

7:23 AM  
09/19/25  
Cash Basis

The Refuge Community Association, Inc.  
**Balance Sheet**  
As of July 31, 2025

|                                       | Jul 31, 25          |
|---------------------------------------|---------------------|
| <b>ASSETS</b>                         |                     |
| Current Assets                        |                     |
| Checking/Savings                      |                     |
| Checking - Chase Bank                 | 653,625.00          |
| Compliance Deposits - Chase           | 310,600.00          |
| RESERVE ACCOUNTS                      |                     |
| Reserve CD Chase MAT 1-25-26          | 250,000.00          |
| Reserve CD Foothill MAT 12-9-25       | 273,466.12          |
| Reserve CD NBofAZ MAT 11-9-25         | 263,879.50          |
| Reserve Chase Bank                    | 304,435.22          |
| Total RESERVE ACCOUNTS                | 1,091,780.84        |
| Total Checking/Savings                | 2,056,005.84        |
| Other Current Assets                  |                     |
| Note Receivable From IWGC             | 92,104.53           |
| Total Other Current Assets            | 92,104.53           |
| Total Current Assets                  | 2,148,110.37        |
| <b>TOTAL ASSETS</b>                   | <b>2,148,110.37</b> |
| <b>LIABILITIES &amp; EQUITY</b>       |                     |
| Liabilities                           |                     |
| Current Liabilities                   |                     |
| Other Current Liabilities             |                     |
| 2200 · Prepaid Dues                   | 9,253.41            |
| 2300 · Compliance Deposits            | 173,600.00          |
| 2400 · Builder Deposits               | 137,000.00          |
| Total Other Current Liabilities       | 319,853.41          |
| Total Current Liabilities             | 319,853.41          |
| Total Liabilities                     | 319,853.41          |
| Equity                                |                     |
| 3100 · Reserves - Restricted          | 1,091,780.84        |
| 3110 · Net Income Distributed         | -564,816.49         |
| 3200 · Retained Earnings              | 1,001,861.28        |
| Net Income                            | 299,431.33          |
| Total Equity                          | 1,828,256.96        |
| <b>TOTAL LIABILITIES &amp; EQUITY</b> | <b>2,148,110.37</b> |

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The Refuge Community Association, Inc.  
Profit & Loss  
July 2025

|                                        | Jul 25     | Jan - Jul 25 |
|----------------------------------------|------------|--------------|
| Ordinary Income/Expense                |            |              |
| Income                                 |            |              |
| Income                                 |            |              |
| 4100 · Association Dues                | 185,516.68 | 569,303.10   |
| 4130 · Design Review Income            | 1,900.00   | 6,350.00     |
| 4140 · Gate Income                     | 315.00     | 3,870.00     |
| 4160 · Interest Income on Savings      | 5.09       | 10,407.02    |
| 4180 · Interest on Liquor License Loan | 237.38     | 734.54       |
| 4300 · Late Fees                       | 150.00     | 535.00       |
| 4400 · Fine Income                     | 600.00     | 2,168.80     |
| 4611 · Resale Disclosure Fee Income    | 390.00     | 2,730.00     |
| 4700 · Reserve Contribution Fees       | 650.00     | 4,550.00     |
| 4800 · Storage Lot Fees                | 2,512.50   | 12,387.50    |
| 4900 · Builder Annual Maint. Fees      | 500.00     | 1,000.00     |
| Total Income                           | 192,776.65 | 614,035.96   |
| Total Income                           | 192,776.65 | 614,035.96   |
| Expense                                |            |              |
| Administration Expenses                |            |              |
| 5130 · Bank Charges                    | 2.50       | 10.00        |
| 5140 · Copying / Printing              | 0.00       | 251.54       |
| 5190 · Insurance Expense               | 0.00       | 31,955.00    |
| 5200 · Design Review Consultant Fees   | 0.00       | 3,775.00     |
| 5260 · Legal Fees                      | 509.88     | 1,732.99     |
| 5300 · Management Fees                 | 2,700.00   | 18,900.00    |
| 5305 · Resale Disclosure Fee Expense   | 140.00     | 980.00       |
| 5310 · Meeting Expenses                | 0.00       | 45.32        |
| 5311 · Social Committee Expenses       | 0.00       | 250.00       |
| 5320 · Office & Administrative Expense | 180.00     | 622.83       |
| 5330 · Postage and Delivery            | 22.00      | 480.90       |
| 5340 · Taxes / Licenses                | 10.00      | 8,310.00     |
| Total Administration Expenses          | 3,564.38   | 67,313.58    |
| Repairs, Maint., & Security            |            |              |
| 5505 · Gate Maintenance                | 0.00       | 1,565.52     |
| 5507 · Gate Software Upgrades          | 0.00       | 106,540.24   |
| 5520 · Landscape Maintenance           | 2,400.00   | 16,840.00    |
| 5521 · Landscape Repairs & Extras      | 150.00     | 1,325.00     |
| 5522 · Landscaping Weed Control        | 0.00       | 6,075.00     |
| 5525 · Repairs & Maint.                | 272.50     | 3,973.01     |
| 5540 · Patrol Service                  | 7,550.87   | 53,924.81    |
| 5555 · Street Sweeping/Cleaning        | 0.00       | 2,400.00     |
| 5565 · Pest Control                    | 95.00      | 665.00       |
| Total Repairs, Maint., & Security      | 10,468.37  | 193,308.58   |

