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09/19/25

Cash Basis

The Refuge Community Association, Inc.

Balance Sheet

As of August 31, 2025

	Aug 31, 25
ASSETS	
Current Assets	
Checking/Savings	
Checking - Chase Bank	635,750.15
Compliance Deposits - Chase	321,100.00
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	134,689.99
Total RESERVE ACCOUNTS	922,035.61
Total Checking/Savings	1,878,885.76
Other Current Assets	
Note Receivable From IWGC	92,104.53
Total Other Current Assets	92,104.53
Total Current Assets	1,970,990.29
TOTAL ASSETS	1,970,990.29
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
2200 · Prepaid Dues	9,310.81
2300 · Compliance Deposits	184,100.00
2400 · Builder Deposits	137,000.00
Total Other Current Liabilities	330,410.81
Total Current Liabilities	330,410.81
Total Liabilities	330,410.81
Equity	
3100 · Reserves - Restricted	922,035.61
3110 · Net Income Distributed	-395,071.26
3200 · Retained Earnings	1,001,861.28
Net Income	111,753.85
Total Equity	1,640,579.48
TOTAL LIABILITIES & EQUITY	1,970,990.29

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

	Aug 25	Jan - Aug 25
Ordinary Income/Expense		
Income		
Income		
4100 · Association Dues	4,366.60	573,669.70
4130 · Design Review Income	2,600.00	8,950.00
4140 · Gate Income	30.60	3,900.60
4160 · Interest Income on Savings	4.77	10,411.79
4180 · Interest on Liquor License Loan	0.00	734.54
4300 · Late Fees	44.40	579.40
4400 · Fine Income	0.00	2,168.80
4611 · Resale Disclosure Fee Income	0.00	2,730.00
4700 · Reserve Contribution Fees	0.00	4,550.00
4800 · Storage Lot Fees	1,630.00	14,017.50
4900 · Builder Annual Maint. Fees	500.00	1,500.00
Total Income	9,176.37	623,212.33
Total Income	9,176.37	623,212.33
Expense		
Administration Expenses		
5130 · Bank Charges	2.50	12.50
5140 · Copying / Printing	37.79	289.33
5190 · Insurance Expense	930.00	32,885.00
5200 · Design Review Consultant Fees	1,850.00	5,625.00
5260 · Legal Fees	3,105.46	4,838.45
5300 · Management Fees	2,700.00	21,600.00
5305 · Resale Disclosure Fee Expense	0.00	980.00
5310 · Meeting Expenses	0.00	45.32
5311 · Social Committee Expenses	0.00	250.00
5320 · Office & Administrative Expense	95.00	717.83
5330 · Postage and Delivery	22.52	503.42
5340 · Taxes / Licenses	0.00	8,310.00
Total Administration Expenses	8,743.27	76,056.85
Repairs, Maint., & Security		
5501 · Street Crack Fill & Maint	169,750.00	169,750.00
5505 · Gate Maintenance	472.50	2,038.02
5507 · Gate Software Upgrades	0.00	106,540.24
5520 · Landscape Maintenance	2,440.00	19,280.00
5521 · Landscape Repairs & Extras	2,350.00	3,675.00
5522 · Landscaping Weed Control	0.00	6,075.00
5525 · Repairs & Maint.	722.96	4,695.97
5540 · Patrol Service	8,150.68	62,075.49
5555 · Street Sweeping/Cleaning	1,200.00	3,600.00
5565 · Pest Control	95.00	760.00
Total Repairs, Maint., & Security	185,181.14	378,489.72

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The Refuge Community Association, Inc.

Profit & Loss

August 2025

	Aug 25	Jan - Aug 25
Utilities		
5370 · Electric	1,373.60	5,350.38
5371 · Internet for Cameras	89.95	719.60
5380 · Telephone Expense	0.00	1,227.14
5381 · Gate Admin & Cloud Fees	449.00	2,667.00
5390 · Water - Irrigation	1,016.89	6,811.76
5395 · Water Contribution to IWGCC	0.00	45,000.00
Total Utilities	2,929.44	61,775.88
Total Expense	196,853.85	516,322.45
Net Ordinary Income	-187,677.48	106,889.88
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	-187,677.48	111,753.85

The Refuge Community Association, Inc.

