

The Refuge Community Association, Inc.

Balance Sheet

As of February 28, 2026

Cash Basis

	<u>Feb 28, 26</u>
ASSETS	
Current Assets	
Checking/Savings	
Checking - Chase Bank	244,138.02
Compliance Deposits - Chase	292,600.00
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-...	250,000.00
Reserve CD NBofAZ MAT 4-10-26	273,629.38
Reserve Chase Bank	<u>186,658.48</u>
Total RESERVE ACCOUNTS	<u>1,246,113.43</u>
Total Checking/Savings	1,782,851.45
Other Current Assets	
Note Receivable From IWGC	<u>76,991.69</u>
Total Other Current Assets	<u>76,991.69</u>
Total Current Assets	<u>1,859,843.14</u>
TOTAL ASSETS	<u><u>1,859,843.14</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
2200 · Prepaid Dues	10,887.80
2300 · Compliance Deposits	165,600.00
2400 · Builder Deposits	<u>127,000.00</u>
Total Other Current Liabilities	<u>303,487.80</u>
Total Current Liabilities	<u>303,487.80</u>
Total Liabilities	303,487.80
Equity	
3100 · Reserves - Restricted	1,246,113.43
3110 · Net Income Distributed	-719,149.08
3200 · Retained Earnings	967,677.24
Net Income	<u>61,713.75</u>
Total Equity	<u>1,556,355.34</u>
TOTAL LIABILITIES & EQUITY	<u><u>1,859,843.14</u></u>

The Refuge Community Association, Inc.

Profit & Loss

February 2026

Cash Basis

	Feb 26	Jan - Feb 26
Ordinary Income/Expense		
Income		
Income		
4100 · Association Dues	6,637.40	186,231.60
4130 · Design Review Income	1,950.00	2,100.00
4140 · Gate Income	70.00	305.00
4160 · Interest Income on Savings	2.82	4,104.35
4300 · Late Fees	0.00	105.00
4400 · Fine Income	0.00	59.60
4611 · Resale Disclosure Fee Income	195.00	195.00
4700 · Reserve Contribution Fees	700.00	700.00
4800 · Storage Lot Fees	1,305.00	3,560.00
4900 · Builder Annual Maint. Fees	500.00	500.00
	<u>11,360.22</u>	<u>197,860.55</u>
Total Income	11,360.22	197,860.55
Expense		
Administration Expenses		
5100 · Accounting - Outside Services	1,200.00	1,200.00
5130 · Bank Charges	2.50	5.00
5190 · Insurance Expense	6,422.00	32,480.00
5260 · Legal Fees	-510.00	7.20
5300 · Management Fees	3,000.00	6,000.00
5305 · Resale Disclosure Fee Expense	100.00	100.00
5310 · Meeting Expenses	0.00	1,250.00
5320 · Office & Administrative Expense	40.00	115.00
5330 · Postage and Delivery	0.00	-15.00
5340 · Taxes / Licenses	0.00	-404.00
	<u>10,254.50</u>	<u>40,738.20</u>
Total Administration Expenses	10,254.50	40,738.20
Repairs, Maint., & Security		
5520 · Landscape Maintenance	2,440.00	4,880.00
5525 · Repairs & Maint.	647.09	895.55
5529 · Landscaping Arnold Palmer	53,577.27	53,577.27
5540 · Patrol Service	7,778.69	15,832.65
5555 · Street Sweeping/Cleaning	1,200.00	1,200.00
5565 · Pest Control	97.00	194.00
	<u>65,740.05</u>	<u>76,579.47</u>
Total Repairs, Maint., & Security	65,740.05	76,579.47
Utilities		
5370 · Electric	0.00	660.51
5371 · Internet for Cameras	89.95	179.90
5381 · Gate Admin & Cloud Fees	463.00	926.00

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Cash Basis

The Refuge Community Association, Inc.
Profit & Loss
February 2026

	<u>Feb 26</u>	<u>Jan - Feb 26</u>
5390 · Water - Irrigation	1,136.27	2,062.72
5395 · Water Contribution to IWGCC	0.00	15,000.00
Total Utilities	<u>1,689.22</u>	<u>18,829.13</u>
Total Expense	<u>77,683.77</u>	<u>136,146.80</u>
Net Ordinary Income	<u>-66,323.55</u>	<u>61,713.75</u>
Net Income	<u><u>-66,323.55</u></u>	<u><u>61,713.75</u></u>

