



# INTERNAL AUDIT DEPARTMENT



**First & Final Close-Out Follow-Up  
Compliance Audit:  
OC Community Resources/Dana Point Harbor  
Public-Private Partnership Lease Agreement  
As of November 30, 2025**

**Audit No. 2408-F1  
Report Date: February 4, 2026**

## Recommendation Status

**2**

**Implemented**

**0**

**In Process**

**0**

**Not Implemented**

**1**

**Closed**

## OC Board of Supervisors

CHAIR DOUG CHAFFEE  
4th DISTRICT

VICE CHAIR KATRINA FOLEY  
5th DISTRICT

SUPERVISOR JANET NGUYEN  
1st DISTRICT

SUPERVISOR VICENTE SARMIENTO  
2nd DISTRICT

SUPERVISOR DONALD P. WAGNER  
3rd DISTRICT



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Audit No. 2408-F1

February 4, 2026

To: Dylan Wright  
OC Community Resources Director

From: Aggie Alonso, CPA, CIA, CRMA  
Internal Audit Department Director

Subject: First & Final Close-Out Follow-Up Compliance Audit: OC Community Resources/Dana Point Harbor Public-Private Partnership Lease Agreement

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We have completed a follow-up audit of OC Community Resources (OCCR)/Dana Point Harbor Public-Private Partnership Lease Agreement with Dana Point Harbor Partners (DPHP), original Audit No. 2408 dated December 19, 2024. Details of our results immediately follow this letter. Additional information, including background and our scope, is included in Appendix A.

We followed up on the status of the three recommendations from the original audit and concluded that OCCR implemented two recommendations and closed one recommendation that no longer applies due to changes in DPHP's reporting process. Since all recommendations were implemented or closed, this report represents the final close-out of the original audit.

We appreciate the assistance extended to us by OCCR personnel during our follow-up audit. If you have any questions, please contact me at (714) 834-5442 or Deputy Director Jose Olivo at (714) 834-5509.

### Attachments

#### Other recipients of this report:

Members, Board of Supervisors  
Members, Audit Oversight Committee  
County Executive Office Distribution  
OC Community Resources Distribution  
Auditor-Controller Satellite Accounting Operations Distribution  
Robin Stieler, Clerk of the Board  
Foreperson, Grand Jury  
Eide Bailly LLP, County External Auditor

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## RESULTS

<b>FINDING No. 1</b>	<b>Basis of Accounting</b>  The Dana Point Harbor Master Lease Agreement between the County of Orange and Dana Point Harbor Partners (DPHP) requires DPHP to submit to the County, monthly Statements of Gross Receipts and certified annual Statements of Gross Receipts using the cash basis of accounting. This information supports revenues generated and the amounts used to determine the rent due to the County.  Auditors noted DPHP prepared its monthly statements of gross receipts under the cash basis of accounting. However, they maintain their accounting records using the accrual basis of accounting and the differences between the two accounting methods were not reconciled to support the accuracy of rent payments.
<b>CATEGORY</b>	<b>Significant Control Weakness</b>
<b>RECOMMENDATION</b>	Require DPHP to submit both monthly Statements of Gross Receipts and certified annual Statements of Gross Receipts using the cash basis of accounting, as defined in and required by the lease.
<b>CURRENT STATUS</b>	<b>Implemented.</b> We confirmed that DPHP now submits annual audited Supplemental Statement of Gross Receipts prepared using the cash basis of accounting (Supplemental Statement) and submitted a Supplemental Statement for calendar year 2024. OCCR Accounting reconciles DPHP's Supplemental Statement to DPHP's monthly statements of gross receipts to verify that DPHP paid the correct rent.  Based on the actions taken, we consider this recommendation implemented.

<b>FINDING No. 2</b>	<b>Reconciliations of Gross Receipts</b>  As noted in Finding No. 1, auditors noted unreconciled differences between the gross receipts reported by DPHP and DPHP's accounting records, increasing the risk of inaccurate rent payments. The auditors performed reconciliations for the amounts in their sample and identified underreported gross receipts and an underpayment of rent totaling \$2,131 for July 2023 and June 2024 (See Finding No. 3 for resolution of underpayment).
<b>CATEGORY</b>	<b>Significant Control Weakness</b>
<b>RECOMMENDATION</b>	Require each partner to retroactively perform and submit reconciliations of their reported gross receipts with their general ledger accounts to the County to ensure the correct rent was paid.
<b>CURRENT STATUS</b>	<b>Closed.</b> As noted in Finding No. 1, DPHP submitted a Supplemental Statement for calendar year 2024, and OCCR Accounting used this information to perform a retroactive reconciliation that ensured DPHP



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	<p>paid the correct rent and there were no additional underpayments/overpayments. This eliminated the need to reconcile gross receipts to general ledger accounts.</p> <p>Based on the actions taken, we consider this recommendation closed.</p>
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<b>FINDING No. 3</b>	<b>Underpayment of Rent</b>
<b>CATEGORY</b>	<b>Significant Control Weakness</b>
<b>RECOMMENDATION</b>	Work with their partners to address rent underpayments and overpayments identified during the retroactive reconciliations, including recovering the \$2,131 in understated rent noted in this review.
<b>CURRENT STATUS</b>	<b>Implemented.</b> We confirmed OCCR Accounting issued an invoice to DPHP in the amount of \$2,131 on November 19, 2025 for the underpayments noted in the auditor's reconciliation. The County received payment from DPHP on December 4, 2025. Also, as noted in the current status for Finding No. 2, OCCR Accounting performed a retroactive reconciliation that ensured DPHP paid the correct rent and there were no additional underpayments/overpayments.  Based on the actions taken, we consider this recommendation implemented.

<b>AUDIT TEAM</b>	Michael Dean, CPA, CIA, CISA Tina Dinh Gabriela Cabrera, CIA	Assistant Deputy Director Senior Auditor Administrative Services Manager
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## APPENDIX A: ADDITIONAL INFORMATION

<b>SCOPE</b>	Our follow-up audit was limited to reviewing actions taken, as of November 30, 2025, to implement the three recommendations from the original audit dated December 19, 2024.
<b>BACKGROUND</b>	<p>The original audit was performed by MGT Impact Solutions, LLC and reviewed the lessee's compliance with the Dana Point Harbor Public-Private Partnership Lease Agreement (Agreement) administered by OCCR.</p> <p>The Agreement was finalized between the County and Dana Point Harbor Partners (DPHP) in October 2018. Under the Agreement, DPHP is responsible for planning, designing, funding, and managing the harbor's revitalization, including constructing new amenities such as hotels, retail spaces, upgraded docks, and recreational improvements. The Agreement also includes provisions for DPHP to pay monthly percentage rent to the County based on gross receipts generated from the property.</p> <p>The original audit identified three Significant Control Weaknesses.</p>



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## APPENDIX B: FOLLOW-UP AUDIT IMPLEMENTATION STATUS

Implemented	In Process	Not Implemented	Closed
The department has implemented our recommendation in all respects as verified by the follow-up audit. No further follow-up is required.	The department is in the process of implementing our recommendation. Additional follow-up may be required.	The department has taken no action to implement our recommendation. Additional follow-up may be required.	Circumstances have changed surrounding our original finding/ recommendation that: (1) make it no longer applicable or (2) the department has implemented and will only implement a portion of our recommendation. No further follow-up is required.