Profit & Loss Budget vs. Actual

January through August 2025

	Jan - Aug 25	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
Income			
4100 · Association Dues	573,669.70	581,040.00	-7,370.30
4130 · Design Review Income	8,950.00	6,666.68	2,283.32
4140 · Gate Income	3,900.60	1,333.32	2,567.28
4160 · Interest Income on Savings	10,411.79	16,666.68	-6,254.89
4180 · Interest on Liquor License Loan	734.54	1,687.71	-953.17
4300 · Late Fees	579.40		
4400 · Fine Income	2,168.80		
4611 · Resale Disclosure Fee Income	2,730.00	2,600.00	130.00
4700 · Reserve Contribution Fees	4,550.00	4,333.32	216.68
4800 · Storage Lot Fees	14,017.50	21,120.00	-7,102.50
4900 · Builder Annual Maint. Fees	1,500.00	1,666.68	-166.68
Total Income	623,212.33	637,114.39	-13,902.06
Total Income	623,212.33	637,114.39	-13,902.06
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	12.50	33.32	-20.82
5140 · Copying / Printing	289.33	800.00	-510.67
5190 · Insurance Expense	32,885.00	35,000.00	-2,115.00
5200 · Design Review Consultant Fees	5,625.00	6,666.68	-1,041.68
5260 · Legal Fees	4,838.45	21,333.32	-16,494.87
5270 · Governing Documents Updates	0.00	3,333.32	-3,333.32
5300 · Management Fees	21,600.00	22,400.00	-800.00
5305 · Resale Disclosure Fee Expense	980.00	1,333.32	-353.32
5310 · Meeting Expenses	45.32	2,000.00	-1,954.68
5311 · Social Committee Expenses	250.00		
5320 · Office & Administrative Expense	717.83	1,666.68	-948.85
5330 · Postage and Delivery	503.42	1,333.32	-829.90
5340 · Taxes / Licenses	8,310.00	8,000.00	310.00
Total Administration Expenses	76,056.85	106,399.96	-30,343.11
Repairs, Maint., & Security			
5501 · Street Crack Fill & Maint	169,750.00	435,000.00	-265,250.00
5505 · Gate Maintenance	2,038.02	6,666.68	-4,628.66
5507 · Gate Software Upgrades	106,540.24	115,000.00	-8,459.76
5511 · Storage Area Maintenance	0.00	1,000.00	-1,000.00
5515 · Culvert & Drain Maintenance	0.00	3,333.32	-3,333.32
5520 · Landscape Maintenance	19,280.00	19,520.00	-240.00
5521 · Landscape Repairs & Extras	3,675.00	6,666.68	-2,991.68
5522 · Landscaping Weed Control	6,075.00	9,000.00	-2,925.00
5523 · Common Area Rock Refresh	0.00	4,000.00	-4,000.00
5525 · Repairs & Maint.	4,695.97	10,000.00	-5,304.03
5529 · Landscaping Arnold Palmer	0.00	110,000.00	-110,000.00
5540 · Patrol Service	62,075.49	73,333.32	-11,257.83

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

	Jan - Aug 25	Budget	\$ Over Budget
5555 · Street Sweeping/Cleaning	3,600.00	5,333.32	-1,733.32
5565 · Pest Control	760.00	800.00	-40.00
Total Repairs, Maint., & Security	378,489.72	799,653.32	-421,163.60
Utilities			
5370 · Electric	5,350.38	6,666.68	-1,316.30
5371 · Internet for Cameras	719.60	800.00	-80.40
5380 · Telephone Expense	1,227.14	2,333.32	-1,106.18
5381 · Gate Admin & Cloud Fees	2,667.00	2,800.00	-133.00
5390 · Water - Irrigation	6,811.76	10,000.00	-3,188.24
5395 · Water Contribution to IWGCC	45,000.00	45,000.00	0.00
Total Utilities	61,775.88	67,600.00	-5,824.12
Total Expense	516,322.45	973,653.28	-457,330.83
Net Ordinary Income	106,889.88	-336,538.89	443,428.77
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	111,753.85	-336,538.89	448,292.74