	92.00	0.00	92.00
Interest	3.06	0.00	3.06	28.87	0.00	28.87
TOTAL Other Receivable	3.06	0.00	3.06	120.87	0.00	120.87
TOTAL REVENUES	195.06	3,762.92	(3,567.86)	46,916.91	45,155.04	1,761.87
EXPENSES						
<u>Gate</u>						
Vehicle Access Gates	75.00	104.13	(29.13)	1,561.99	1,250.00	311.99
Keys	0.00	0.00	0.00	270.25	0.00	270.25
TOTAL Gate	75.00	104.13	(29.13)	1,832.24	1,250.00	582.24
<u>Insurance</u>						
Liability Insurance	167.42	410.18	(242.76)	2,568.91	4,921.50	(2,352.59)
Workers Comp Insurance	62.25	0.00	62.25	184.46	0.00	184.46
TOTAL Insurance	229.67	410.18	(180.51)	2,753.37	4,921.50	(2,168.13)
<u>Landscaping</u>						
Tree Pruning	0.00	62.50	(62.50)	500.00	750.00	(250.00)
Landscape Contract	200.00	200.00	0.00	2,400.00	2,400.00	0.00
Landscape Additional	90.00	41.63	48.37	340.00	500.00	(160.00)
Landscape Renovation	0.00	41.63	(41.63)	0.00	500.00	(500.00)
TOTAL Landscaping	290.00	345.76	(55.76)	3,240.00	4,150.00	(910.00)
<u>Management</u>						
Management Fees	1,122.00	1,122.00	0.00	13,714.00	13,464.00	250.00
License Fees & Permits	0.00	16.63	(16.63)	0.00	200.00	(200.00)
Secretary of State	0.00	2.12	(2.12)	25.00	25.00	0.00
Miscellaneous	0.00	0.00	0.00	120.00	0.00	120.00
Intent to Lien Charges	0.00	125.00	(125.00)	0.00	1,500.00	(1,500.00)
Other Mgmt. Services	0.00	0.00	0.00	525.00	0.00	525.00
Legal Fees	75.00	0.00	75.00	75.00	0.00	75.00
TOTAL Management	1,197.00	1,265.75	(68.75)	14,459.00	15,189.00	(730.00)
<u>Other Expense</u>						
Bad Debt Expense	0.00	641.63	(641.63)	4,541.79	7,700.00	(3,158.21)
TOTAL Other Expense	0.00	641.63	(641.63)	4,541.79	7,700.00	(3,158.21)
<u>Repairs and Maintenance</u>						
General Maintenance	0.00	20.87	(20.87)	0.00	250.00	(250.00)

La Jolla Classic HOA

Budget Comparison Standard Dollar Variance

Posted 12/1/2013 to 12/31/2013 11:59:00 PM

	Current Month Operating			Year to Date Operating		
	Fund	Budget	Variance	Fund	Budget	Variance
Lighting Repairs & Supplies	0.00	41.63	(41.63)	0.00	500.00	(500.00)
Street Sweeping	419.76	141.63	278.13	1,679.04	1,700.00	(20.96)
TOTAL Repairs and Maintenance	419.76	204.13	215.63	1,679.04	2,450.00	(770.96)
Reserve						
Reserve Contribution	392.04	392.10	(0.06)	4,704.60	4,704.54	0.06
TOTAL Reserve	392.04	392.10	(0.06)	4,704.60	4,704.54	0.06
Taxes						
Audit/Tax	0.00	10.38	(10.38)	1,625.00	125.00	1,500.00
Income Tax	0.00	8.37	(8.37)	0.00	100.00	(100.00)
TOTAL Taxes	0.00	18.75	(18.75)	1,625.00	225.00	1,400.00
Utility						
Telephone	42.58	42.12	0.46	504.85	505.00	(0.15)
Electric	141.87	208.37	(66.50)	1,519.42	2,500.00	(980.58)
Water	172.48	130.00	42.48	1,508.46	1,560.00	(51.54)
TOTAL Utility	356.93	380.49	(23.56)	3,532.73	4,565.00	(1,032.27)
TOTAL EXPENSES	2,960.40	3,762.92	(802.52)	38,367.77	45,155.04	(6,787.27)
Excess Revenue / Expense	(2,765.34)	0.00	(2,765.34)	8,549.14	0.00	8,549.14

La Jolla Classic HOA

Budget Comparison Standard Dollar Variance

Posted 12/1/2013 to 12/31/2013 11:59:00 PM

	Current Month Reserve			Year to Date Reserve		
	Fund	Budget	Variance	Fund	Budget	Variance
REVENUES						
<u>Reserve</u>						
Reserve Fund Transfer Current Yr	392.04	392.10	(0.06)	4,704.60	4,704.54	0.06
Reserve Fund Interest Current Yr	21.95	76.30	(54.35)	301.80	915.93	(614.13)
TOTAL Reserve	<u>413.99</u>	<u>468.40</u>	<u>(54.41)</u>	<u>5,006.40</u>	<u>5,620.47</u>	<u>(614.07)</u>
TOTAL REVENUES	<u>413.99</u>	<u>468.40</u>	<u>(54.41)</u>	<u>5,006.40</u>	<u>5,620.47</u>	<u>(614.07)</u>
EXPENSES						
<u>Repairs and Maintenance</u>						
General Maintenance	0.00	4,945.18	(4,945.18)	22,477.00	59,341.50	(36,864.50)
Asphalt Crack Seal	16,984.00	0.00	16,984.00	20,588.00	0.00	20,588.00
TOTAL Repairs and Maintenance	<u>16,984.00</u>	<u>4,945.18</u>	<u>12,038.82</u>	<u>43,065.00</u>	<u>59,341.50</u>	<u>(16,276.50)</u>
TOTAL EXPENSES	<u>16,984.00</u>	<u>4,945.18</u>	<u>12,038.82</u>	<u>43,065.00</u>	<u>59,341.50</u>	<u>(16,276.50)</u>
Excess Revenue / Expense	<u>(16,570.01)</u>	<u>(4,476.78)</u>	<u>(12,093.23)</u>	<u>(38,058.60)</u>	<u>(53,721.03)</u>	<u>15,662.43</u>