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

Cash Basis

January through February 2026

	Jan - Feb 26	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
Income			
4100 · Association Dues	186,231.60	193,680.00	-7,448.40
4130 · Design Review Income	2,100.00	1,666.70	433.30
4140 · Gate Income	305.00	333.30	-28.30
4160 · Interest Income on Savings	4,104.35	4,166.70	-62.35
4180 · Interest on Liquor License Loan	0.00	238.04	-238.04
4300 · Late Fees	105.00		
4400 · Fine Income	59.60		
4611 · Resale Disclosure Fee Income	195.00	650.00	-455.00
4700 · Reserve Contribution Fees	700.00	2,333.30	-1,633.30
4800 · Storage Lot Fees	3,560.00	5,280.00	-1,720.00
4900 · Builder Annual Maint. Fees	500.00	416.70	83.30
Total Income	<u>197,860.55</u>	<u>208,764.74</u>	<u>-10,904.19</u>
Total Income	197,860.55	208,764.74	-10,904.19
Expense			
Administration Expenses			
5100 · Accounting - Outside Services	1,200.00	250.00	950.00
5110 · Election Administration	0.00	1,000.00	-1,000.00
5130 · Bank Charges	5.00	8.30	-3.30
5140 · Copying / Printing	0.00	200.00	-200.00
5190 · Insurance Expense	32,480.00	35,000.00	-2,520.00
5200 · Design Review Consultant Fees	0.00	1,666.70	-1,666.70
5260 · Legal Fees	7.20	5,333.30	-5,326.10
5270 · Governing Documents Updates	0.00	833.30	-833.30
5300 · Management Fees	6,000.00	6,000.00	0.00
5305 · Resale Disclosure Fee Expense	100.00	333.30	-233.30
5310 · Meeting Expenses	1,250.00	500.00	750.00
5311 · Social Committee Expenses	0.00	166.70	-166.70
5320 · Office & Administrative Expense	115.00	416.70	-301.70
5330 · Postage and Delivery	-15.00	333.30	-348.30
5340 · Taxes / Licenses	-404.00	1,333.30	-1,737.30
Total Administration Expenses	<u>40,738.20</u>	<u>53,374.90</u>	<u>-12,636.70</u>
Repairs, Maint., & Security			
5505 · Gate Maintenance	0.00	1,250.00	-1,250.00
5511 · Storage Area Maintenance	0.00	250.00	-250.00
5515 · Culvert & Drain Maintenance	0.00	2,500.00	-2,500.00
5520 · Landscape Maintenance	4,880.00	5,400.00	-520.00
5521 · Landscape Repairs & Extras	0.00	1,666.70	-1,666.70
5522 · Landscaping Weed Control	0.00	2,250.00	-2,250.00
5524 · Citation Park Improvements	0.00	75,000.00	-75,000.00
5525 · Repairs & Maint.	895.55	2,500.00	-1,604.45
5526 · Camera Upgrades	0.00	83.30	-83.30
5529 · Landscaping Arnold Palmer	53,577.27		
5540 · Patrol Service	15,832.65	16,666.70	-834.05
5551 · Security LED Lighting Additions	0.00	9,350.00	-9,350.00
5555 · Street Sweeping/Cleaning	1,200.00	1,333.30	-133.30
5565 · Pest Control	194.00	200.00	-6.00
Total Repairs, Maint., & Security	<u>76,579.47</u>	<u>118,450.00</u>	<u>-41,870.53</u>

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

January through February 2026

Cash Basis

	Jan - Feb 26	Budget	\$ Over Budget
Utilities			
5370 · Electric	660.51	1,666.70	-1,006.19
5371 · Internet for Cameras	179.90	200.00	-20.10
5381 · Gate Admin & Cloud Fees	926.00	900.00	26.00
5390 · Water - Irrigation	2,062.72	2,500.00	-437.28
5395 · Water Contribution to IWGCC	15,000.00	15,000.00	0.00
Total Utilities	<u>18,829.13</u>	<u>20,266.70</u>	<u>-1,437.57</u>
Total Expense	<u>136,146.80</u>	<u>192,091.60</u>	<u>-55,944.80</u>
Net Ordinary Income	<u>61,713.75</u>	<u>16,673.14</u>	<u>45,040.61</u>
Net Income	<u><u>61,713.75</u></u>	<u><u>16,673.14</u></u>	<u><u>45,040.61</u></u>