

The Refuge Community Association, Inc.

Balance Sheet

Cash Basis

As of June 30, 2026

	<u>Jun 30, 26</u>
ASSETS	
Current Assets	
Checking/Savings	
Checking - Chase Bank	394,661.98
Compliance Deposits - Chase	295,100.00
RESERVE ACCOUNTS	
Reserve CD Chase MAT 09-21-2026	150,000.00
Reserve CD Chase Mat 10-15-2026	283,036.11
Reserve CD Chase MAT 10-25-26	259,896.01
Reserve CD Goldwatr MAT 9-16-26	250,000.00
Reserve CD NBoFAZ MAT 1-4-27	276,793.60
Reserve Chase Bank	45,067.74
Total RESERVE ACCOUNTS	<u>1,264,793.46</u>
Total Checking/Savings	<u>1,954,555.44</u>
Total Current Assets	<u>1,954,555.44</u>
TOTAL ASSETS	<u><u>1,954,555.44</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
2200 · Prepaid Dues	10,425.05
2300 · Compliance Deposits	168,100.00
2400 · Builder Deposits	127,000.00
Total Other Current Liabilities	<u>305,525.05</u>
Total Current Liabilities	<u>305,525.05</u>
Total Liabilities	305,525.05
Equity	
3100 · Reserves - Restricted	1,264,793.46
3110 · Net Income Distributed	-737,829.11
3200 · Retained Earnings	967,727.24
Net Income	154,338.80
Total Equity	<u>1,649,030.39</u>
TOTAL LIABILITIES & EQUITY	<u><u>1,954,555.44</u></u>

The Refuge Community Association, Inc.

Profit & Loss

Cash Basis

June 2026

	Jun 26	Jan - Jun 26
Ordinary Income/Expense		
Income		
Income		
4100 · Association Dues	1,801.00	382,364.60
4130 · Design Review Income	450.00	6,700.00
4140 · Gate Income	75.00	690.00
4160 · Interest Income on Savings	4,607.44	14,384.38
4180 · Interest on Liquor License Loan	0.00	1,794.67
4300 · Late Fees	15.00	315.00
4400 · Fine Income	0.00	59.60
4611 · Resale Disclosure Fee Income	585.00	3,120.00
4700 · Reserve Contribution Fees	2,100.00	11,200.00
4800 · Storage Lot Fees	1,552.50	10,890.00
4900 · Builder Annual Maint. Fees	0.00	1,500.00
Total Income	11,185.94	433,018.25
Total Income	11,185.94	433,018.25
Expense		
Administration Expenses		
5100 · Accounting - Outside Services	0.00	1,200.00
5130 · Bank Charges	0.00	7.50
5140 · Copying / Printing	0.00	114.43
5190 · Insurance Expense	0.00	32,480.00
5200 · Design Review Consultant Fees	0.00	150.00
5260 · Legal Fees	0.00	4,254.20
5300 · Management Fees	3,000.00	18,000.00
5305 · Resale Disclosure Fee Expense	400.00	1,700.00
5310 · Meeting Expenses	0.00	1,250.00
5311 · Social Committee Expenses	0.00	250.00
5320 · Office & Administrative Expense	150.00	265.00
5330 · Postage and Delivery	0.00	-28.74
5340 · Taxes / Licenses	0.00	-344.00
Total Administration Expenses	3,550.00	59,298.39
Repairs, Maint., & Security		
5501 · Street Crack Fill & Maint	0.00	14,655.00
5505 · Gate Maintenance	0.00	135.00
5515 · Culvert & Drain Maintenance	3,127.50	3,127.50
5520 · Landscape Maintenance	2,440.00	14,640.00
5521 · Landscape Repairs & Extras	225.00	1,025.00
5522 · Landscaping Weed Control	0.00	500.00
5524 · Citation Park Improvements	27,300.00	27,300.00
5525 · Repairs & Maint.	600.00	5,708.62
5529 · Landscaping Arnold Palmer	0.00	53,577.27
5540 · Patrol Service	7,597.58	45,744.36
5555 · Street Sweeping/Cleaning	0.00	2,650.00
5565 · Pest Control	6,682.00	7,167.00
Total Repairs, Maint., & Security	47,972.08	176,229.75

The Refuge Community Association, Inc.

Profit & Loss

June 2026

Cash Basis

	Jun 26	Jan - Jun 26
Utilities		
5370 · Electric	614.90	3,803.46
5371 · Internet for Cameras	89.95	539.70
5381 · Gate Admin & Cloud Fees	463.00	2,778.00
5390 · Water - Irrigation	1,015.26	6,030.15
5395 · Water Contribution to IWGCC	0.00	30,000.00
Total Utilities	2,183.11	43,151.31
Total Expense	53,705.19	278,679.45
Net Ordinary Income	-42,519.25	154,338.80
Net Income	-42,519.25	154,338.80

The Refuge Community Association, Inc.

