The Refuge Community Association, Inc.
Balance Sheet
As of April 30, 2025

Cash Basis

		Apr 30, 25
ASSETS		
Current Assets		
Checking/Savings		
Checking - Chase Bank		502,440.36
Compliance Deposits - Chase		321,600.00
RESERVE ACCOUNTS		
Reserve CD Chase MAT 8-25-25	250,000.00	
Reserve CD Foothills Bank	268,170.89	
Reserve CD Natl Bank of AZ	263,879.50	
Reserve Chase Bank	302,795.13	
Total RESERVE ACCOUNTS		1,084,845.52
Total Checking/Savings		1,908,885.88
Other Current Assets		
Note Receivable From IWGC		101,073.07
Total Other Current Assets		101,073.07
Total Current Assets		2,009,958.95
TOTAL ASSETS		2,009,958.95
LIABILITIES & EQUITY		
Liabilities		
Current Liabilities		
Other Current Liabilities		
2200 · Prepaid Dues		10,708.91
2300 · Compliance Deposits		204,600.00
2400 · Builder Deposits		117,000.00
Total Other Current Liabilities		332,308.91
Total Current Liabilities		332,308.91
Total Liabilities		332,308.91
Equity		
3100 · Reserves - Restricted		1,084,845.52
3110 · Net Income Distributed		-557,881.17
3200 · Retained Earnings		1,001,861.28
Net Income		148,824.41
Total Equity		1,677,650.04
TOTAL LIABILITIES & EQUITY		2,009,958.95

The Refuge Community Association, Inc.
Profit & Loss
Cash Basis — April 2025

	Apr 25	Jan - Apr 25
Ordinary Income/Expense		
Income		
Income		
4100 · Association Dues	173,427.28	363,699.30
4130 · Design Review Income	0.00	4,150.00
4140 · Gate Income	1,410.00	2,040.00
4160 · Interest Income on Savings	8.14	5,096.70
4300 · Late Fees	30.00	180.00
4400 · Fine Income	200.00	1,220.00
4611 · Resale Disclosure Fee Income	780.00	1,560.00
4700 · Reserve Contribution Fees	1,300.00	2,600.00
4800 · Storage Lot Fees	2,068.00	6,588.00
4900 · Builder Annual Maint. Fees	0.00	500.00
Total Income	179,223.42	387,634.00
Total Income	179,223.42	387,634.00
Expense		
Administration Expenses		
5140 · Copying / Printing	90.70	194.59
5190 · Insurance Expense	0.00	31,955.00
5200 · Design Review Consultant Fees	0.00	3,175.00
5260 · Legal Fees	-3,062.02	-3,177.71
5300 · Management Fees	2,700.00	10,800.00
5305 · Resale Disclosure Fee Expense	350.00	560.00
5310 · Meeting Expenses	0.00	45.32
5311 · Social Committee Expenses	250.00	250.00
5320 · Office & Administrative Expense	0.00	262.83
5330 · Postage and Delivery	0.10	448.70
5340 · Taxes / Licenses	8,300.00	8,300.00
Total Administration Expenses	8,628.78	52,813.73
Repairs, Maint., & Security		
5505 · Gate Maintenance	1,111.97	1,565.52
5507 · Gate Software Upgrades	30,962.07	106,540.24
5520 · Landscape Maintenance	2,440.00	9,760.00
5521 · Landscape Repairs & Extras	0.00	750.00
5522 · Landscaping Weed Control	0.00	-325.00
5525 · Repairs & Maint.	370.82	1,884.26
5540 · Patrol Service	7,822.92	31,025.06
5555 · Street Sweeping/Cleaning	0.00	1,200.00
5565 · Pest Control	95.00	380.00
Total Repairs, Maint., & Security	42,802.78	152,780.08

	Apr 25	Jan - Apr 25
Utilities		
5370 · Electric	644.86	2,675.91
5371 · Internet for Cameras	89.95	359.80
5380 · Telephone Expense	0.00	983.00
5381 · Gate Admin & Cloud Fees	449.00	871.00
5390 · Water - Irrigation	888.80	3,190.04
5395 · Water Contribution to IWGCC	15,000.00	30,000.00
Total Utilities	17,072.61	38,079.75
Total Expense	68,504.17	243,673.56
Net Ordinary Income	110,719.25	143,960.44
Other Income/Expense		
Other Income		
IWGCC S. Gate Landscaping Contr	0.00	4,863.97
Total Other Income	0.00	4,863.97
Net Other Income	0.00	4,863.97
Net Income	110,719.25	148,824.41

The Refuge Community Association, Inc.

