

MAMMOTH ESTATES CONDOMINIUMS, INC.  
REVIEWED FINANCIAL STATEMENTS  
AND SUPPLEMENTAL INFORMATION  
FOR THE YEAR ENDED JUNE 30, 2025

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# Gregory V. Villard

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## INDEPENDENT ACCOUNTANT'S REVIEW REPORT

Board of Directors and Members  
Mammoth Estates Condominiums, Inc.

I have reviewed the accompanying financial statements of Mammoth Estates Condominiums, Inc., which comprise the balance sheet as of June 30, 2025, and the related statements of revenues, expenses, and changes in fund balance and cash flows for the year then ended, and the related notes to the financial statements. A review includes primarily applying analytical procedures to management's financial data and making inquiries of Association management. A review is substantially less in scope than an audit, the objective of which is the expression of an opinion regarding the financial statements as a whole. Accordingly, I do not express such an opinion.

### Management's Responsibility 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; this includes 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.

### Accountant's Responsibility

My responsibility is to conduct the review engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. Those standards require me to perform procedures to obtain limited assurance as a basis for reporting whether I am aware of any material modifications that should be made to the financial statements for them to be in accordance with accounting principles generally accepted in the United States of America. I believe that the results of my procedures provide a reasonable basis for my conclusion.

I am required to be independent of Mammoth Estates Condominiums, Inc. and to meet my other ethical responsibilities, in accordance with the relevant ethical requirements related to my review.

### Accountant's Conclusion on the Financial Statements

Based on my review, I am not aware of any material modifications that should be made to the accompanying financial statements in order for them to be in accordance with accounting principles generally accepted in the United States of America.

### Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the information about future major repairs and replacements of common property be presented to supplement the basic financial statements. Such information is presented for purposes of additional analysis, and, although not a part of the basic financial statements, is required by the Financial Accounting Standards Board, who considers it to be an essential part of financial reporting and for placing the basic financial statements in an appropriate operational, economic, or historical context. The information is the responsibility of management. I have not audited, reviewed, or compiled the required supplementary information and do not express an opinion, a conclusion, nor provide any assurance on it.

*Gregory V. Villard*

La Mesa, California  
November 12, 2025

MAMMOTH ESTATES CONDOMINIUMS, INC.  
BALANCE SHEET  
JUNE 30, 2025

	Operating Fund	Replacement Fund	Contingency Fund	Total
<u>ASSETS</u>				
Cash & Cash Equivalents	\$ 7,225	\$ 78,345	\$ 33,029	\$ 118,599
Certificates of Deposit	160,082	485,000	-	645,082
Assessments Receivable	3,319	-	-	3,319
Allowance for Doubtful Accounts	(5)	-	-	(5)
Prepaid Insurance	14,356	-	-	14,356
Land	-	42,345	-	42,345
Prepaid Expenses	11,371	-	-	11,371
Interest Receivable	1,267	-	-	1,267
Interfund Receivable/Payable	(175,000)	-	175,000	-
Total Assets	<u>\$ 22,615</u>	<u>\$ 605,690</u>	<u>\$ 208,029</u>	<u>\$ 836,334</u>
 <u>LIABILITIES</u>				
Accounts Payable	\$ 12,444	\$ 15,655	\$ -	\$ 28,099
Prepaid Assessments	19,057	-	-	19,057
Income Tax Payable	6,791	-	-	6,791
Total Liabilities	<u>38,292</u>	<u>15,655</u>	<u>-</u>	<u>53,947</u>
 <u>FUND BALANCES</u>				
	<u>(15,677)</u>	<u>590,035</u>	<u>208,029</u>	<u>782,387</u>
Total Liabilities and Fund Balances	<u>\$ 22,615</u>	<u>\$ 605,690</u>	<u>\$ 208,029</u>	<u>\$ 836,334</u>

See accompanying notes and independent accountant's review report.

MAMMOTH ESTATES CONDOMINIUMS, INC.  
STATEMENT OF REVENUES, EXPENSES & CHANGES IN FUND BALANCES  
FOR THE YEAR ENDED JUNE 30, 2025

	Operating Fund	Replacement Fund	Contingency Fund	Total
<u>REVENUES</u>				
Regular Assessments	\$ 490,221	\$ 124,811	\$ 10,000	\$ 625,032
Water Assessment	40,000	-	-	40,000
Interest	115	23,623	-	23,738
Cable/Internet Service	59,000	-	-	59,000
Other Member Charges	1,719	-	-	1,719
Total Revenues	591,055	148,434	10,000	749,489
<u>EXPENSES</u>				
Maintenance				
Pool, Jacuzzi & Sauna	28,414	-	-	28,414
Landscaping Maintenance	18,022	-	-	18,022
Snow Removal	84,114	-	-	84,114
Area Repairs & Supplies	35,444	-	-	35,444
Cable TV	56,575	-	-	56,575
Total Maintenance	222,569	-	-	222,569
Utilities				
Propane & Electricity	50,285	-	-	50,285
Water & Sewer	42,638	-	-	42,638
Trash Removal	39,406	-	-	39,406
Total Utilities	132,329	-	-	132,329
General and Administrative				
Legal/Review/Tax Preparation	1,700	-	-	1,700
Management & Accounting	142,226	-	-	142,226
Insurance	80,313	-	-	80,313
Office & Administrative	3,250	-	-	3,250
Income Taxes	7,981	-	-	7,981
License & Permits	1,238	-	-	1,238
Telephone	664	-	-	664
Total Administrative	237,372	-	-	237,372
Major Repair and Replacements	-	103,040	-	103,040
Total Expenses	592,270	103,040	-	695,310
Excess (Deficiency) of Revenues over Expenses	(1,215)	45,394	10,000	54,179
Beginning Fund Balances	(5,729)	535,908	198,029	728,208
Interfund Transfers (Net)	(8,733)	8,733	-	-
Ending Fund Balances	\$ (15,677)	\$ 590,035	\$ 208,029	\$ 782,387

