

The Refuge Community Association, Inc.

Balance Sheet

Cash Basis

As of November 30, 2025

	Nov 30, 25
ASSETS	
Current Assets	
Checking/Savings	
Checking - Chase Bank	723,352.43
Compliance Deposits - Chase	288,900.00
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	273,629.38
Reserve Chase Bank	136,325.85
Total RESERVE ACCOUNTS	941,681.64
Total Checking/Savings	1,953,934.07
Other Current Assets	
Note Receivable From IWGC	83,038.26
Total Other Current Assets	83,038.26
Total Current Assets	2,036,972.33
TOTAL ASSETS	2,036,972.33
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
2200 · Prepaid Dues	5,998.22
2300 · Compliance Deposits	161,900.00
2400 · Builder Deposits	127,000.00
Total Other Current Liabilities	294,898.22
Total Current Liabilities	294,898.22
Total Liabilities	294,898.22
Equity	
3100 · Reserves - Restricted	941,681.64
3110 · Net Income Distributed	-414,717.29
3200 · Retained Earnings	1,006,824.58
Net Income	208,285.18
Total Equity	1,742,074.11
TOTAL LIABILITIES & EQUITY	2,036,972.33

The Refuge Community Association, Inc.

Profit & Loss

November 2025

Cash Basis

	Nov 25	Jan - Nov 25
Ordinary Income/Expense		
Income		
Income		
4100 · Association Dues	10,363.40	765,940.50
4130 · Design Review Income	1,150.00	10,550.00
4140 · Gate Income	185.00	4,795.00
4160 · Interest Income on Savings	9,751.93	23,469.52
4180 · Interest on Liquor License Loan	0.00	1,371.35
4300 · Late Fees	75.00	760.00
4400 · Fine Income	200.00	2,368.80
4611 · Resale Disclosure Fee Income	390.00	3,705.00
4700 · Reserve Contribution Fees	650.00	6,175.00
4800 · Storage Lot Fees	1,150.00	18,957.50
4900 · Builder Annual Maint. Fees	0.00	1,500.00
Total Income	23,915.33	839,592.67
Total Income	23,915.33	839,592.67
Expense		
Administration Expenses		
5100 · Accounting - Outside Services	0.00	1,094.99
5130 · Bank Charges	0.00	-2.50
5140 · Copying / Printing	0.00	289.33
5190 · Insurance Expense	0.00	32,885.00
5200 · Design Review Consultant Fees	450.00	6,525.00
5260 · Legal Fees	12.00	2,169.45
5300 · Management Fees	2,700.00	29,700.00
5305 · Resale Disclosure Fee Expense	70.00	1,260.00
5310 · Meeting Expenses	0.00	45.32
5311 · Social Committee Expenses	250.00	500.00
5320 · Office & Administrative Expense	162.50	1,007.04
5330 · Postage and Delivery	1.90	898.32
5340 · Taxes / Licenses	-798.83	7,559.25
Total Administration Expenses	2,847.57	83,931.20
Repairs, Maint., & Security		
5501 · Street Crack Fill & Maint	0.00	169,750.00
5505 · Gate Maintenance	135.00	2,990.17
5507 · Gate Software Upgrades	0.00	106,540.24
5515 · Culvert & Drain Maintenance	1,500.00	1,500.00
5520 · Landscape Maintenance	2,440.00	26,840.00
5521 · Landscape Repairs & Extras	600.00	4,425.00
5522 · Landscaping Weed Control	0.00	5,835.00
5525 · Repairs & Maint.	312.50	6,594.35
5529 · Landscaping Arnold Palmer	0.00	53,577.27
5540 · Patrol Service	8,066.30	85,833.38
5555 · Street Sweeping/Cleaning	0.00	3,600.00
5565 · Pest Control	95.00	1,045.00
Total Repairs, Maint., & Security	13,148.80	468,530.41

The Refuge Community Association, Inc.

Profit & Loss

November 2025

Cash Basis

	Nov 25	Jan - Nov 25
Utilities		
5370 · Electric	655.27	7,366.69
5371 · Internet for Cameras	89.95	989.45
5380 · Telephone Expense	0.00	1,227.14
5381 · Gate Admin & Cloud Fees	449.00	4,014.00
5390 · Water - Irrigation	1,107.97	10,112.57
5395 · Water Contribution to IWGCC	0.00	60,000.00
Total Utilities	2,302.19	83,709.85
Total Expense	18,298.56	636,171.46
Net Ordinary Income	5,616.77	203,421.21
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	5,616.77	208,285.18

The Refuge Community Association, Inc.

