

THE REFUGE COMMUNITY ASSOCIATION	2026 FINAL BUDGET	2025 FINAL BUDGET
INCOME		
Association Dues: \$538 PER QTR	\$ 774,720.00	\$ 774,720.00
Design Review Income	\$ 10,000.00	\$ 10,000.00
Gate Income	\$ 2,000.00	\$ 2,000.00
Reserve Account Interest Income	\$ 25,000.00	\$ 25,000.00
IWGCC Loan Interest Income	\$ 1,428.04	\$ 2,531.55
Resale Disclosure Fee Income	\$ 3,900.00	\$ 3,900.00
Reserve Contribution Fee	\$ 14,000.00	\$ 6,500.00
Storage Lot Fees	\$ 31,680.00	\$ 31,680.00
Builder/Landscaper Annual Maintenance Fees	\$ 2,500.00	\$ 2,500.00
Total Operating Income	\$ 865,228.04	\$ 858,831.55
EXPENSES		
Accounting - Outside Services	\$ 1,500.00	\$ 1,500.00
Election Adminstration	\$ 1,000.00	\$ 1,000.00
Bank Charges	\$ 50.00	\$ 50.00
Copying/Printing	\$ 1,200.00	\$ 1,200.00
Insurance Expense	\$ 35,000.00	\$ 35,000.00
Design Review Consultant Fees	\$ 10,000.00	\$ 10,000.00
Legal Fees	\$ 32,000.00	\$ 32,000.00
Management Fees	\$ 36,000.00	\$ 33,600.00
Resale Disclosure Expense	\$ 2,000.00	\$ 2,000.00
Social Committee Expenses	\$ 1,000.00	
Meeting Expenses	\$ 3,000.00	\$ 3,000.00
Office & Administrative Expense	\$ 2,500.00	\$ 2,500.00
Postage and Delivery	\$ 2,000.00	\$ 2,000.00
Taxes/Licenses	\$ 8,000.00	\$ 8,000.00
Governing Documents	\$ 5,000.00	\$ 5,000.00
Bad Debts	\$ -	\$ -
Total Administration Expenses	\$ 140,250.00	\$ 136,850.00
Street Crack Fill Maintenance	\$ -	\$ 435,000.00
Gate Maintenance	\$ 7,500.00	\$ 10,000.00
Gate Software & Hardware Upgrades	\$ -	\$ 115,000.00
Storage Area Maintenance	\$ 1,500.00	\$ 1,500.00
Culvert & Drain Maintenance	\$ 15,000.00	\$ 5,000.00
Landscape Maintenance	\$ 32,400.00	\$ 29,280.00
Other Landscape and Common Area Imp.	\$ 10,000.00	\$ 10,000.00
Weed Control	\$ 13,500.00	\$ 13,500.00
Citation Turf Replacement	\$ 75,000.00	