See accompanying notes and independent accountant's review report.

MAMMOTH ESTATES CONDOMINIUMS, INC.  
STATEMENT OF CASH FLOWS  
FOR THE YEAR ENDED JUNE 30, 2025

	Operating Fund	Replacement Fund	Contingency Fund	Total
Cash Flows from Operating Activities				
Excess (Deficiency) of Revenues over Expenses	\$ (1,215)	\$ 45,394	\$ 10,000	\$ 54,179
Adjustments to Reconcile Excess (Deficiency) of Revenues over Expenses to Net Cash Provided (Used) by Operating Activities:				
(Increase) Decrease in:				
Assessments Receivable	(2,418)	-	-	(2,418)
Prepaid Insurance	(14,356)	-	-	(14,356)
Interfund Receivable/Payable	175,000	-	(175,000)	-
Prepaid Expense	(11,371)	-	-	(11,371)
Interest Receivable	3,868	-	-	3,868
Increase (Decrease) in:				
Accounts Payable	5,543	1,104	-	6,647
Prepaid Assessments	10,735	-	-	10,735
Income Tax Payable	1,926	-	-	1,926
Snow Damage Insurance Claim	(10,000)	-	-	(10,000)
Net Cash Provided (Used) by Operating Activities	157,712	46,498	(165,000)	39,210
Net Increase (Decrease) in Cash	157,712	46,498	(165,000)	39,210
Cash at Beginning of Year	18,328	508,114	198,029	724,471
Interfund Transfers (Net)	(8,733)	8,733	-	-
Cash at End of Year	\$ 167,307	\$ 563,345	\$ 33,029	\$ 763,681

See accompanying notes and independent accountant's review report.

MAMMOTH ESTATES CONDOMINIUMS, INC.  
NOTES TO FINANCIAL STATEMENTS  
JUNE 30, 2025

NOTE 1.      ORGANIZATION

Mammoth Estates Condominiums, Inc., the Association, was incorporated under the laws of California on March 13, 1973, to provide for the orderly maintenance, preservation, and architectural control of the common areas within the development. Originally incorporated under the name Mammoth Estates Condominiums Units No. 1, 2, and 3, Inc., the articles of incorporation were amended in July, 1996 to change the name to Mammoth Estates Condominiums, Inc.

The Association is responsible for maintaining, repairing, and replacing common area facilities which include roofs, siding, paving, pool and sauna, equipment, landscaping, and common area plumbing and electrical systems.

Mammoth Estates consists of 78 residential condominiums.

The Association derives its authority and responsibilities from its Articles of Incorporation, Bylaws, and Declaration of Covenants, Conditions and Restrictions. The Bylaws were amended in 2021 and 2022, and the Declaration of Covenants, Conditions and Restrictions were amended and restated in 2021.

The Board of Directors makes most policy decisions and oversees daily operations, but major decisions are referred to the general association membership if required by the governing documents or by statute.

Membership in the Association is mandatory for homeowners. Voting members consist of all owners, who are entitled to one vote for each unit owned. Each owner is obligated to pay assessments to the Association to support its operations and purposes.

NOTE 2.      SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Basis of Accounting

The Association's accounting records are maintained on the accrual basis of accounting whereby revenues are recognized when earned and expenses are recognized when incurred. The accompanying financial statements and the Association's corporate income tax returns have also been prepared on the accrual method of accounting in accordance with accounting principles generally accepted in the United States of America.

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.

MAMMOTH ESTATES CONDOMINIUMS, INC.  
NOTES TO FINANCIAL STATEMENTS  
JUNE 30, 2025

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

Contingency Fund – The Fund is used to account for financial resources with the contingency expenditures.

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.

Personal property and equipment acquired by the Association, if material, are recorded at cost. These assets, if significant in amount, are capitalized and depreciated over their estimated useful lives using the straight-line method of depreciation.

Statement of Cash Flows

According to FASB ASC 230-10 regarding the Statement of Cash Flows, certificates of deposits and securities with original maturities of three months or less are classified as cash equivalents. Certificates of deposit and securities with original maturities over three months are considered short-term investments. The Association's policy is to treat all cash, cash equivalents, and short-term investments together as cash funds.

Interest Income

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

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.

NOTE 3.

