

The Refuge Community Association, Inc.
Balance Sheet

Cash Basis

As of April 30, 2026

| | Apr 30, 26 |
|--|---------------------|
| ASSETS | |
| Current Assets | |
| Checking/Savings | |
| Checking - Chase Bank | 437,801.67 |
| Compliance Deposits - Chase | 278,600.00 |
| RESERVE ACCOUNTS | |
| Reserve CD Chase MAT 10-25-26 | 259,896.01 |
| Reserve CD Foothill MAT 6-9-26 | 278,429.42 |
| Reserve CD Goldwatr MAT 9-16-26 | 250,000.00 |
| Reserve CD NBofAZ MAT 1-4-27 | 276,793.60 |
| Reserve Chase Bank | 187,364.74 |
| Total RESERVE ACCOUNTS | 1,252,483.77 |
| Total Checking/Savings | 1,968,885.44 |
| Other Current Assets | |
| Note Receivable From IWGC | 12,518.01 |
| Total Other Current Assets | 12,518.01 |
| Total Current Assets | 1,981,403.45 |
| TOTAL ASSETS | 1,981,403.45 |
| LIABILITIES & EQUITY | |
| Liabilities | |
| Current Liabilities | |
| Other Current Liabilities | |
| 2200 · Prepaid Dues | 9,691.80 |
| 2300 · Compliance Deposits | 151,600.00 |
| 2400 · Builder Deposits | 127,000.00 |
| Total Other Current Liabilities | 288,291.80 |
| Total Current Liabilities | 288,291.80 |
| Total Liabilities | 288,291.80 |
| Equity | |
| 3100 · Reserves - Restricted | 1,252,483.77 |
| 3110 · Net Income Distributed | -725,519.42 |
| 3200 · Retained Earnings | 967,677.24 |
| Net Income | 198,470.06 |
| Total Equity | 1,693,111.65 |
| TOTAL LIABILITIES & EQUITY | 1,981,403.45 |

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

Cash Basis

| | Apr 26 | Jan - Apr 26 |
|--|------------|--------------|
| Ordinary Income/Expense | | |
| Income | | |
| Income | | |
| 4100 · Association Dues | 182,494.20 | 371,980.80 |
| 4130 · Design Review Income | 150.00 | 2,550.00 |
| 4140 · Gate Income | 150.00 | 535.00 |
| 4160 · Interest Income on Savings | 5,667.11 | 9,774.69 |
| 4180 · Interest on Liquor License Loan | 391.00 | 706.54 |
| 4300 · Late Fees | 135.00 | 285.00 |
| 4400 · Fine Income | 0.00 | 59.60 |
| 4611 · Resale Disclosure Fee Income | 195.00 | 975.00 |
| 4700 · Reserve Contribution Fees | 700.00 | 3,500.00 |
| 4800 · Storage Lot Fees | 2,100.00 | 7,932.50 |
| 4900 · Builder Annual Maint. Fees | 0.00 | 500.00 |
| Total Income | 191,982.31 | 398,799.13 |
| Total Income | 191,982.31 | 398,799.13 |
| Expense | | |
| Administration Expenses | | |
| 5100 · Accounting - Outside Services | 0.00 | 1,200.00 |
| 5130 · Bank Charges | 0.00 | 5.00 |
| 5140 · Copying / Printing | 40.33 | 114.43 |
| 5190 · Insurance Expense | 0.00 | 32,480.00 |
| 5260 · Legal Fees | 0.00 | 1,696.20 |
| 5300 · Management Fees | 3,000.00 | 12,000.00 |
| 5305 · Resale Disclosure Fee Expense | 100.00 | 500.00 |
| 5310 · Meeting Expenses | 0.00 | 1,250.00 |
| 5311 · Social Committee Expenses | 0.00 | 250.00 |
| 5320 · Office & Administrative Expense | 0.00 | 115.00 |
| 5330 · Postage and Delivery | -15.00 | -18.74 |
| 5340 · Taxes / Licenses | 0.00 | -354.00 |
| Total Administration Expenses | 3,125.33 | 49,237.89 |
| Repairs, Maint., & Security | | |
| 5501 · Street Crack Fill & Maint | 14,655.00 | 14,655.00 |
| 5520 · Landscape Maintenance | 425.00 | 7,745.00 |
| 5525 · Repairs & Maint. | 0.00 | 4,498.62 |
| 5529 · Landscaping Arnold Palmer | 0.00 | 53,577.27 |
| 5540 · Patrol Service | 7,496.73 | 30,553.41 |
| 5555 · Street Sweeping/Cleaning | 250.00 | 1,450.00 |
| 5565 · Pest Control | 0.00 | 291.00 |
| Total Repairs, Maint., & Security | 22,826.73 | 112,770.30 |

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

Cash Basis

| | Apr 26 | Jan - Apr 26 |
|------------------------------------|--------------------------|--------------------------|
| Utilities | | |
| 5370 · Electric | 631.83 | 2,586.43 |
| 5371 · Internet for Cameras | 89.95 | 359.80 |
| 5381 · Gate Admin & Cloud Fees | 0.00 | 1,389.00 |
| 5390 · Water - Irrigation | 975.94 | 3,985.65 |
| 5395 · Water Contribution to IWGCC | 15,000.00 | 30,000.00 |
| Total Utilities | <u>16,697.72</u> | <u>38,320.88</u> |
| Total Expense | <u>42,649.78</u> | <u>200,329.07</u> |
| Net Ordinary Income | <u>149,332.53</u> | <u>198,470.06</u> |
| Net Income | <u><u>149,332.53</u></u> | <u><u>198,470.06</u></u> |

