

The Refuge Community Association, Inc.

Balance Sheet

Cash Basis

As of October 31, 2025

	Oct 31, 25
ASSETS	
Current Assets	
Checking/Savings	
Checking - Chase Bank	726,103.59
Compliance Deposits - Chase	310,400.00
RESERVE ACCOUNTS	
Reserve CD Chase MAT 1-25-26	253,296.99
Reserve CD Foothill MAT 6-9-26	278,429.42
Reserve CD NBoFAZ MAT 4-10-26	263,879.50
Reserve Chase Bank	135,673.80
Total RESERVE ACCOUNTS	931,279.71
Total Checking/Savings	1,967,783.30
Other Current Assets	
Note Receivable From IWGC	83,038.26
12000 · Undeposited Funds	1,076.00
Total Other Current Assets	84,114.26
Total Current Assets	2,051,897.56
TOTAL ASSETS	2,051,897.56
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
2200 · Prepaid Dues	5,040.22
2300 · Compliance Deposits	173,400.00
2400 · Builder Deposits	137,000.00
Total Other Current Liabilities	315,440.22
Total Current Liabilities	315,440.22
Total Liabilities	315,440.22
Equity	
3100 · Reserves - Restricted	931,279.71
3110 · Net Income Distributed	-404,315.36
3200 · Retained Earnings	1,006,824.58
Net Income	202,668.41
Total Equity	1,736,457.34
TOTAL LIABILITIES & EQUITY	2,051,897.56

The Refuge Community Association, Inc.

Profit & Loss

October 2025

Cash Basis

	Oct 25	Jan - Oct 25
Ordinary Income/Expense		
Income		
Income		
4100 · Association Dues	178,161.80	755,577.10
4130 · Design Review Income	450.00	9,400.00
4140 · Gate Income	365.00	4,610.00
4160 · Interest Income on Savings	3.55	13,717.59
4180 · Interest on Liquor License Loan	184.54	1,371.35
4300 · Late Fees	105.00	685.00
4400 · Fine Income	0.00	2,168.80
4611 · Resale Disclosure Fee Income	390.00	3,315.00
4700 · Reserve Contribution Fees	650.00	5,525.00
4800 · Storage Lot Fees	2,330.00	17,807.50
4900 · Builder Annual Maint. Fees	0.00	1,500.00
Total Income	182,639.89	815,677.34
Total Income	182,639.89	815,677.34
Expense		
Administration Expenses		
5100 · Accounting - Outside Services	1,094.99	1,094.99
5130 · Bank Charges	-17.50	-2.50
5140 · Copying / Printing	0.00	289.33
5190 · Insurance Expense	0.00	32,885.00
5200 · Design Review Consultant Fees	450.00	6,075.00
5260 · Legal Fees	-3,173.00	2,157.45
5300 · Management Fees	2,700.00	27,000.00
5305 · Resale Disclosure Fee Expense	140.00	1,190.00
5310 · Meeting Expenses	0.00	45.32
5311 · Social Committee Expenses	0.00	250.00
5320 · Office & Administrative Expense	126.71	844.54
5330 · Postage and Delivery	382.00	896.42
5340 · Taxes / Licenses	48.08	8,358.08
Total Administration Expenses	1,751.28	81,083.63
Repairs, Maint., & Security		
5501 · Street Crack Fill & Maint	0.00	169,750.00
5505 · Gate Maintenance	135.00	2,855.17
5507 · Gate Software Upgrades	0.00	106,540.24
5520 · Landscape Maintenance	2,440.00	24,400.00
5521 · Landscape Repairs & Extras	150.00	3,825.00
5522 · Landscaping Weed Control	0.00	5,835.00
5525 · Repairs & Maint.	0.00	6,281.85
5529 · Landscaping Arnold Palmer	53,577.27	53,577.27
5540 · Patrol Service	7,902.87	77,767.08
5555 · Street Sweeping/Cleaning	0.00	3,600.00
5565 · Pest Control	95.00	950.00
Total Repairs, Maint., & Security	64,300.14	455,381.61

The Refuge Community Association, Inc.

Profit & Loss

Cash Basis

October 2025

	Oct 25	Jan - Oct 25
Utilities		
5370 · Electric	676.35	6,711.42
5371 · Internet for Cameras	89.95	899.50
5380 · Telephone Expense	0.00	1,227.14
5381 · Gate Admin & Cloud Fees	449.00	3,565.00
5390 · Water - Irrigation	1,050.78	9,004.60
5395 · Water Contribution to IWGCC	15,000.00	60,000.00
Total Utilities	17,266.08	81,407.66
Total Expense	83,317.50	617,872.90
Net Ordinary Income	99,322.39	197,804.44
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	99,322.39	202,668.41

The Refuge Community Association, Inc.

