

The Refuge Community Association, Inc.

Balance Sheet

As of March 31, 2026

Cash Basis

	<u>Mar 31, 26</u>
ASSETS	
Current Assets	
Checking/Savings	
Checking - Chase Bank	286,020.81
Compliance Deposits - Chase	283,600.00
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 9-16-26	250,000.00
Reserve CD NBofAZ MAT 4-10-26	273,629.38
Reserve Chase Bank	<u>186,661.71</u>
Total RESERVE ACCOUNTS	<u>1,246,116.66</u>
Total Checking/Savings	<u>1,815,737.47</u>
Other Current Assets	
Note Receivable From IWGC	<u>25,064.45</u>
Total Other Current Assets	<u>25,064.45</u>
Total Current Assets	<u>1,840,801.92</u>
TOTAL ASSETS	<u><u>1,840,801.92</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
2200 · Prepaid Dues	13,422.80
2300 · Compliance Deposits	156,600.00
2400 · Builder Deposits	<u>127,000.00</u>
Total Other Current Liabilities	<u>297,022.80</u>
Total Current Liabilities	<u>297,022.80</u>
Total Liabilities	297,022.80
Equity	
3100 · Reserves - Restricted	1,246,116.66
3110 · Net Income Distributed	-719,152.31
3200 · Retained Earnings	967,677.24
Net Income	<u>49,137.53</u>
Total Equity	<u>1,543,779.12</u>
TOTAL LIABILITIES & EQUITY	<u><u>1,840,801.92</u></u>

The Refuge Community Association, Inc.
Profit & Loss

March 2026

Cash Basis

	Mar 26	Jan - Mar 26
Ordinary Income/Expense		
Income		
Income		
4100 · Association Dues	3,255.00	189,486.60
4130 · Design Review Income	300.00	2,400.00
4140 · Gate Income	60.00	385.00
4160 · Interest Income on Savings	3.23	4,107.58
4180 · Interest on Liquor License Loan	315.54	315.54
4300 · Late Fees	45.00	150.00
4400 · Fine Income	0.00	59.60
4611 · Resale Disclosure Fee Income	585.00	780.00
4700 · Reserve Contribution Fees	2,100.00	2,800.00
4800 · Storage Lot Fees	2,272.50	5,832.50
4900 · Builder Annual Maint. Fees	0.00	500.00
Total Income	<u>8,936.27</u>	<u>206,816.82</u>
Total Income	8,936.27	206,816.82
Expense		
Administration Expenses		
5100 · Accounting - Outside Services	0.00	1,200.00
5130 · Bank Charges	0.00	5.00
5140 · Copying / Printing	74.10	74.10
5190 · Insurance Expense	0.00	32,480.00
5260 · Legal Fees	1,689.00	1,696.20
5300 · Management Fees	3,000.00	9,000.00
5305 · Resale Disclosure Fee Expense	300.00	400.00
5310 · Meeting Expenses	0.00	1,250.00
5311 · Social Committee Expenses	250.00	250.00
5320 · Office & Administrative Expense	0.00	115.00
5330 · Postage and Delivery	11.26	-3.74
5340 · Taxes / Licenses	50.00	-354.00
Total Administration Expenses	<u>5,374.36</u>	<u>46,112.56</u>
Repairs, Maint., & Security		
5520 · Landscape Maintenance	2,440.00	7,320.00
5525 · Repairs & Maint.	3,603.07	4,498.62
5529 · Landscaping Arnold Palmer	0.00	53,577.27
5540 · Patrol Service	7,224.03	23,056.68
5555 · Street Sweeping/Cleaning	0.00	1,200.00
5565 · Pest Control	97.00	291.00
Total Repairs, Maint., & Security	<u>13,364.10</u>	<u>89,943.57</u>
Utilities		
5370 · Electric	1,294.09	1,954.60
5371 · Internet for Cameras	89.95	269.85
5381 · Gate Admin & Cloud Fees	463.00	1,389.00
5390 · Water - Irrigation	946.99	3,009.71
5395 · Water Contribution to IWGCC	0.00	15,000.00
Total Utilities	<u>2,794.03</u>	<u>21,623.16</u>
Total Expense	<u>21,532.49</u>	<u>157,679.29</u>
Net Ordinary Income	<u>-12,596.22</u>	<u>49,137.53</u>
Net Income	<u><u>-12,596.22</u></u>	<u><u>49,137.53</u></u>

The Refuge Community Association, Inc.

