



CRUMMACK HUSEBY

October 30, 2026

RE: Evergreen Community Association
2026 Fiscal Year End Audit

Dear Evergreen Homeowners:

A review of the financial statements of the association is to be prepared in accordance with generally accepted accounting principles by a licensee of the California Board of Accountancy in accordance with Civil Code §5305.

Enclosed please find the independent audit report prepared by Newman Certified Public Accountant, PC, for Evergreen Community Association's fiscal year ended June 30, 2026.

The audit report was reduced in size in order to save the association significant printing and mailing costs. If you would like a full-size version of the report, please contact management at evergreen@ch-pm.com or (949) 367-9430.

It is recommended that you maintain this report in your Association files.

Sincerely,

At the Direction of the Board of Directors of the
Evergreen Community Association

Bridget Frost
Crummack Huseby Property Management

Insightful. In person. Invaluable.

Evergreen Community Association
Financial Statements
For the Year Ended June 30, 2026



NEWMAN
Certified Public Accountant, PC

Evergreen Community Association
Financial Statements
For the Year Ended June 30, 2026

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NEWMAN
Certified Public Accountant, PC

Independent Auditor's Report

To the Board of Directors of Evergreen Community Association

Opinion

We have audited the accompanying financial statements of Evergreen Community Association, which comprise the balance sheet as of June 30, 2026, and the related statements of revenues, expenses and changes in fund balances 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 Evergreen Community Association as of June 30, 2026, 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 Evergreen 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.

Emphasis of Matter - Future Major Repairs and Replacements

Our audit was made for the purpose of forming an opinion on the basic financial statements taken as whole. We have not applied procedures to determine whether the funds designated for future major repairs and replacements as discussed in Note 5 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 Evergreen 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 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 judgement 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 Evergreen 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 judgement, there are conditions or events, considered in the aggregate, that raise substantial doubt about Evergreen 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 supplementary information on Future Major Repairs and Replacements be presented to supplement the basic financial statements. Such information is the responsibility of management and, 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.

Newman Certified Public Accountant, PC.

Newman Certified Public Accountant, PC

Carlsbad, CA

October 29, 2026

Evergreen Community Association
Balance Sheet
June 30, 2026

	Operating Fund	Replacement Fund	Total
Assets			
Cash and cash equivalents	\$ 206,265	\$ 383,231	\$ 589,496
Investments	-	500,312	500,312
Assessments receivable	4,075	-	4,075
Allowance for credit losses	(3,010)	-	(3,010)
Interest receivable	-	3,592	3,592
Prepaid insurance	11,992	-	11,992
Prepaid income taxes	-	1,979	1,979
Due from (to) fund	3,215	(3,215)	-
Total assets	\$ 222,537	\$ 885,899	\$ 1,108,436
Liabilities			
Accounts payable	\$ 4,972	\$ 42,886	\$ 47,858
Prepaid assessments	6,916	-	6,916
Contract liabilities (assessments received in advance - replacement fund)	-	843,013	843,013
Total liabilities	11,888	885,899	897,787
Fund balances	210,649	-	210,649
Total liabilities and fund balances	\$ 222,537	\$ 885,899	\$ 1,108,436

Evergreen Community Association
Statement of Revenues, Expenses, and Changes in Fund Balances
For the Year Ended June 30, 2026

	Operating Fund	Replacement Fund	Total
Revenues			
Owners' assessments	\$ 203,795	\$ 182,527	\$ 386,322
Fines and violations	3,350	-	3,350
Interest	429	-	429
Investment income	-	15,929	15,929
Other member income	2,060	-	2,060
Total revenues	<u>209,634</u>	<u>198,456</u>	<u>408,090</u>
Expenses			
Utilities			
Electricity	6,804	-	6,804
Water	6,211	-	6,211
	<u>13,015</u>	<u>-</u>	<u>13,015</u>
Common Area			
Landscape and irrigation	45,381	9,082	54,463
Common area repairs and maintenance	15,282	-	15,282
Roof repair and maintenance	-	88,548	88,548
Painting	-	95,278	95,278
	<u>60,663</u>	<u>192,908</u>	<u>253,571</u>
Administrative			
Insurance	43,311	-	43,311
Management	32,480	-	32,480
Legal and professional	12,668	-	12,668
Administrative expense	3,776	576	4,352
Income tax expense	-	4,972	4,972
	<u>92,235</u>	<u>5,548</u>	<u>97,783</u>
Total expenses	<u>165,913</u>	<u>198,456</u>	<u>364,369</u>
Excess (deficit) of revenues over (under) expenses	43,721	-	43,721
Beginning fund balances	166,928	-	166,928
Ending fund balances	<u>\$ 210,649</u>	<u>\$ -</u>	<u>\$ 210,649</u>

The accompanying notes are an integral part of the financial statements
(See Independent Auditor's Report)

