

NEWPORT HILLS COMMUNITY ASSOCIATION

Audited Financial Statements

For the Year Ended December 31, 2025

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INDEPENDENT AUDITOR'S REPORT

Board of Directors
Newport Hills Community Association

Opinion

We have audited the accompanying financial statements of Newport Hills Community Association (a California corporation), which comprise the balance sheet as of December 31, 2025, and the related statements of revenue, expenses and association funds, and cash flows for the year then ended, and the related notes to the financial statements.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Newport Hills Community Association as of December 31, 2025, and the results of its operations and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of Newport Hills Community Association and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Future Major Repairs and Replacement

Our audit was made for the purpose of forming an opinion on the basic financial statements taken as a whole. We have not applied procedures to determine whether the funds designated for future major repairs and replacement as discussed in Note 3 are adequate to meet such future costs because that determination is outside the scope of our audit. Our opinion is not modified with respect to that matter.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about Newport Hills Community Association's ability to continue as a going concern within one year after the date that the financial statements are available to be issued.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of Newport Hills Community Association's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about Newport Hills Community Association's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

Disclaimer of Opinion on Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the information on future major repairs and replacements of common property on page 13 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Financial Accounting Standards Board, which considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Owens, Moskowitz and Associates, Inc.

May 26, 2026

Owens, Moskowitz and Associates, Inc.

NEWPORT HILLS COMMUNITY ASSOCIATION
BALANCE SHEET
DECEMBER 31, 2025

	OPERATING FUND	REPLACEMENT FUND	TOTAL
ASSETS			
Cash	\$ 648,600	\$ 644,426	\$ 1,293,026
Short-Term Investments	-	1,191,230	1,191,230
Assessments Receivable	325	-	325
Prepaid Taxes	9,603	-	9,603
Prepaid Insurance	16,912	-	16,912
Due From/(Due To) Other Funds	111,540	(111,540)	-
Total Assets	\$ 786,980	\$ 1,724,116	\$ 2,511,096
LIABILITIES AND ASSOCIATION FUNDS			
Liabilities			
Accounts Payable	\$ 35,589	\$ -	\$ 35,589
Prepaid Assessments	312,248	-	312,248
Architectural Deposits	431,569	-	431,569
Deferred Assessments (Assessments Received In Advance - Replacement Fund)	-	1,724,116	1,724,116
Income Taxes Payable	1,549	-	1,549
Total Liabilities	780,955	1,724,116	2,505,071
Commitments	-	-	-
Association Funds	6,025	-	6,025
Total Liabilities And Association Funds	\$ 786,980	\$ 1,724,116	\$ 2,511,096

SEE INDEPENDENT AUDITORS' REPORT AND ACCOMPANYING NOTES

NEWPORT HILLS COMMUNITY ASSOCIATION
STATEMENT OF REVENUE, EXPENSES AND ASSOCIATION FUNDS
FOR THE YEAR ENDED DECEMBER 31, 2025

	OPERATING FUND	REPLACEMENT FUND	TOTAL
REVENUE			
Assessments	\$ 695,971	\$ 433,411	\$ 1,129,382
Price Adjustment - Credit Losses	(5,358)	-	(5,358)
Interest Income	26	80,938	80,964
Swim Programs Income	12,638	-	12,638
Clubhouse Rental	6,125	-	6,125
Other Income	11,975	-	11,975
Total Revenue	721,377	514,349	1,235,726
EXPENSES			
Landscape Maintenance	136,122	239,804	375,926
On-site Manager	143,424	-	143,424
Administrative	31,469	-	31,469
Legal And Audit	19,597	-	19,597
Insurance	37,167	-	37,167
Payroll Tax and Related Expenses	18,580	-	18,580
Pool	33,303	142,578	175,881
Rubbish Collection	9,371	-	9,371
Pest Control	1,491	9,418	10,909
Telephone	7,373	-	7,373
Painting	-	81,900	81,900
General Maintenance	18,799	7,077	25,876
Reserve Study	1,500	-	1,500
Gas	32,502	-	32,502
Electricity	26,491	-	26,491
Water	43,824	-	43,824
Custodial	31,461	-	31,461
Guard Shack	720	-	720
Clubhouse Security	95,290	-	95,290
Clubhouse/Pool Management	37,830	-	37,830
Pool Monitors	16,346	-	16,346
Clubhouse	-	20,791	20,791
Grill	-	1,434	1,434
Lighting and Electrical	1,179	-	1,179
Plumbing	-	3,422	3,422
Signs	-	7,925	7,925
Income Tax	16,442	-	16,442
Total Expenses	760,281	514,349	1,274,630
Excess (Deficiency) of Revenue Over Expenses	(38,904)	-	(38,904)
Association Funds Balance Beginning of Year	44,929	-	44,929
Association Funds Balance End of Year	\$ 6,025	\$ -	\$ 6,025