INCOME TAXES

For the year ended June 30, 2025, the Association filed its tax returns as a homeowners association under IRC Section 528 and State Revenue & Tax Code 23701T, whereby the Association is generally taxed on non-membership income, such as interest earnings. Federal and California income tax expenses for the year were \$6,024 and \$1,957, respectively. As of June 30, 2025, the Association owes \$6,024 in Federal and \$767 in California income taxes. In evaluating the Association's tax provisions and accruals, the Association believes that its estimates, if any, are appropriate based on the current facts and circumstances. Further, the Association has concluded that as of June 30, 2025, there are no uncertain tax positions taken that would require recognition of a liability or disclosure in the financial statements. The Association's income tax returns are subject to examination by the Internal Revenue Service generally for three years and the California Franchise Tax Board generally for four years after the returns were filed.

MAMMOTH ESTATES CONDOMINIUMS, INC.  
NOTES TO FINANCIAL STATEMENTS  
JUNE 30, 2025

NOTE 4. MEMBER ASSESSMENTS & REVENUE RECOGNITION

Association members are subject to monthly assessments to provide funds for the Association's operating expenses, future capital acquisitions, and major repairs and replacements. The annual budget and assessments of members are determined by the Board of Directors, who are elected by the owners. The association records both the Operating and Replacement Funds assessments as revenue when due, which is in compliance with FASB ASC 606.

NOTE 5. FUTURE MAJOR REPAIRS AND REPLACEMENTS

The Association's policy is to accumulate funds for future major repairs and replacements. Accumulated funds are held in separate interest-bearing accounts and are generally not available for operating purposes.

The Association engaged an independent consultant who conducted a study in May 2025 to estimate the remaining useful lives and the replacement costs of the common property components. The table included in the compiled Supplementary Information on Future Major Repairs and Replacements is based on this study.

The Association is funding for 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 the estimated amounts and the variations may be material. Therefore, amounts accumulated in the replacement fund may not be adequate to meet all future needs. If additional funds are needed, however, the Association has the right, subject to its governing documents, to increase regular assessments, levy special assessments, or delay major repairs and replacements until funds are available.

NOTE 6. ASSESSMENTS RECEIVABLE

Assessments receivable at the balance sheet date are stated at the amounts expected to be collected from outstanding assessments and charges from unit owners. The Association's governing documents provide for various collection methods for delinquent assessments and other charges, including filing of liens on an owner's unit, foreclosing on the unit owner, and obtaining a legal judgement on an owner's other assets. As of June 30, 2025, there are \$3,319 in assessments and charges due from homeowners and \$19,057 of assessments have been paid in advance.

MAMMOTH ESTATES CONDOMINIUMS, INC.  
NOTES TO FINANCIAL STATEMENTS  
JUNE 30, 2025

NOTE 7. FAIR VALUE MEASUREMENTS

Fair values are measured along the following criteria:

- Level 1 input: Quoted prices in active markets for identical assets
- Level 2 input: Significant observable inputs
- Level 3 input: Significant unobservable inputs

The following methods and assumptions were used to estimate the fair value of each class of financial instruments:

- Cash and cash equivalents: The carrying amount approximates fair value because of the short maturities.
- Certificates of deposit: The fair value of certificates of deposit is determined based on quoted market prices.

Fair values of the Association's financial instruments at June 30, 2025 are as follows, and all values are classified as Level 1 inputs:

	<u>Carrying Amount</u>	<u>Fair Value</u>
Financial Assets:		
Cash and Cash Equivalents	\$118,599	\$118,599
Certificates of Deposit	645,082	645,082

NOTE 8. DATE OF MANAGEMENT'S REVIEW

In preparing the financial statements, the Association has evaluated events and transactions for potential recognition or disclosure through November 12, 2025, the date that the financial statements were available to be issued.

MAMMOTH ESTATES CONDOMINIUMS, INC.  
 SUPPLEMENTARY INFORMATION ON FUTURE  
 MAJOR REPAIRS AND REPLACEMENTS  
 JUNE 30, 2025  
 (unaudited)

The Association engaged an independent consultant to estimate the remaining useful lives and the replacement costs of the components of common property as of July 1, 2025. Replacement costs were based on the estimated costs to repair or replace the common property components at the date of the study. Estimated current replacement 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 or replacements.

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

<u>Components</u>	<u>Estimated Remaining Useful Lives (Years)</u>	<u>Estimated Current Replacement Costs</u>	<u>Designated Components of Fund Balance at June 30, 2025</u>
General Common Area	1 to 29	\$ 553,025	\$ 152,705
Building Exteriors	0 to 28	1,325,400	365,978
Pool Area	0 to 13	75,100	20,737
Clubhouse Interiors	2 to 15	183,305	50,615
		<u>2,136,830</u>	<u>590,035</u>
Total		<u>\$ 2,136,830</u>	<u>\$ 590,035</u>

According to the study, the annual replacement funding requirement and accumulated replacement funding requirement are \$140,400 and \$1,232,867, respectively. The study determined the funding program to be 48.3% funded as of July 1, 2025.

See Independent Accountant's Review Report