

The Refuge Community Association, Inc.

Balance Sheet

Cash Basis

As of September 30, 2025

	<u>Sep 30, 25</u>
ASSETS	
Current Assets	
Checking/Savings	
Checking - Chase Bank	629,817.52
Compliance Deposits - Chase	305,600.00
RESERVE ACCOUNTS	
Reserve CD Chase MAT 1-25-26	253,296.99
Reserve CD Foothill MAT 12-9-25	273,466.12
Reserve CD NBofAZ MAT 11-9-25	263,879.50
Reserve Chase Bank	<u>135,020.25</u>
Total RESERVE ACCOUNTS	<u>925,662.86</u>
Total Checking/Savings	<u>1,861,080.38</u>
Other Current Assets	
Note Receivable From IWGC	<u>86,088.08</u>
Total Other Current Assets	<u>86,088.08</u>
Total Current Assets	<u>1,947,168.46</u>
TOTAL ASSETS	<u><u>1,947,168.46</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
2200 · Prepaid Dues	10,261.81
2300 · Compliance Deposits	168,600.00
2400 · Builder Deposits	<u>137,000.00</u>
Total Other Current Liabilities	<u>315,861.81</u>
Total Current Liabilities	<u>315,861.81</u>
Total Liabilities	<u>315,861.81</u>
Equity	
3100 · Reserves - Restricted	925,662.86
3110 · Net Income Distributed	-398,698.51
3200 · Retained Earnings	1,001,861.28
Net Income	<u>102,481.02</u>
Total Equity	<u>1,631,306.65</u>
TOTAL LIABILITIES & EQUITY	<u><u>1,947,168.46</u></u>

The Refuge Community Association, Inc.

Profit & Loss

September 2025

Cash Basis

	Sep 25	Jan - Sep 25
Ordinary Income/Expense		
Income		
Income		
4100 · Association Dues	3,207.60	577,415.30
4130 · Design Review Income	0.00	8,950.00
4140 · Gate Income	244.40	4,245.00
4160 · Interest Income on Savings	3,302.25	13,714.04
4180 · Interest on Liquor License Loan	452.27	1,186.81
4300 · Late Fees	0.60	580.00
4400 · Fine Income	0.00	2,168.80
4611 · Resale Disclosure Fee Income	195.00	2,925.00
4700 · Reserve Contribution Fees	325.00	4,875.00
4800 · Storage Lot Fees	1,460.00	15,477.50
4900 · Builder Annual Maint. Fees	0.00	1,500.00
Total Income	9,187.12	633,037.45
Total Income	9,187.12	633,037.45
Expense		
Administration Expenses		
5130 · Bank Charges	2.50	15.00
5140 · Copying / Printing	0.00	289.33
5190 · Insurance Expense	0.00	32,885.00
5200 · Design Review Consultant Fees	0.00	5,625.00
5260 · Legal Fees	1,357.00	6,195.45
5300 · Management Fees	2,700.00	24,300.00
5305 · Resale Disclosure Fee Expense	70.00	1,050.00
5310 · Meeting Expenses	0.00	45.32
5311 · Social Committee Expenses	0.00	250.00
5320 · Office & Administrative Expense	0.00	717.83
5330 · Postage and Delivery	11.00	514.42
5340 · Taxes / Licenses	0.00	8,310.00
Total Administration Expenses	4,140.50	80,197.35
Repairs, Maint., & Security		
5501 · Street Crack Fill & Maint	0.00	169,750.00
5505 · Gate Maintenance	682.15	2,720.17
5507 · Gate Software Upgrades	0.00	106,540.24
5520 · Landscape Maintenance	2,680.00	21,960.00
5521 · Landscape Repairs & Extras	0.00	3,675.00
5522 · Landscaping Weed Control	-240.00	5,835.00
5525 · Repairs & Maint.	1,585.88	6,281.85
5540 · Patrol Service	7,788.72	69,864.21
5555 · Street Sweeping/Cleaning	0.00	3,600.00
5565 · Pest Control	95.00	855.00
Total Repairs, Maint., & Security	12,591.75	391,081.47

The Refuge Community Association, Inc.

Profit & Loss

September 2025

Cash Basis

	Sep 25	Jan - Sep 25
Utilities		
5370 · Electric	684.69	6,035.07
5371 · Internet for Cameras	89.95	809.55
5380 · Telephone Expense	0.00	1,227.14
5381 · Gate Admin & Cloud Fees	449.00	3,116.00
5390 · Water - Irrigation	1,142.06	7,953.82
5395 · Water Contribution to IWGCC	0.00	45,000.00
Total Utilities	2,365.70	64,141.58
Total Expense	19,097.95	535,420.40
Net Ordinary Income	-9,910.83	97,617.05
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	-9,910.83	102,481.02

The Refuge Community Association, Inc.