Profit & Loss Budget vs. Actual

Cash Basis

January through April 2025

	Jan - Apr 25	Budget	$ Over Budget
Ordinary Income/Expense			
Income			
Income			
4100 · Association Dues	363,699.30	387,360.00	-23,660.70
4130 · Design Review Income	4,150.00	3,333.36	816.64
4140 · Gate Income	2,040.00	666.64	1,373.36
4160 · Interest Income on Savings	5,096.70	8,333.36	-3,236.66
4180 · Interest on Liquor License Loan	0.00	843.87	-843.87
4300 · Late Fees	180.00		
4400 · Fine Income	1,220.00		
4611 · Resale Disclosure Fee Income	1,560.00	1,300.00	260.00
4700 · Reserve Contribution Fees	2,600.00	2,166.64	433.36
4800 · Storage Lot Fees	6,588.00	10,560.00	-3,972.00
4900 · Builder Annual Maint. Fees	500.00	833.36	-333.36
Total Income	387,634.00	415,397.23	-27,763.23
Total Income	387,634.00	415,397.23	-27,763.23
Expense			
Administration Expenses			
5100 · Accounting - Outside Services	0.00	1,500.00	-1,500.00
5110 · Election Administration	0.00	1,000.00	-1,000.00
5130 · Bank Charges	0.00	16.64	-16.64
5140 · Copying / Printing	194.59	400.00	-205.41
5190 · Insurance Expense	31,955.00	35,000.00	-3,045.00
5200 · Design Review Consultant Fees	3,175.00	3,333.36	-158.36
5260 · Legal Fees	-3,177.71	10,666.64	-13,844.35
5270 · Governing Documents Updates	0.00	1,666.64	-1,666.64
5300 · Management Fees	10,800.00	11,200.00	-400.00
5305 · Resale Disclosure Fee Expense	560.00	666.64	-106.64
5310 · Meeting Expenses	45.32	1,000.00	-954.68
5311 · Social Committee Expenses	250.00		
5320 · Office & Administrative Expense	262.83	833.36	-570.53
5330 · Postage and Delivery	448.70	666.64	-217.94
5340 · Taxes / Licenses	8,300.00	8,000.00	300.00
Total Administration Expenses	52,813.73	75,949.92	-23,136.19
Repairs, Maint., & Security			
5501 · Street Crack Fill & Maint	0.00	435,000.00	-435,000.00
5505 · Gate Maintenance	1,565.52	3,333.36	-1,767.84
5507 · Gate Software Upgrades	106,540.24	115,000.00	-8,459.76
5511 · Storage Area Maintenance	0.00	500.00	-500.00
5515 · Culvert & Drain Maintenance	0.00	1,666.64	-1,666.64
5520 · Landscape Maintenance	9,760.00	9,760.00	0.00
5521 · Landscape Repairs & Extras	750.00	3,333.36	-2,583.36
5522 · Landscaping Weed Control	-325.00	4,500.00	-4,825.00
5523 · Common Area Rock Refresh	0.00	2,000.00	-2,000.00
5525 · Repairs & Maint.	1,884.26	5,000.00	-3,115.74
5529 · Landscaping Arnold Palmer	0.00	110,000.00	-110,000.00
5540 · Patrol Service	31,025.06	36,666.64	-5,641.58
5555 · Street Sweeping/Cleaning	1,200.00	2,666.64	-1,466.64
5565 · Pest Control	380.00	400.00	-20.00
Total Repairs, Maint., & Security	152,780.08	729,826.64	-577,046.56

	Jan - Apr 25	Budget	$ Over Budget
Utilities			
5370 · Electric	2,675.91	3,333.36	-657.45
5371 · Internet for Cameras	359.80	400.00	-40.20
5380 · Telephone Expense	983.00	1,166.64	-183.64
5381 · Gate Admin & Cloud Fees	871.00	1,400.00	-529.00
5390 · Water - Irrigation	3,190.04	5,000.00	-1,809.96
5395 · Water Contribution to IWGCC	30,000.00	30,000.00	0.00
Total Utilities	38,079.75	41,300.00	-3,220.25
Total Expense	243,673.56	847,076.56	-603,403.00
Net Ordinary Income	143,960.44	-431,679.33	575,639.77
Other Income/Expense			
Other Income			
IWGCC S. Gate Landscaping Contr	4,863.97		
Total Other Income	4,863.97		
Net Other Income	4,863.97		
Net Income	148,824.41	-431,679.33	580,503.74