

The Refuge Community Association, Inc.

**Balance Sheet**

As of January 31, 2026

Cash Basis

	Jan 31, 26
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
Checking - Chase Bank	308,982.79
Compliance Deposits - Chase	286,100.00
RESERVE ACCOUNTS	
Reserve CD Chase MAT 6-25-26	257,396.15
Reserve CD Foothill MAT 6-9-26	278,429.42
Reserve CD Goldwatr MAT 9-16-26	250,000.00
Reserve CD NBofAZ MAT 4-10-26	273,629.38
Reserve Chase Bank	186,655.66
<b>Total RESERVE ACCOUNTS</b>	<b>1,246,110.61</b>
<b>Total Checking/Savings</b>	<b>1,841,193.40</b>
Other Current Assets	
Note Receivable From IWGC	76,991.69
12000 · Undeposited Funds	30.00
<b>Total Other Current Assets</b>	<b>77,021.69</b>
<b>Total Current Assets</b>	<b>1,918,215.09</b>
<b>TOTAL ASSETS</b>	<b>1,918,215.09</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Other Current Liabilities	
2200 · Prepaid Dues	9,436.20
2300 · Compliance Deposits	159,100.00
2400 · Builder Deposits	127,000.00
<b>Total Other Current Liabilities</b>	<b>295,536.20</b>
<b>Total Current Liabilities</b>	<b>295,536.20</b>
Total Liabilities	295,536.20
Equity	
3100 · Reserves - Restricted	1,246,110.61
3110 · Net Income Distributed	-719,146.26
3200 · Retained Earnings	967,677.24
Net Income	128,037.30
<b>Total Equity</b>	<b>1,622,678.89</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>1,918,215.09</b>

The Refuge Community Association, Inc.

Profit & Loss

January 2026

Cash Basis

	Jan 26
Ordinary Income/Expense	
Income	
Income	
4100 · Association Dues	179,594.20
4130 · Design Review Income	150.00
4140 · Gate Income	235.00
4160 · Interest Income on Savings	4,101.53
4300 · Late Fees	105.00
4400 · Fine Income	59.60
4800 · Storage Lot Fees	2,255.00
	186,500.33
Total Income	186,500.33
Total Income	186,500.33
Expense	
Administration Expenses	
5130 · Bank Charges	2.50
5190 · Insurance Expense	26,058.00
5260 · Legal Fees	517.20
5300 · Management Fees	3,000.00
5310 · Meeting Expenses	1,250.00
5320 · Office & Administrative Expense	75.00
5330 · Postage and Delivery	-15.00
5340 · Taxes / Licenses	-404.00
	30,483.70
Total Administration Expenses	30,483.70
Repairs, Maint., & Security	
5520 · Landscape Maintenance	2,440.00
5525 · Repairs & Maint.	248.46
5540 · Patrol Service	8,053.96
5565 · Pest Control	97.00
	10,839.42
Total Repairs, Maint., & Security	10,839.42
Utilities	
5370 · Electric	660.51
5371 · Internet for Cameras	89.95
5381 · Gate Admin & Cloud Fees	463.00
5390 · Water - Irrigation	926.45
5395 · Water Contribution to IWGCC	15,000.00
	17,139.91
Total Utilities	17,139.91
Total Expense	58,463.03
Net Ordinary Income	128,037.30
Net Income	128,037.30

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

Cash Basis

January 2026

	Jan 26	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
Income			
4100 · Association Dues	179,594.20	193,680.00	-14,085.80
4130 · Design Review Income	150.00	833.37	-683.37
4140 · Gate Income	235.00	166.63	68.37
4160 · Interest Income on Savings	4,101.53	2,083.37	2,018.16
4180 · Interest on Liquor License Loan	0.00	119.04	-119.04
4300 · Late Fees	105.00		
4400 · Fine Income	59.60		
4611 · Resale Disclosure Fee Income	0.00	325.00	-325.00
4700 · Reserve Contribution Fees	0.00	1,166.63	-1,166.63
4800 · Storage Lot Fees	2,255.00	2,640.00	-385.00
4900 · Builder Annual Maint. Fees	0.00	208.37	-208.37
Total Income	186,500.33	201,222.41	-14,722.08
Total Income	186,500.33	201,222.41	-14,722.08
Expense			
Administration Expenses			
5100 · Accounting - Outside Services	0.00	125.00	-125.00
5110 · Election Administration	0.00	0.00	0.00
5130 · Bank Charges	2.50	4.13	-1.63
5140 · Copying / Printing	0.00	100.00	-100.00
5190 · Insurance Expense	26,058.00	35,000.00	-8,942.00
5200 · Design Review Consultant Fees	0.00	833.37	-833.37
5260 · Legal Fees	517.20	2,666.63	-2,149.43
5270 · Governing Documents Updates	0.00	416.63	-416.63
5300 · Management Fees	3,000.00	3,000.00	0.00
5305 · Resale Disclosure Fee Expense	0.00	166.63	-166.63
5310 · Meeting Expenses	1,250.00	250.00	1,000.00
5311 · Social Committee Expenses	0.00	83.37	-83.37
5320 · Office & Administrative Expense	75.00	208.37	-133.37
5330 · Postage and Delivery	-15.00	166.63	-181.63
5340 · Taxes / Licenses	-404.00	666.63	-1,070.63
Total Administration Expenses	30,483.70	43,687.39	-13,203.69
Repairs, Maint., & Security			
5505 · Gate Maintenance	0.00	625.00	-625.00
5511 · Storage Area Maintenance	0.00	125.00	-125.00
5515 · Culvert & Drain Maintenance	0.00	1,250.00	-1,250.00
5520 · Landscape Maintenance	2,440.00	2,700.00	-260.00
5521 · Landscape Repairs & Extras	0.00	833.37	-833.37
5522 · Landscaping Weed Control	0.00	1,125.00	-1,125.00
5524 · Citation Park Improvements	0.00	75,000.00	-75,000.00
5525 · Repairs & Maint.	248.46	1,250.00	-1,001.54
5526 · Camera Upgrades	0.00	41.63	-41.63
5540 · Patrol Service	8,053.96	8,333.37	-279.41
5551 · Security LED Lighting Additions	0.00	9,350.00	-9,350.00
5555 · Street Sweeping/Cleaning	0.00	666.63	-666.63
5565 · Pest Control	97.00	100.00	-3.00
Total Repairs, Maint., & Security	10,839.42	101,400.00	-90,560.58

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Cash Basis

The Refuge Community Association, Inc.  
Profit & Loss Budget vs. Actual  
January 2026

	<u>Jan 26</u>	<u>Budget</u>	<u>\$ Over Budget</u>
Utilities			
5370 · Electric	660.51	833.37	-172.86
5371 · Internet for Cameras	89.95	100.00	-10.05
5381 · Gate Admin & Cloud Fees	463.00	450.00	13.00
5390 · Water - Irrigation	926.45	1,250.00	-323.55
5395 · Water Contribution to IWGCC	15,000.00	15,000.00	0.00
Total Utilities	<u>17,139.91</u>	<u>17,633.37</u>	<u>-493.46</u>
Total Expense	<u>58,463.03</u>	<u>162,720.76</u>	<u>-104,257.73</u>
Net Ordinary Income	<u>128,037.30</u>	<u>38,501.65</u>	<u>89,535.65</u>
Net Income	<u>128,037.30</u>	<u>38,501.65</u>	<u>89,535.65</u>