

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	

Common Area Rock Refresh	\$ -	\$ 6,000.00
General Repairs & Maintenance	\$ 15,000.00	\$ 15,000.00
Camera Upgrades & Maintenance	\$ 500.00	
Arnold Palmer Landscape South Gate to Mid		\$ 110,000.00
Patrol Service	\$ 100,000.00	\$ 110,000.00
Security LED Lighting	\$ 9,350.00	
Street Sweeping/Cleaning	\$ 8,000.00	\$ 8,000.00
Pest Control	\$ 1,200.00	\$ 1,200.00
Total Repairs, Maintenance & Security	\$ 288,950.00	\$ 869,480.00
Electric	\$ 10,000.00	\$ 10,000.00
Telephone Expense	\$ -	\$ 3,500.00
Security Camera Internet Connection	\$ 1,200.00	\$ 1,200.00
Water	\$ 15,000.00	\$ 15,000.00
Cloud & Admin Fees - Hazlewood (new system)	\$ 5,400.00	\$ 4,200.00
Water Contribution to IWGCC	\$ 60,000.00	\$ 60,000.00
Total Utilities	\$ 91,600.00	\$ 93,900.00
Total Expenses	\$ 520,800.00	\$ 1,100,230.00
Net Income / Loss of Above Line Items Only	\$ 344,428.04	\$ (241,398.45)
Transfer To Reserve Account	\$ 400,000.00	\$ 200,000.00
<u>Total Extraordinary Items</u>	<u>\$ 400,000.00</u>	<u>\$ 200,000.00</u>
	\$ (55,571.96)	\$ (441,398.45)
IWGCC Principal Payment Income	\$ 37,384.28	\$ 36,280.77
	\$ (18,187.68)	\$ (405,117.68)