

The Refuge Community Association, Inc.

Balance Sheet

Cash Basis

As of May 31, 2026

	May 31, 26
ASSETS	
Current Assets	
Checking/Savings	
Checking - Chase Bank	443,941.62
Compliance Deposits - Chase	294,600.00
RESERVE ACCOUNTS	
Reserve CD Chase MAT 09-21-2026	150,000.00
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	42,966.99
Total RESERVE ACCOUNTS	1,258,086.02
Total Checking/Savings	1,996,627.64
Total Current Assets	1,996,627.64
TOTAL ASSETS	1,996,627.64
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
2200 · Prepaid Dues	10,478.00
2300 · Compliance Deposits	167,600.00
2400 · Builder Deposits	127,000.00
Total Other Current Liabilities	305,078.00
Total Current Liabilities	305,078.00
Total Liabilities	305,078.00
Equity	
3100 · Reserves - Restricted	1,258,086.02
3110 · Net Income Distributed	-731,121.67
3200 · Retained Earnings	967,727.24
Net Income	196,858.05
Total Equity	1,691,549.64
TOTAL LIABILITIES & EQUITY	1,996,627.64

The Refuge Community Association, Inc.

Profit & Loss

May 2026

Cash Basis

	May 26	Jan - May 26
Ordinary Income/Expense		
Income		
Income		
4100 · Association Dues	8,409.20	380,563.60
4130 · Design Review Income	3,700.00	6,250.00
4140 · Gate Income	80.00	615.00
4160 · Interest Income on Savings	2.25	9,776.94
4180 · Interest on Liquor License Loan	1,088.13	1,794.67
4300 · Late Fees	45.00	300.00
4400 · Fine Income	0.00	59.60
4611 · Resale Disclosure Fee Income	1,560.00	2,535.00
4700 · Reserve Contribution Fees	5,600.00	9,100.00
4800 · Storage Lot Fees	1,525.00	9,337.50
4900 · Builder Annual Maint. Fees	1,000.00	1,500.00
Total Income	23,009.58	421,832.31
Total Income	23,009.58	421,832.31
Expense		
Administration Expenses		
5100 · Accounting - Outside Services	0.00	1,200.00
5130 · Bank Charges	2.50	7.50
5140 · Copying / Printing	0.00	114.43
5190 · Insurance Expense	0.00	32,480.00
5200 · Design Review Consultant Fees	150.00	150.00
5260 · Legal Fees	2,558.00	4,254.20
5300 · Management Fees	3,000.00	15,000.00
5305 · Resale Disclosure Fee Expense	800.00	1,300.00
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	-10.00	-28.74
5340 · Taxes / Licenses	10.00	-344.00
Total Administration Expenses	6,510.50	55,748.39
Repairs, Maint., & Security		
5501 · Street Crack Fill & Maint	0.00	14,655.00
5505 · Gate Maintenance	135.00	135.00
5520 · Landscape Maintenance	4,880.00	12,200.00
5521 · Landscape Repairs & Extras	375.00	800.00
5522 · Landscaping Weed Control	500.00	500.00
5525 · Repairs & Maint.	610.00	5,108.62
5529 · Landscaping Arnold Palmer	0.00	53,577.27
5540 · Patrol Service	7,593.37	38,146.78
5555 · Street Sweeping/Cleaning	1,200.00	2,650.00
5565 · Pest Control	194.00	485.00
Total Repairs, Maint., & Security	15,487.37	128,257.67

The Refuge Community Association, Inc.

Profit & Loss

May 2026

Cash Basis

	May 26	Jan - May 26
Utilities		
5370 · Electric	602.13	3,188.56
5371 · Internet for Cameras	89.95	449.75
5381 · Gate Admin & Cloud Fees	926.00	2,315.00
5390 · Water - Irrigation	1,029.24	5,014.89
5395 · Water Contribution to IWGCC	0.00	30,000.00
Total Utilities	2,647.32	40,968.20
Total Expense	24,645.19	224,974.26
Net Ordinary Income	-1,635.61	196,858.05
Net Income	-1,635.61	196,858.05

The Refuge Community Association, Inc.