Profit & Loss Budget vs. Actual

January through March 2026

Cash Basis

	Jan - Mar 26	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
Income			
4100 · Association Dues	189,486.60	193,680.00	-4,193.40
4130 · Design Review Income	2,400.00	2,500.03	-100.03
4140 · Gate Income	385.00	499.97	-114.97
4160 · Interest Income on Savings	4,107.58	6,250.03	-2,142.45
4180 · Interest on Liquor License Loan	315.54	357.04	-41.50
4300 · Late Fees	150.00		
4400 · Fine Income	59.60		
4611 · Resale Disclosure Fee Income	780.00	975.00	-195.00
4700 · Reserve Contribution Fees	2,800.00	3,499.97	-699.97
4800 · Storage Lot Fees	5,832.50	7,920.00	-2,087.50
4900 · Builder Annual Maint. Fees	500.00	625.03	-125.03
	<u>206,816.82</u>	<u>216,307.07</u>	<u>-9,490.25</u>
Total Income	206,816.82	216,307.07	-9,490.25
Expense			
Administration Expenses			
5100 · Accounting - Outside Services	1,200.00	375.00	825.00
5110 · Election Administration	0.00	1,000.00	-1,000.00
5130 · Bank Charges	5.00	12.47	-7.47
5140 · Copying / Printing	74.10	300.00	-225.90
5190 · Insurance Expense	32,480.00	35,000.00	-2,520.00
5200 · Design Review Consultant Fees	0.00	2,500.03	-2,500.03
5260 · Legal Fees	1,696.20	7,999.97	-6,303.77
5270 · Governing Documents Updates	0.00	1,249.97	-1,249.97
5300 · Management Fees	9,000.00	9,000.00	0.00
5305 · Resale Disclosure Fee Expense	400.00	499.97	-99.97
5310 · Meeting Expenses	1,250.00	750.00	500.00
5311 · Social Committee Expenses	250.00	250.03	-0.03
5320 · Office & Administrative Expense	115.00	625.03	-510.03
5330 · Postage and Delivery	-3.74	499.97	-503.71
5340 · Taxes / Licenses	-354.00	1,999.97	-2,353.97
	<u>46,112.56</u>	<u>62,062.41</u>	<u>-15,949.85</u>
Total Administration Expenses	46,112.56	62,062.41	-15,949.85
Repairs, Maint., & Security			
5505 · Gate Maintenance	0.00	1,875.00	-1,875.00
5511 · Storage Area Maintenance	0.00	375.00	-375.00
5515 · Culvert & Drain Maintenance	0.00	3,750.00	-3,750.00
5520 · Landscape Maintenance	7,320.00	8,100.00	-780.00
5521 · Landscape Repairs & Extras	0.00	2,500.03	-2,500.03
5522 · Landscaping Weed Control	0.00	3,375.00	-3,375.00
5524 · Citation Park Improvements	0.00	75,000.00	-75,000.00
5525 · Repairs & Maint.	4,498.62	3,750.00	748.62
5526 · Camera Upgrades	0.00	124.97	-124.97
5529 · Landscaping Arnold Palmer	53,577.27		
5540 · Patrol Service	23,056.68	25,000.03	-1,943.35
5551 · Security LED Lighting Additions	0.00	9,350.00	-9,350.00

The Refuge Community Association, Inc.

Profit & Loss Budget vs. Actual

January through March 2026

Cash Basis

	Jan - Mar 26	Budget	\$ Over Budget
5555 · Street Sweeping/Cleaning	1,200.00	1,999.97	-799.97
5565 · Pest Control	291.00	300.00	-9.00
Total Repairs, Maint., & Security	89,943.57	135,500.00	-45,556.43
Utilities			
5370 · Electric	1,954.60	2,500.03	-545.43
5371 · Internet for Cameras	269.85	300.00	-30.15
5381 · Gate Admin & Cloud Fees	1,389.00	1,350.00	39.00
5390 · Water - Irrigation	3,009.71	3,750.00	-740.29
5395 · Water Contribution to IWGCC	15,000.00	15,000.00	0.00
Total Utilities	21,623.16	22,900.03	-1,276.87
Total Expense	157,679.29	220,462.44	-62,783.15
Net Ordinary Income	49,137.53	-4,155.37	53,292.90
Net Income	49,137.53	-4,155.37	53,292.90