Profit & Loss Budget vs. Actual

Cash Basis

January through June 2026

	Jan - Jun 26	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
Income			
4100 · Association Dues	382,364.60	387,360.00	-4,995.40
4130 · Design Review Income	6,700.00	5,000.02	1,699.98
4140 · Gate Income	690.00	999.98	-309.98
4160 · Interest Income on Savings	14,384.38	12,500.02	1,884.36
4180 · Interest on Liquor License Loan	1,794.67	714.04	1,080.63
4300 · Late Fees	315.00		
4400 · Fine Income	59.60		
4611 · Resale Disclosure Fee Income	3,120.00	1,950.00	1,170.00
4700 · Reserve Contribution Fees	11,200.00	6,999.98	4,200.02
4800 · Storage Lot Fees	10,890.00	15,840.00	-4,950.00
4900 · Builder Annual Maint. Fees	1,500.00	1,250.02	249.98
Total Income	433,018.25	432,614.06	404.19
Total Income	433,018.25	432,614.06	404.19
Expense			
Administration Expenses			
5100 · Accounting - Outside Services	1,200.00	750.00	450.00
5110 · Election Administration	0.00	1,000.00	-1,000.00
5130 · Bank Charges	7.50	24.98	-17.48
5140 · Copying / Printing	114.43	600.00	-485.57
5190 · Insurance Expense	32,480.00	35,000.00	-2,520.00
5200 · Design Review Consultant Fees	150.00	5,000.02	-4,850.02
5260 · Legal Fees	4,254.20	15,999.98	-11,745.78
5270 · Governing Documents Updates	0.00	2,499.98	-2,499.98
5300 · Management Fees	18,000.00	18,000.00	0.00
5305 · Resale Disclosure Fee Expense	1,700.00	999.98	700.02
5310 · Meeting Expenses	1,250.00	1,500.00	-250.00
5311 · Social Committee Expenses	250.00	500.02	-250.02
5320 · Office & Administrative Expense	265.00	1,250.02	-985.02
5330 · Postage and Delivery	-28.74	999.98	-1,028.72
5340 · Taxes / Licenses	-344.00	3,999.98	-4,343.98
Total Administration Expenses	59,298.39	88,124.94	-28,826.55
Repairs, Maint., & Security			
5501 · Street Crack Fill & Maint	14,655.00		
5505 · Gate Maintenance	135.00	3,750.00	-3,615.00
5511 · Storage Area Maintenance	0.00	750.00	-750.00
5515 · Culvert & Drain Maintenance	3,127.50	7,500.00	-4,372.50
5520 · Landscape Maintenance	14,640.00	16,200.00	-1,560.00
5521 · Landscape Repairs & Extras	1,025.00	5,000.02	-3,975.02
5522 · Landscaping Weed Control	500.00	6,750.00	-6,250.00
5524 · Citation Park Improvements	27,300.00	75,000.00	-47,700.00
5525 · Repairs & Maint.	5,708.62	7,500.00	-1,791.38
5526 · Camera Upgrades	0.00	249.98	-249.98
5529 · Landscaping Arnold Palmer	53,577.27		
5540 · Patrol Service	45,744.36	50,000.02	-4,255.66
5551 · Security LED Lighting Additions	0.00	9,350.00	-9,350.00
5555 · Street Sweeping/Cleaning	2,650.00	3,999.98	-1,349.98
5565 · Pest Control	7,167.00	600.00	6,567.00
Total Repairs, Maint., & Security	176,229.75	186,650.00	-10,420.25
Utilities			
5370 · Electric	3,803.46	5,000.02	-1,196.56

The Refuge Community Association, Inc.

Profit & Loss Budget vs. Actual

January through June 2026

Cash Basis

	Jan - Jun 26	Budget	\$ Over Budget
5371 · Internet for Cameras	539.70	600.00	-60.30
5381 · Gate Admin & Cloud Fees	2,778.00	2,700.00	78.00
5390 · Water - Irrigation	6,030.15	7,500.00	-1,469.85
5395 · Water Contribution to IWGCC	30,000.00	30,000.00	0.00
Total Utilities	43,151.31	45,800.02	-2,648.71
Total Expense	278,679.45	320,574.96	-41,895.51
Net Ordinary Income	154,338.80	112,039.10	42,299.70
Net Income	154,338.80	112,039.10	42,299.70