Profit & Loss Budget vs. Actual

Cash Basis

January through May 2026

	Jan - May 26	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
Income			
4100 · Association Dues	380,563.60	387,360.00	-6,796.40
4130 · Design Review Income	6,250.00	4,166.69	2,083.31
4140 · Gate Income	615.00	833.31	-218.31
4160 · Interest Income on Savings	9,776.94	10,416.69	-639.75
4180 · Interest on Liquor License Loan	1,794.67	595.04	1,199.63
4300 · Late Fees	300.00		
4400 · Fine Income	59.60		
4611 · Resale Disclosure Fee Income	2,535.00	1,625.00	910.00
4700 · Reserve Contribution Fees	9,100.00	5,833.31	3,266.69
4800 · Storage Lot Fees	9,337.50	13,200.00	-3,862.50
4900 · Builder Annual Maint. Fees	1,500.00	1,041.69	458.31
Total Income	421,832.31	425,071.73	-3,239.42
Total Income	421,832.31	425,071.73	-3,239.42
Expense			
Administration Expenses			
5100 · Accounting - Outside Services	1,200.00	625.00	575.00
5110 · Election Administration	0.00	1,000.00	-1,000.00
5130 · Bank Charges	7.50	20.81	-13.31
5140 · Copying / Printing	114.43	500.00	-385.57
5190 · Insurance Expense	32,480.00	35,000.00	-2,520.00
5200 · Design Review Consultant Fees	150.00	4,166.69	-4,016.69
5260 · Legal Fees	4,254.20	13,333.31	-9,079.11
5270 · Governing Documents Updates	0.00	2,083.31	-2,083.31
5300 · Management Fees	15,000.00	15,000.00	0.00
5305 · Resale Disclosure Fee Expense	1,300.00	833.31	466.69
5310 · Meeting Expenses	1,250.00	1,250.00	0.00
5311 · Social Committee Expenses	250.00	416.69	-166.69
5320 · Office & Administrative Expense	115.00	1,041.69	-926.69
5330 · Postage and Delivery	-28.74	833.31	-862.05
5340 · Taxes / Licenses	-344.00	3,333.31	-3,677.31
Total Administration Expenses	55,748.39	79,437.43	-23,689.04
Repairs, Maint., & Security			
5501 · Street Crack Fill & Maint	14,655.00		
5505 · Gate Maintenance	135.00	3,125.00	-2,990.00
5511 · Storage Area Maintenance	0.00	625.00	-625.00
5515 · Culvert & Drain Maintenance	0.00	6,250.00	-6,250.00
5520 · Landscape Maintenance	12,200.00	13,500.00	-1,300.00
5521 · Landscape Repairs & Extras	800.00	4,166.69	-3,366.69
5522 · Landscaping Weed Control	500.00	5,625.00	-5,125.00
5524 · Citation Park Improvements	0.00	75,000.00	-75,000.00
5525 · Repairs & Maint.	5,108.62	6,250.00	-1,141.38
5526 · Camera Upgrades	0.00	208.31	-208.31
5529 · Landscaping Arnold Palmer	53,577.27		
5540 · Patrol Service	38,146.78	41,666.69	-3,519.91
5551 · Security LED Lighting Additions	0.00	9,350.00	-9,350.00
5555 · Street Sweeping/Cleaning	2,650.00	3,333.31	-683.31

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Cash Basis

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

	Jan - May 26	Budget	\$ Over Budget
5565 · Pest Control	485.00	500.00	-15.00
Total Repairs, Maint., & Security	128,257.67	169,600.00	-41,342.33
Utilities			
5370 · Electric	3,188.56	4,166.69	-978.13
5371 · Internet for Cameras	449.75	500.00	-50.25
5381 · Gate Admin & Cloud Fees	2,315.00	2,250.00	65.00
5390 · Water - Irrigation	5,014.89	6,250.00	-1,235.11
5395 · Water Contribution to IWGCC	30,000.00	30,000.00	0.00
Total Utilities	40,968.20	43,166.69	-2,198.49
Total Expense	224,974.26	292,204.12	-67,229.86
Net Ordinary Income	196,858.05	132,867.61	63,990.44
Net Income	196,858.05	132,867.61	63,990.44