Evergreen Community Association
Statement of Cash Flows
For the Year Ended June 30, 2026

	Operating Fund	Replacement Fund	Total
Excess (deficit) of revenues over (under) expenses	\$ 43,721	\$ -	\$ 43,721
Adjustments to reconcile excess (deficit) of revenues over (under) expenses to net cash provided (used) by operating activities			
Decrease (Increase) in operating assets:			
Assessments receivable	457	-	457
Allowance for credit losses	(490)	-	(490)
Interest receivable	-	(299)	(299)
Prepaid insurance	(209)	-	(209)
Prepaid income taxes	-	(878)	(878)
Increase (Decrease) in operating liabilities:			
Accounts payable	4,632	42,886	47,518
Prepaid assessments	(4,331)	-	(4,331)
Contract liabilities (assessments received in advance - replacement fund)	-	(36,317)	(36,317)
Total adjustments	59	5,392	5,451
Net cash provided (used) by operating activities	<u>43,780</u>	<u>5,392</u>	<u>49,172</u>
Cash provided (used) by investing activities:			
Investments	-	(200,312)	(200,312)
Net cash flows from investing activities	<u>-</u>	<u>(200,312)</u>	<u>(200,312)</u>
Cash provided (used) by financing activities:			
Interfund borrowings	6,679	(6,679)	-
Net cash flows from financing activities	<u>6,679</u>	<u>(6,679)</u>	<u>-</u>
Net increase (decrease) in cash and cash equivalents	50,459	(201,599)	(151,140)
Beginning cash and cash equivalents	155,806	584,830	740,636
Ending cash and cash equivalents	<u>\$ 206,265</u>	<u>\$ 383,231</u>	<u>\$ 589,496</u>
SUPPLEMENTAL DISCLOSURE			
Income taxes paid			\$ 5,900
Interest paid			<u>\$ -</u>

The accompanying notes are an integral part of the financial statements
(See Independent Auditor's Report)

**Evergreen Community Association
Notes to Financial Statements
For the Year Ended June 30, 2026**

1. Organization

Evergreen Community Association (the "Association") was incorporated on July 8, 1999, as a nonprofit mutual benefit corporation under the laws of California for the purposes of maintaining and preserving common property. The Association consists of 108 residential homes and is located in Irvine, California.

2. Date of Management's Review

In preparing the financial statements, the Association has evaluated events and transactions for potential recognition or disclosure through October 29, 2026, the date that the financial statements were available to be issued.

3. Summary of Significant Accounting Policies

Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires the Board of Directors 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 revenue and expenses during the reporting period. Actual results could differ significantly from those estimates.

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 - The fund is used to account for financial resources available for the general operations of the Association.

Replacement Fund - The fund is used to accumulate financial resources designated for future major repairs and replacements.

Members Assessments and Allowance for Credit Losses

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 are 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 properties of owners whose assessments are delinquent. Any excess assessments at year end are retained by the Association for use in the succeeding year. The Association treats uncollectible assessments as credit losses. Methods, inputs, and assumptions used to evaluate when assessments are considered uncollectible include closely monitoring of outstanding assessment balances by management, member payment history of outstanding assessment balances, and susceptibility to factors outside the Association's control. The balances of assessments receivable as of the beginning and end of the year are \$4,532 and \$4,075, respectively. After the Board of Directors has exhausted all efforts to collect delinquent accounts, the Board of Directors may elect to write off uncollectible balances.

Evergreen Community Association
Notes to Financial Statements
For the Year Ended June 30, 2026

The Association recorded an allowance for credit losses of \$3,010 to reflect an estimate of accounts that may not be collectible.

Property and Equipment

Real property and common areas acquired from the developer and related improvements to such property are not recorded in the Association's financial statements because those properties are owned by the individual unit owners in common and not by the Association.

Contract Liabilities (Assessments received in advance – replacement fund)

The Association recognizes replacement fund (reserves) revenue from members as related performance obligations are satisfied. A contract liability (assessments received in advance – replacement fund) is recorded when the Association has the right to receive payment in advance of satisfaction of performance obligations related to replacement reserve assessments. The balance of Contract Liabilities (assessments received in advance – replacement fund) as of the beginning and end of the year are \$879,330 and \$843,013, respectively.

Income Tax

The Association's policy is to record interest expense or penalties related to income tax in operating expenses.

Interest Income

Interest income is recognized when earned and allocated to the operating and replacement funds in proportion to the interest-bearing deposits of each fund.

Cash and Cash Equivalents

Cash and cash equivalents include the Association's cash, checking accounts, money market funds and investments in certificates of deposit with original maturities of 90 days or less.

Investments

Investments consist of certificates of deposit and other securities and investment accounts with original maturities of more than 90 days.

Concentration of Credit Risk

The Association maintains bank accounts with balances that exceed FDIC federal insurance of \$250,000. The financial institution may carry private insurance, which may or may not be sufficient to reimburse for any losses. At June 30, 2026, \$302,318 was exposed to risk.