Profit & Loss Budget vs. Actual

Cash Basis

January through October 2025

	Jan - Oct 25	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
Income			
4100 · Association Dues	755,577.10	774,720.00	-19,142.90
4130 · Design Review Income	9,400.00	8,333.34	1,066.66
4140 · Gate Income	4,610.00	1,666.66	2,943.34
4160 · Interest Income on Savings	13,717.59	20,833.34	-7,115.75
4180 · Interest on Liquor License Loan	1,371.35	2,109.63	-738.28
4300 · Late Fees	685.00		
4400 · Fine Income	2,168.80		
4611 · Resale Disclosure Fee Income	3,315.00	3,250.00	65.00
4700 · Reserve Contribution Fees	5,525.00	5,416.66	108.34
4800 · Storage Lot Fees	17,807.50	26,400.00	-8,592.50
4900 · Builder Annual Maint. Fees	1,500.00	2,083.34	-583.34
Total Income	815,677.34	844,812.97	-29,135.63
Total Income	815,677.34	844,812.97	-29,135.63
Expense			
Administration Expenses			
5100 · Accounting - Outside Services	1,094.99	1,500.00	-405.01
5110 · Election Administration	0.00	1,000.00	-1,000.00
5130 · Bank Charges	-2.50	41.66	-44.16
5140 · Copying / Printing	289.33	1,000.00	-710.67
5190 · Insurance Expense	32,885.00	35,000.00	-2,115.00
5200 · Design Review Consultant Fees	6,075.00	8,333.34	-2,258.34
5260 · Legal Fees	2,157.45	26,666.66	-24,509.21
5270 · Governing Documents Updates	0.00	4,166.66	-4,166.66
5300 · Management Fees	27,000.00	28,000.00	-1,000.00
5305 · Resale Disclosure Fee Expense	1,190.00	1,666.66	-476.66
5310 · Meeting Expenses	45.32	2,500.00	-2,454.68
5311 · Social Committee Expenses	250.00		
5320 · Office & Administrative Expense	844.54	2,083.34	-1,238.80
5330 · Postage and Delivery	896.42	1,666.66	-770.24
5340 · Taxes / Licenses	8,358.08	8,000.00	358.08
Total Administration Expenses	81,083.63	121,624.98	-40,541.35
Repairs, Maint., & Security			
5501 · Street Crack Fill & Maint	169,750.00	435,000.00	-265,250.00
5505 · Gate Maintenance	2,855.17	8,333.34	-5,478.17
5507 · Gate Software Upgrades	106,540.24	115,000.00	-8,459.76
5511 · Storage Area Maintenance	0.00	1,250.00	-1,250.00
5515 · Culvert & Drain Maintenance	0.00	4,166.66	-4,166.66
5520 · Landscape Maintenance	24,400.00	24,400.00	0.00
5521 · Landscape Repairs & Extras	3,825.00	8,333.34	-4,508.34
5522 · Landscaping Weed Control	5,835.00	11,250.00	-5,415.00
5523 · Common Area Rock Refresh	0.00	5,000.00	-5,000.00
5525 · Repairs & Maint.	6,281.85	12,500.00	-6,218.15
5529 · Landscaping Arnold Palmer	53,577.27	110,000.00	-56,422.73
5540 · Patrol Service	77,767.08	91,666.66	-13,899.58
5555 · Street Sweeping/Cleaning	3,600.00	6,666.66	-3,066.66
5565 · Pest Control	950.00	1,000.00	-50.00
Total Repairs, Maint., & Security	455,381.61	834,566.66	-379,185.05

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

Cash Basis

January through October 2025

	Jan - Oct 25	Budget	\$ Over Budget
Utilities			
5370 · Electric	6,711.42	8,333.34	-1,621.92
5371 · Internet for Cameras	899.50	1,000.00	-100.50
5380 · Telephone Expense	1,227.14	2,916.66	-1,689.52
5381 · Gate Admin & Cloud Fees	3,565.00	3,500.00	65.00
5390 · Water - Irrigation	9,004.60	12,500.00	-3,495.40
5395 · Water Contribution to IWGCC	60,000.00	60,000.00	0.00
Total Utilities	81,407.66	88,250.00	-6,842.34
Total Expense	617,872.90	1,044,441.64	-426,568.74
Net Ordinary Income	197,804.44	-199,628.67	397,433.11
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	202,668.41	-199,628.67	402,297.08