SEE INDEPENDENT AUDITORS' REPORT AND ACCOMPANYING NOTES

NEWPORT HILLS COMMUNITY ASSOCIATION
STATEMENT OF CASH FLOWS
FOR THE YEAR ENDED DECEMBER 31, 2025

	OPERATING FUND	REPLACEMENT FUND	TOTAL
Cash Flows From Operating Activities:			
Cash Received From Members	\$ 711,201	\$ 219,069	\$ 930,270
Cash Paid To Suppliers of Goods And Services	(726,381)	(514,349)	(1,240,730)
Architectural Deposits Collected	127,005	-	127,005
Interest Received	26	80,938	80,964
Income Taxes Paid	(40,809)	-	(40,809)
Net Cash Provided By (Used In) Operating Activities	71,042	(214,342)	(143,300)
Cash Flows From Investing Activities:			
Maturity (Purchase) of Short-Term Investments	-	(15,801)	(15,801)
Cash Flows From Financing Activities:			
Interfund Borrowings	(1,522)	1,522	-
Net Increase (Decrease) In Cash And Cash Equivalents	69,520	(228,621)	(159,101)
Cash And Cash Equivalents At Beginning of Year	579,080	873,047	1,452,127
Cash And Cash Equivalents At End of Year	\$ 648,600	\$ 644,426	\$ 1,293,026

RECONCILIATION OF EXCESS OF REVENUE OVER EXPENSES
TO NET CASH PROVIDED BY OPERATING ACTIVITIES

Excess (Deficiency) of Revenue Over Expenses	\$ (38,904)	\$ -	\$ (38,904)
Adjustments To Reconcile Excess (Deficiency) of Revenue Over Expenses To Net Cash Provided By Operating Activities:			
Change In Assessments Receivable	1,280	-	1,280
Change In Prepaid Insurance	(6,245)	-	(6,245)
Change In Prepaid Taxes	(9,603)	-	(9,603)
Change In Accounts Payable	5,123	-	5,123
Change In Deferred Assessments	-	(214,342)	(214,342)
Change In Prepaid Assessments	7,150	-	7,150
Change In Architectural Deposits	127,005	-	127,005
Change In Income Tax Payable	(14,764)	-	(14,764)
Net Cash Provided By (Used In) Operating Activities	\$ 71,042	\$ (214,342)	\$ (143,300)

SEE INDEPENDENT AUDITORS' REPORT AND ACCOMPANYING NOTES

NEWPORT HILLS COMMUNITY ASSOCIATION
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2025

NOTE 1 NATURE OF ORGANIZATION

Newport Hills Community Association was incorporated on April 13, 1970, in the state of California. It is responsible for the operation and maintenance of the common property within the development, which is located in the city of Newport Beach, California. The development consists of 532 residential units.

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Method of Accounting

The books of Newport Hills Community Association are maintained on the modified cash basis of accounting with entries made to convert them to the accrual basis for audit and tax purposes.

Fund Accounting

The Association's governing documents provide certain guidelines for governing its financial activities. To ensure observance of limitations and restrictions on the use of financial resources, the Association maintains its accounts using fund accounting. Financial resources are classified for accounting and reporting purposes in the following funds established according to their nature and purpose:

- Operating fund - This fund is used to account for financial resources available for the general operations of the Association.
- Replacement fund - This fund is used to accumulate financial resources designated for future major repairs and replacements.

Deferred Assessments (Assessments received in advance-replacement fund)

The Association recognizes revenue from members as the related performance obligations are satisfied. Deferred assessments (assessments received in advance-replacement fund) are recorded when the Association has the right to receive payment in advance of the satisfaction of performance obligations related to replacement reserve assessments. The activity in deferred assessments (assessments received in advance-replacement fund) during 2025 was as follows:

Deferred Assessments, at January 1, 2025	\$ 1,938,458
Assessments Budgeted for Replacement Reserve	219,069
Revenue Released to Match Reserve Expenses	<u>(433,411)</u>
Deferred Assessments, at December 31, 2025	<u>\$ 1,724,116</u>

Cash Equivalents and Short-term Investments

Cash equivalents consist primarily of certificates of deposit and other securities with original maturities of 90 days or less. Certificates of deposit and other securities with original maturities over 90 days are classified as short-term investments. Cash equivalents and short-term investments are stated at cost, which approximates market value.

The Association maintains bank accounts at various financial institutions. During the course of the year, the accounts may fluctuate over the FDIC insured amount.