Profit & Loss Budget vs. Actual

Cash Basis

January through November 2025

	Jan - Nov 25	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
Income			
4100 · Association Dues	765,940.50	774,720.00	-8,779.50
4130 · Design Review Income	10,550.00	9,166.67	1,383.33
4140 · Gate Income	4,795.00	1,833.33	2,961.67
4160 · Interest Income on Savings	23,469.52	22,916.67	552.85
4180 · Interest on Liquor License Loan	1,371.35	2,320.59	-949.24
4300 · Late Fees	760.00		
4400 · Fine Income	2,368.80		
4611 · Resale Disclosure Fee Income	3,705.00	3,575.00	130.00
4700 · Reserve Contribution Fees	6,175.00	5,958.33	216.67
4800 · Storage Lot Fees	18,957.50	29,040.00	-10,082.50
4900 · Builder Annual Maint. Fees	1,500.00	2,291.67	-791.67
Total Income	839,592.67	851,822.26	-12,229.59
Total Income	839,592.67	851,822.26	-12,229.59
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	45.83	-48.33
5140 · Copying / Printing	289.33	1,100.00	-810.67
5190 · Insurance Expense	32,885.00	35,000.00	-2,115.00
5200 · Design Review Consultant Fees	6,525.00	9,166.67	-2,641.67
5260 · Legal Fees	2,169.45	29,333.33	-27,163.88
5270 · Governing Documents Updates	0.00	4,583.33	-4,583.33
5300 · Management Fees	29,700.00	30,800.00	-1,100.00
5305 · Resale Disclosure Fee Expense	1,260.00	1,833.33	-573.33
5310 · Meeting Expenses	45.32	2,750.00	-2,704.68
5311 · Social Committee Expenses	500.00		
5320 · Office & Administrative Expense	1,007.04	2,291.67	-1,284.63
5330 · Postage and Delivery	898.32	1,833.33	-935.01
5340 · Taxes / Licenses	7,559.25	8,000.00	-440.75
Total Administration Expenses	83,931.20	129,237.49	-45,306.29
Repairs, Maint., & Security			
5501 · Street Crack Fill & Maint	169,750.00	435,000.00	-265,250.00
5505 · Gate Maintenance	2,990.17	9,166.67	-6,176.50
5507 · Gate Software Upgrades	106,540.24	115,000.00	-8,459.76
5511 · Storage Area Maintenance	0.00	1,375.00	-1,375.00
5515 · Culvert & Drain Maintenance	1,500.00	4,583.33	-3,083.33
5520 · Landscape Maintenance	26,840.00	26,840.00	0.00
5521 · Landscape Repairs & Extras	4,425.00	9,166.67	-4,741.67
5522 · Landscaping Weed Control	5,835.00	12,375.00	-6,540.00
5523 · Common Area Rock Refresh	0.00	5,500.00	-5,500.00
5525 · Repairs & Maint.	6,594.35	13,750.00	-7,155.65
5529 · Landscaping Arnold Palmer	53,577.27	110,000.00	-56,422.73
5540 · Patrol Service	85,833.38	100,833.33	-14,999.95
5555 · Street Sweeping/Cleaning	3,600.00	7,333.33	-3,733.33
5565 · Pest Control	1,045.00	1,100.00	-55.00
Total Repairs, Maint., & Security	468,530.41	852,023.33	-383,492.92

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

Cash Basis

January through November 2025

	Jan - Nov 25	Budget	\$ Over Budget
Utilities			
5370 · Electric	7,366.69	9,166.67	-1,799.98
5371 · Internet for Cameras	989.45	1,100.00	-110.55
5380 · Telephone Expense	1,227.14	3,208.33	-1,981.19
5381 · Gate Admin & Cloud Fees	4,014.00	3,850.00	164.00
5390 · Water - Irrigation	10,112.57	13,750.00	-3,637.43
5395 · Water Contribution to IWGCC	60,000.00	60,000.00	0.00
Total Utilities	83,709.85	91,075.00	-7,365.15
Total Expense	636,171.46	1,072,335.82	-436,164.36
Net Ordinary Income	203,421.21	-220,513.56	423,934.77
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	208,285.18	-220,513.56	428,798.74