4. Income Taxes

Common Interest Realty Associations are generally taxed either as a qualifying Internal Revenue Code (IRC) Section 528 homeowners' association or as a regular corporation subject to the special provisions of IRC Section 277 for membership organizations. For the current year, the Association has met IRC Section 528 eligibility requirements and has chosen to file Form 1120-H for its federal income tax return. The income tax filing determination is assessed for each tax year and only pertains to the tax year being evaluated.

IRC Section 528 requires that the Association separates all of its income and expense activity between three categories: exempt function, nonexempt function and capital. Taxable income includes net nonexempt function income, such as

Evergreen Community Association
Notes to Financial Statements
For the Year Ended June 30, 2026

interest and other nonmember sourced income. In the determination of net taxable income, certain expenses were allocated to offset a portion of the Association's taxable income. The Form 1120-H tax rate is 30%.

The Association is also required to file California's Form 100 income tax return subject to California Revenue & Taxation Code sections 24405 and 24437 for its state income tax return. The Form 100 tax rate is 8.84%.

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 Internal Revenue Service. Management has analyzed the tax positions taken by the Association and has concluded that as of the year end, 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. The Internal Revenue Service and the California Franchise Tax Board can examine the Association's income tax returns generally up to three years and four years, respectively. There are currently no audits in progress for any tax period.

5. 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 bank accounts and are generally not available for operating fund expenses.

The Board of Directors conducted a reserve study to estimate the remaining useful lives and the replacement costs of the components of common property. The table included in the unaudited Supplementary Information on Future Major Repairs and Replacements is based on this study.

The Association is funding such major repairs and replacements over the estimated useful lives of the components based on the study's estimates of current replacement costs, considering amounts previously accumulated in the replacement fund. Actual expenditures, however, may vary from estimated amounts and the variations may be material. Therefore, amounts accumulated in the replacement fund may or may not be adequate to meet future needs. If additional funds are needed, however, the Association has the right, subject to member approval, to increase regular assessments or to levy special assessments, or it may delay major repairs and replacements until funds are available.

6. FASB ASC 606 Revenue Recognition

The Financial Accounting Standards Board (FASB) issued ASC 606 guidance, Revenue from Contracts with Customers, effective January 1, 2019, which superseded the revenue recognition requirements in FASB ASC 972-605, Real Estate - Common Interest Realty Associations (CIRA), Revenue Recognition. The Association has presented the attached financial statements in accordance with FASB ASC 606. Assessments attributed to the Operating Fund are recognized in the period earned. Assessments allocated to the Replacement Fund are recognized as revenue only when there are Replacement Fund expenditures, and to the extent the Replacement Fund expenditures exceed Replacement Fund interest income.

Evergreen Community Association
Notes to Financial Statements
For the Year Ended June 30, 2026

The cumulative balance of Replacement Fund assessments that have not been recognized as income are accumulated as deferred replacement fund assessments and presented as Contract Liabilities (Assessments received in advance - Replacement Fund) on the Balance Sheet. Deferred Replacement Fund assessments are increased by unrecognized Replacement Fund assessments and decreased as Replacement Fund assessments are recognized as revenue in the Statement of Revenues, Expenses, and Changes in Fund Balances.

Contract liabilities (assessments received - in advance - replacement fund) as of July 01, 2025	\$ 879,330
Assessments budgeted for Replacement Fund	146,210
Recognized Replacement Fund assessments	<u>(182,527)</u>
Contract liabilities (assessments received - in advance - replacement fund) as of June 30, 2026	<u><u>\$ 843,013</u></u>

7. Due From (To) Fund

The balance of the due from (to) fund accounts as of June 30, 2026, totaled \$3,215. The balance is comprised primarily of Replacement Fund expenses paid by the Operating Fund.

Evergreen Community Association
Supplementary Information on Future Major Repairs and Replacements
June 30, 2026
(Unaudited)

The Association's Board of Directors, in conjunction with a reserve study expert, conducted a reserve study dated May 08, 2026 to estimate the remaining useful lives and the replacement costs of the components of common property. Replacement costs were based on the estimated costs to repair or replace the common property components at the date of the study. Estimated current costs have not been revised since that date and do not take into account the effects of inflation between the date of the study and the date that the components will require repair and replacement.

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

Study Component	Estimated remaining useful lives (years)	Estimated current replacement costs
Streets	0-6	\$ 341,080
Roofs	0	26,500
Painting	5-10	495,909
Railing and walls	0-14	181,732
Lighting	5-5	183,800
Landscape	0-7	92,100
Miscellaneous	5-5	43,550
		<u>\$ 1,364,671</u>
Interest rate		3.00%
Inflation rate		3.00%

See the Balance Sheet for replacement fund cash, cash equivalents and investments balances at June 30, 2026