SEE INDEPENDENT AUDITORS' REPORT

NEWPORT HILLS COMMUNITY ASSOCIATION
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2025
(CONTINUED)

NOTE 2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Member Assessments

Association members are subject to monthly assessments to provide funds for the Association's operating expenses and major repairs and replacements. Assessment revenue is recognized as the related performance obligations are satisfied at transaction amounts expected to be collected. The Association's performance obligations related to its operating assessments is satisfied over time on a daily pro-rata basis using the input method. The performance obligations related to the replacement fund assessments are satisfied when these funds are expended for their designated purpose. Assessments receivable at the balance sheet date are stated at the amounts expected to be collected from outstanding assessments from unit owners. The Association's policy is to retain legal counsel and place liens on the properties of homeowners whose assessments are ninety days or more delinquent. Any excess assessments at year end are retained by the Association for use in the succeeding year. The balances of assessments receivable as of the beginning and end of the year were \$1,605 and \$325, respectively.

Use of Estimates

The Association uses estimates and assumptions in preparing these financial statements in accordance with generally accepted accounting principles. Those estimates and assumptions affect the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities, and the reported revenues and expenses. Actual results could vary from the estimates that were used.

Credit Losses Implementation

In June 2016, the FASB issued ASU 2016-13, *Financial Instruments – Credit Losses (Topic 326)*. This guidance represents a significant change in the accounting model for credit losses by requiring immediate recognition of management's estimates of "current expected credit losses". Under the prior model, losses were recognized only as they were incurred, which FASB has noted delayed recognition of expected losses that might not yet have met the threshold of being probable. The new model is applicable to all financial instruments that are not accounted for at fair value through net income, thereby bringing consistency in accounting treatment across different types of financial instruments and requiring consideration of a broader range of variables when forming loss estimates. The Association adopted this standard on January 1, 2023 by using a "Loss rate approach – Individual Evaluation". An allowance for expected credit losses is established for any account that is six months or older which has historically been reliable. The cumulative effect of adopting this new accounting policy resulted in no change to the beginning of the year allowance for expected credit losses or the operating fund balance.

Management believes that the historical loss information it has compiled is a reasonable basis on which to determine expected credit losses of assessments receivables held at December 31, 2025 because the composition of the member receivables at that date is consistent with that used in developing the historical credit-loss percentages (i.e. the similar risk characteristics of its members and its lending practices have not changed significantly over time). Accordingly, the allowance for expected credit losses at December 31, 2025 totaled \$-0-.

Property and Equipment

Real property and common areas acquired by the original homeowners from the developer are owned by the individual owners in common and are not capitalized on the Association's financial statements. Replacements and improvements to the real property and common areas also belong to the owners and are not capitalized on the Association's financial statements.

SEE INDEPENDENT AUDITORS' REPORT

NEWPORT HILLS COMMUNITY ASSOCIATION
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2025
(CONTINUED)

NOTE 3 FUTURE MAJOR REPAIRS AND REPLACEMENTS

The Association's governing documents require funds to be accumulated for future major repairs and replacements. Accumulated funds are held in separate accounts and are generally not available for operating purposes. It is the Association's policy to allocate interest earned on such funds to the replacement fund. Since the actual costs are dependent upon the frequency of occurrence and future costs, there is no assurance that this fund is adequate.

A study of the Association's funding program for the replacement of Association common areas, projected to «CurrentEndYear», indicates the Association's ideal cash replacement fund balance was \$ 1,636,354 at that date. The study recommends a 2026 contribution to the replacement fund of \$ 255,736 (\$ 40.46 per owner per month). The 2026 budgeted contribution is \$ 237,720.

The preparation of such a study involves significant estimates by the persons preparing the study, and these estimates are subject to annual revision for changing prices, circumstances and assumptions. If actual replacement costs exceed funds available, or where replacement of common areas is necessary where no fund has been previously established, the Association has the right to increase the monthly assessments, pass special assessments, or delay replacement until funds are available.

NOTE 4 INCOME TAXES

The Association is a corporation that is potentially taxable on all of its net income, including unspent member assessments. However, under state and federal filing elections, the Association may choose to be taxed only on its net non-membership income, which includes interest income.

The State of California allows qualifying homeowner associations to file an election to be taxed under special rules. Under this election, income from members (such as assessments) is exempt from taxation.

Federal law offers a similar election, which must be made annually. However, net non-membership income under this election is taxed at a flat rate of 30%. If the Association chooses to file as a regular corporation, it may still exclude from taxation its net membership income by making certain elections. Tax at the regular corporate tax rate is generally lower. Some of these elections, however, have come under IRS attack and certain issues are yet to be clarified.

In 2025, the Association filed as a regular corporation for federal taxes, since it had an excess of maintenance expenses over membership source income. That excess may be carried over to future periods to offset future membership source income when the Association files as a regular corporation. This election is not related to the issues involved in the IRS audits.