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The Refuge Community Association, Inc.  
Profit & Loss  
July 2025

|                                    | Jul 25     | Jan - Jul 25 |
|------------------------------------|------------|--------------|
| Utilities                          |            |              |
| 5370 · Electric                    | 0.00       | 3,976.78     |
| 5371 · Internet for Cameras        | 89.95      | 629.65       |
| 5380 · Telephone Expense           | 0.00       | 1,227.14     |
| 5381 · Gate Admin & Cloud Fees     | 449.00     | 2,218.00     |
| 5390 · Water - Irrigation          | 1,030.18   | 5,794.87     |
| 5395 · Water Contribution to IWGCC | 15,000.00  | 45,000.00    |
| Total Utilities                    | 16,569.13  | 58,846.44    |
| Total Expense                      | 30,601.88  | 319,468.60   |
| Net Ordinary Income                | 162,174.77 | 294,567.36   |
| 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                         | 162,174.77 | 299,431.33   |

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09/19/25  
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The Refuge Community Association, Inc.  
Profit & Loss Budget vs. Actual  
January through July 2025

|                                        | Jan - Jul 25 | Budget     | \$ Over Budget |
|----------------------------------------|--------------|------------|----------------|
| Ordinary Income/Expense                |              |            |                |
| Income                                 |              |            |                |
| Income                                 |              |            |                |
| 4100 · Association Dues                | 569,303.10   | 581,040.00 | -11,736.90     |
| 4130 · Design Review Income            | 6,350.00     | 5,833.35   | 516.65         |
| 4140 · Gate Income                     | 3,870.00     | 1,166.65   | 2,703.35       |
| 4160 · Interest Income on Savings      | 10,407.02    | 14,583.35  | -4,176.33      |
| 4180 · Interest on Liquor License Loan | 734.54       | 1,476.75   | -742.21        |
| 4300 · Late Fees                       | 535.00       |            |                |
| 4400 · Fine Income                     | 2,168.80     |            |                |
| 4611 · Resale Disclosure Fee Income    | 2,730.00     | 2,275.00   | 455.00         |
| 4700 · Reserve Contribution Fees       | 4,550.00     | 3,791.65   | 758.35         |
| 4800 · Storage Lot Fees                | 12,387.50    | 18,480.00  | -6,092.50      |
| 4900 · Builder Annual Maint. Fees      | 1,000.00     | 1,458.35   | -458.35        |
| Total Income                           | 614,035.96   | 630,105.10 | -16,069.14     |
| Total Income                           | 614,035.96   | 630,105.10 | -16,069.14     |
| 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                    | 10.00        | 29.15      | -19.15         |
| 5140 · Copying / Printing              | 251.54       | 700.00     | -448.46        |
| 5190 · Insurance Expense               | 31,955.00    | 35,000.00  | -3,045.00      |
| 5200 · Design Review Consultant Fees   | 3,775.00     | 5,833.35   | -2,058.35      |
| 5260 · Legal Fees                      | 1,732.99     | 18,666.65  | -16,933.66     |
| 5270 · Governing Documents Updates     | 0.00         | 2,916.65   | -2,916.65      |
