

The Refuge Community Association, Inc.
Statement of Financial Position - Tax Basis
December 31, 2025

ASSETS

Current assets:

| | | |
|----------------------------|------------------|-----------|
| Cash - checking | \$ 182,462 | |
| Cash - Compliance deposits | 284,600 | |
| Cash - reserve accounts | <u>1,242,009</u> | |
| Total current assets | | 1,709,071 |

Other assets:

| | | |
|------------------------|--|--------|
| Note receivable - IWGC | | 76,992 |
|------------------------|--|--------|

\$ 1,786,063

LIABILITIES AND MEMBERS' EQUITY

Current liabilities:

| | | |
|---------------------------|----------------|---------|
| Owners prepaid dues | \$ 7,036 | |
| Compliance deposits | 157,600 | |
| Builder deposits | <u>127,000</u> | |
| Total current liabilities | | 291,636 |

Members' equity

| | | |
|-----------------------|------------------|-----------|
| Retained earnings | <u>1,494,427</u> | |
| Total members' equity | | 1,494,427 |

\$ 1,786,063

The Refuge Community Association, Inc.
Statement of Revenues and Expenses - Tax Basis
Year ended December 31, 2025

Revenue:

| | | |
|--------------------------------|----|---------|
| Annual assessments | \$ | 775,407 |
| Interest | | 30,229 |
| Storage lot fees | | 20,278 |
| Design review fees | | 12,800 |
| Reserve contribution fees | | 6,500 |
| Gate income | | 4,990 |
| Gate landscaping contribution | | 4,864 |
| Resale and transfer fees | | 3,900 |
| Late fees and fines | | 2,818 |
| Builder annual maintenace fees | | 2,000 |

Total revenues \$ 863,786

Expenses:

| | |
|---------------------------------|---------|
| Repairs and maintenance | 631,951 |
| Security | 93,348 |
| Utilities | 85,925 |
| Insurance | 32,885 |
| Bookkeeping and management fees | 32,400 |
| Tax and licenses | 7,559 |
| Design review consultant fees | 6,825 |
| Professional fees | 2,587 |
| Office expense | 1,507 |
| Resale disclosure fees | 1,400 |
| Postage | 963 |
| Meetings | 546 |
| Copy and printing | 289 |

Total expenses 898,185

Excess (Deficiency) of Revenues over expenses \$ (34,399)