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

Cash Basis

| | Jan - Apr 26 | Budget | \$ Over Budget |
|--|-------------------|-------------------|-------------------|
| Ordinary Income/Expense | | | |
| Income | | | |
| Income | | | |
| 4100 · Association Dues | 371,980.80 | 387,360.00 | -15,379.20 |
| 4130 · Design Review Income | 2,550.00 | 3,333.36 | -783.36 |
| 4140 · Gate Income | 535.00 | 666.64 | -131.64 |
| 4160 · Interest Income on Savings | 9,774.69 | 8,333.36 | 1,441.33 |
| 4180 · Interest on Liquor License Loan | 706.54 | 476.04 | 230.50 |
| 4300 · Late Fees | 285.00 | | |
| 4400 · Fine Income | 59.60 | | |
| 4611 · Resale Disclosure Fee Income | 975.00 | 1,300.00 | -325.00 |
| 4700 · Reserve Contribution Fees | 3,500.00 | 4,666.64 | -1,166.64 |
| 4800 · Storage Lot Fees | 7,932.50 | 10,560.00 | -2,627.50 |
| 4900 · Builder Annual Maint. Fees | 500.00 | 833.36 | -333.36 |
| Total Income | 398,799.13 | 417,529.40 | -18,730.27 |
| Total Income | 398,799.13 | 417,529.40 | -18,730.27 |
| Expense | | | |
| Administration Expenses | | | |
| 5100 · Accounting - Outside Services | 1,200.00 | 500.00 | 700.00 |
| 5110 · Election Administration | 0.00 | 1,000.00 | -1,000.00 |
| 5130 · Bank Charges | 5.00 | 16.64 | -11.64 |
| 5140 · Copying / Printing | 114.43 | 400.00 | -285.57 |
| 5190 · Insurance Expense | 32,480.00 | 35,000.00 | -2,520.00 |
| 5200 · Design Review Consultant Fees | 0.00 | 3,333.36 | -3,333.36 |
| 5260 · Legal Fees | 1,696.20 | 10,666.64 | -8,970.44 |
| 5270 · Governing Documents Updates | 0.00 | 1,666.64 | -1,666.64 |
| 5300 · Management Fees | 12,000.00 | 12,000.00 | 0.00 |
| 5305 · Resale Disclosure Fee Expense | 500.00 | 666.64 | -166.64 |
| 5310 · Meeting Expenses | 1,250.00 | 1,000.00 | 250.00 |
| 5311 · Social Committee Expenses | 250.00 | 333.36 | -83.36 |
| 5320 · Office & Administrative Expense | 115.00 | 833.36 | -718.36 |
| 5330 · Postage and Delivery | -18.74 | 666.64 | -685.38 |
| 5340 · Taxes / Licenses | -354.00 | 2,666.64 | -3,020.64 |
| Total Administration Expenses | 49,237.89 | 70,749.92 | -21,512.03 |
| Repairs, Maint., & Security | | | |
| 5501 · Street Crack Fill & Maint | 14,655.00 | | |
| 5505 · Gate Maintenance | 0.00 | 2,500.00 | -2,500.00 |
| 5511 · Storage Area Maintenance | 0.00 | 500.00 | -500.00 |
| 5515 · Culvert & Drain Maintenance | 0.00 | 5,000.00 | -5,000.00 |
| 5520 · Landscape Maintenance | 7,745.00 | 10,800.00 | -3,055.00 |
| 5521 · Landscape Repairs & Extras | 0.00 | 3,333.36 | -3,333.36 |
| 5522 · Landscaping Weed Control | 0.00 | 4,500.00 | -4,500.00 |
| 5524 · Citation Park Improvements | 0.00 | 75,000.00 | -75,000.00 |
| 5525 · Repairs & Maint. | 4,498.62 | 5,000.00 | -501.38 |
| 5526 · Camera Upgrades | 0.00 | 166.64 | -166.64 |
| 5529 · Landscaping Arnold Palmer | 53,577.27 | | |
| 5540 · Patrol Service | 30,553.41 | 33,333.36 | -2,779.95 |
| 5551 · Security LED Lighting Additions | 0.00 | 9,350.00 | -9,350.00 |

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

Cash Basis

January through April 2026

| | Jan - Apr 26 | Budget | \$ Over Budget |
|--|-------------------|-------------------|-------------------|
| 5555 · Street Sweeping/Cleaning | 1,450.00 | 2,666.64 | -1,216.64 |
| 5565 · Pest Control | 291.00 | 400.00 | -109.00 |
| Total Repairs, Maint., & Security | 112,770.30 | 152,550.00 | -39,779.70 |
| Utilities | | | |
| 5370 · Electric | 2,586.43 | 3,333.36 | -746.93 |
| 5371 · Internet for Cameras | 359.80 | 400.00 | -40.20 |
| 5381 · Gate Admin & Cloud Fees | 1,389.00 | 1,800.00 | -411.00 |
| 5390 · Water - Irrigation | 3,985.65 | 5,000.00 | -1,014.35 |
| 5395 · Water Contribution to IWGCC | 30,000.00 | 30,000.00 | 0.00 |
| Total Utilities | 38,320.88 | 40,533.36 | -2,212.48 |
| Total Expense | 200,329.07 | 263,833.28 | -63,504.21 |
| Net Ordinary Income | 198,470.06 | 153,696.12 | 44,773.94 |
| Net Income | 198,470.06 | 153,696.12 | 44,773.94 |