| 5300 · Management Fees                 | 18,900.00    | 19,600.00  | -700.00        |
| 5305 · Resale Disclosure Fee Expense   | 980.00       | 1,166.65   | -186.65        |
| 5310 · Meeting Expenses                | 45.32        | 1,750.00   | -1,704.68      |
| 5311 · Social Committee Expenses       | 250.00       |            |                |
| 5320 · Office & Administrative Expense | 622.83       | 1,458.35   | -835.52        |
| 5330 · Postage and Delivery            | 480.90       | 1,166.65   | -685.75        |
| 5340 · Taxes / Licenses                | 8,310.00     | 8,000.00   | 310.00         |
| Total Administration Expenses          | 67,313.58    | 98,787.45  | -31,473.87     |
| Repairs, Maint., & Security            |              |            |                |
| 5501 · Street Crack Fill & Maint       | 0.00         | 435,000.00 | -435,000.00    |
| 5505 · Gate Maintenance                | 1,565.52     | 5,833.35   | -4,267.83      |
| 5507 · Gate Software Upgrades          | 106,540.24   | 115,000.00 | -8,459.76      |
| 5511 · Storage Area Maintenance        | 0.00         | 875.00     | -875.00        |
| 5515 · Culvert & Drain Maintenance     | 0.00         | 2,916.65   | -2,916.65      |
| 5520 · Landscape Maintenance           | 16,840.00    | 17,080.00  | -240.00        |
| 5521 · Landscape Repairs & Extras      | 1,325.00     | 5,833.35   | -4,508.35      |
| 5522 · Landscaping Weed Control        | 6,075.00     | 7,875.00   | -1,800.00      |
| 5523 · Common Area Rock Refresh        | 0.00         | 3,500.00   | -3,500.00      |
| 5525 · Repairs & Maint.                | 3,973.01     | 8,750.00   | -4,776.99      |
| 5529 · Landscaping Arnold Palmer       | 0.00         | 110,000.00 | -110,000.00    |
| 5540 · Patrol Service                  | 53,924.81    | 64,166.65  | -10,241.84     |
| 5555 · Street Sweeping/Cleaning        | 2,400.00     | 4,666.65   | -2,266.65      |
| 5565 · Pest Control                    | 665.00       | 700.00     | -35.00         |
| Total Repairs, Maint., & Security      | 193,308.58   | 782,196.65 | -588,888.07    |

7:21 AM  
09/19/25  
Cash Basis

The Refuge Community Association, Inc.  
Profit & Loss Budget vs. Actual  
January through July 2025

|                                    | Jan - Jul 25 | Budget      | \$ Over Budget |
|------------------------------------|--------------|-------------|----------------|
| Utilities                          |              |             |                |
| 5370 · Electric                    | 3,976.78     | 5,833.35    | -1,856.57      |
| 5371 · Internet for Cameras        | 629.65       | 700.00      | -70.35         |
| 5380 · Telephone Expense           | 1,227.14     | 2,041.65    | -814.51        |
| 5381 · Gate Admin & Cloud Fees     | 2,218.00     | 2,450.00    | -232.00        |
| 5390 · Water - Irrigation          | 5,794.87     | 8,750.00    | -2,955.13      |
| 5395 · Water Contribution to IWGCC | 45,000.00    | 45,000.00   | 0.00           |
| Total Utilities                    | 58,846.44    | 64,775.00   | -5,928.56      |
| Total Expense                      | 319,468.60   | 945,759.10  | -626,290.50    |
| Net Ordinary Income                | 294,567.36   | -315,654.00 | 610,221.36     |
| 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                         | 299,431.33   | -315,654.00 | 615,085.33     |