Profit & Loss Budget vs. Actual

January through September 2025

Cash Basis

	Jan - Sep 25	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
Income			
4100 · Association Dues	577,415.30	581,040.00	-3,624.70
4130 · Design Review Income	8,950.00	7,500.01	1,449.99
4140 · Gate Income	4,245.00	1,499.99	2,745.01
4160 · Interest Income on Savings	13,714.04	18,750.01	-5,035.97
4180 · Interest on Liquor License Loan	1,186.81	1,898.67	-711.86
4300 · Late Fees	580.00		
4400 · Fine Income	2,168.80		
4611 · Resale Disclosure Fee Income	2,925.00	2,925.00	0.00
4700 · Reserve Contribution Fees	4,875.00	4,874.99	0.01
4800 · Storage Lot Fees	15,477.50	23,760.00	-8,282.50
4900 · Builder Annual Maint. Fees	1,500.00	1,875.01	-375.01
Total Income	633,037.45	644,123.68	-11,086.23
Total Income	633,037.45	644,123.68	-11,086.23
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	15.00	37.49	-22.49
5140 · Copying / Printing	289.33	900.00	-610.67
5190 · Insurance Expense	32,885.00	35,000.00	-2,115.00
5200 · Design Review Consultant Fees	5,625.00	7,500.01	-1,875.01
5260 · Legal Fees	6,195.45	23,999.99	-17,804.54
5270 · Governing Documents Updates	0.00	3,749.99	-3,749.99
5300 · Management Fees	24,300.00	25,200.00	-900.00
5305 · Resale Disclosure Fee Expense	1,050.00	1,499.99	-449.99
5310 · Meeting Expenses	45.32	2,250.00	-2,204.68
5311 · Social Committee Expenses	250.00		
5320 · Office & Administrative Expense	717.83	1,875.01	-1,157.18
5330 · Postage and Delivery	514.42	1,499.99	-985.57
5340 · Taxes / Licenses	8,310.00	8,000.00	310.00
Total Administration Expenses	80,197.35	114,012.47	-33,815.12
Repairs, Maint., & Security			
5501 · Street Crack Fill & Maint	169,750.00	435,000.00	-265,250.00
5505 · Gate Maintenance	2,720.17	7,500.01	-4,779.84
5507 · Gate Software Upgrades	106,540.24	115,000.00	-8,459.76
5511 · Storage Area Maintenance	0.00	1,125.00	-1,125.00
5515 · Culvert & Drain Maintenance	0.00	3,749.99	-3,749.99
5520 · Landscape Maintenance	21,960.00	21,960.00	0.00
5521 · Landscape Repairs & Extras	3,675.00	7,500.01	-3,825.01
5522 · Landscaping Weed Control	5,835.00	10,125.00	-4,290.00
5523 · Common Area Rock Refresh	0.00	4,500.00	-4,500.00
5525 · Repairs & Maint.	6,281.85	11,250.00	-4,968.15
5529 · Landscaping Arnold Palmer	0.00	110,000.00	-110,000.00
5540 · Patrol Service	69,864.21	82,499.99	-12,635.78

The Refuge Community Association, Inc.
Profit & Loss Budget vs. Actual

Cash Basis

January through September 2025

	Jan - Sep 25	Budget	\$ Over Budget
5555 · Street Sweeping/Cleaning	3,600.00	5,999.99	-2,399.99
5565 · Pest Control	855.00	900.00	-45.00
Total Repairs, Maint., & Security	391,081.47	817,109.99	-426,028.52
Utilities			
5370 · Electric	6,035.07	7,500.01	-1,464.94
5371 · Internet for Cameras	809.55	900.00	-90.45
5380 · Telephone Expense	1,227.14	2,624.99	-1,397.85
5381 · Gate Admin & Cloud Fees	3,116.00	3,150.00	-34.00
5390 · Water - Irrigation	7,953.82	11,250.00	-3,296.18
5395 · Water Contribution to IWGCC	45,000.00	45,000.00	0.00
Total Utilities	64,141.58	70,425.00	-6,283.42
Total Expense	535,420.40	1,001,547.46	-466,127.06
Net Ordinary Income	97,617.05	-357,423.78	455,040.83
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	102,481.02	-357,423.78	459,904.80