Regardless of how the Association files its taxes, non-membership income (interest) may not be offset with membership expenses (such as common area maintenance costs). That is why the Association's taxable income can be greater than its net income as recorded in the financial statements.

Accounting principles generally accepted in the United States of America require management to evaluate tax positions taken by the Association and recognize a tax liability if the Association has taken an uncertain position that more likely than not would not be sustained upon examination by the IRS. Management has analyzed the tax positions taken by the Association and has concluded that as of December 31, 2025, there are no uncertain positions taken or expected to be taken that would require recognition of a liability or disclosure in the financial statements. The Association is subject to routine audits by taxing jurisdictions; however, there are currently no audits in progress. The Association's management believes it is no longer subject to income tax examinations for years prior to 2021.

SEE INDEPENDENT AUDITORS' REPORT

NEWPORT HILLS COMMUNITY ASSOCIATION
 NOTES TO FINANCIAL STATEMENTS
 DECEMBER 31, 2025
 (CONTINUED)

NOTE 4 INCOME TAXES (Continued)

Federal and California income taxes have been accrued based on the taxable portion of the income reported in the accompanying financial statements. Income taxes for the current year were:

2025 INCOME TAXES	<u>FEDERAL</u>	<u>STATE TAX</u>	<u>STATE FEE</u>	<u>TOTAL</u>
Income Taxes	\$ 14,893	\$ 1,549	\$ -	\$ 16,442
Less: Estimated payments	<u>(24,496)</u>	<u>-</u>	<u>-</u>	<u>(24,496)</u>
Prepaid tax	<u>\$ 9,603</u>			<u>\$ 9,603</u>
Income tax payable		<u>\$ 1,549</u>	<u>\$ -</u>	<u>\$ 1,549</u>

NOTE 5 ASSESSMENTS

During 2025, assessments were billed at a rate of \$ 860 per unit per month. Effective January 1, 2026, the rate increased to \$ 895 per unit per month.

NOTE 6 INTERFUND ACCOUNT

The interfund account represents the amount one fund owes another fund. Various scenarios may cause this situation which include, but are not limited to, one fund paying the expenses of another fund, one fund borrowing from another fund, or the operating fund not paying the full annual budgeted contribution amount to the replacement fund.

NOTE 7 RELATED PARTY TRANSACTIONS

During 2025, the Association's on-site manager paid for miscellaneous maintenance replacement expenses on behalf of the Association and received total reimbursements of \$5,276.

Coastal Demolition and Restoration is owned by the son of the Association's on-site manager. During 2025, the Association used this vendor for emergency restoration services at the clubhouse. The Association paid the vendor \$ 2,041 during the year.

NOTE 8 SUBSEQUENT EVENTS

The date to which events occurring after December 31, 2025, the date of the most recent balance sheet, have been evaluated for possible adjustment to the financial statements or disclosure is May 26, 2026, which is the date on which the financial statements were issued.

SEE INDEPENDENT AUDITORS' REPORT

SUPPLEMENTAL INFORMATION

NEWPORT HILLS COMMUNITY ASSOCIATION
SUPPLEMENTAL INFORMATION ON FUTURE MAJOR REPAIRS
AND REPLACEMENTS
DECEMBER 31, 2025
(UNAUDITED)

The board of directors contracted an independent consultant who conducted a August 29, 2025 study, projected to December 31, 2025, to estimate the remaining useful lives and replacement costs of the components of common property. Funding requirements include an inflation factor of 2.5% and an interest rate of 2.5%.

The following table is based on the study and presents information about the components of common property.

Components	Estimated Remaining Useful Lives	Estimated Current Replacement Cost	2026 Funding Requirement	Recommended Fund Balances
Clubhouse Roofs	0 years	\$ 199,101	\$ 10,337	\$ 199,101
Painting	0 to 5 years	147,815	32,243	41,637
Lighting	3 to 19 years	56,225	4,027	27,972
Fencing/Walls	0 to 19 years	476,994	33,970	208,340
Pool/Pool Area/Wader	0 to 12 years	651,853	51,755	354,709
Clubhouse	1 to 15 years	656,972	48,587	354,097
Grounds	0 to 20 years	1,035,010	66,105	400,837
Guardhouse	0 to 4 years	5,000	936	2,000
Contingency	n/a	-	7,776	47,661
		<u>\$ 3,228,970</u>	<u>\$ 255,736</u>	<u>\$ 1,636,354</u>

As shown above, the study recommends a cash replacement balance of \$1,636,354 as of December 31, 2025 and contributions to reserves of \$255,736 during 2026. The Association's total replacement fund total assets at December 31, 2025 were \$1,724,116 or 105.36% of the recommended balance.

SEE INDEPENDENT AUDITORS' REPORT