

The Refuge Community Association, Inc.

Balance Sheet

As of July 31, 2026

Cash Basis

	Jul 31, 26
ASSETS	
Current Assets	
Checking/Savings	
Checking - Chase Bank	530,024.24
Compliance Deposits - Chase	300,100.00
RESERVE ACCOUNTS	
Reserve CD Chase MAT 09-21-2...	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 GWB MAT 9-16-26	250,000.00
Reserve CD NBoFAZ MAT 1-4-27	276,793.60
Reserve Chase Bank	49,268.52
Total RESERVE ACCOUNTS	1,268,994.24
Total Checking/Savings	2,099,118.48
Other Current Assets	
12000 · Undeposited Funds	-538.00
Total Other Current Assets	-538.00
Total Current Assets	2,098,580.48
TOTAL ASSETS	2,098,580.48
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
2200 · Prepaid Dues	8,096.65
2300 · Compliance Deposits	183,100.00
2400 · Builder Deposits	117,000.00
Total Other Current Liabilities	308,196.65
Total Current Liabilities	308,196.65
Total Liabilities	308,196.65
Equity	
3100 · Reserves - Restricted	1,268,994.24
3110 · Net Income Distributed	-742,029.89
3200 · Retained Earnings	967,727.24
Net Income	295,692.24
Total Equity	1,790,383.83
TOTAL LIABILITIES & EQUITY	2,098,580.48

The Refuge Community Association, Inc.

Profit & Loss

July 2026

Cash Basis

	Jul 26	Jan - Jul 26
Ordinary Income/Expense		
Income		
Income		
4100 · Association Dues	166,743.40	549,108.00
4130 · Design Review Income	1,150.00	7,850.00
4140 · Gate Income	200.00	890.00
4160 · Interest Income on Savings	0.78	14,385.16
4180 · Interest on Liquor License Loan	0.00	1,794.67
4300 · Late Fees	45.00	360.00
4400 · Fine Income	110.80	170.40
4611 · Resale Disclosure Fee Income	975.00	4,095.00
4700 · Reserve Contribution Fees	3,500.00	14,700.00
4800 · Storage Lot Fees	4,455.52	15,345.52
4900 · Builder Annual Maint. Fees	0.00	1,500.00
Total Income	177,180.50	610,198.75
Total Income	177,180.50	610,198.75
Expense		
Administration Expenses		
5100 · Accounting - Outside Services	0.00	1,200.00
5130 · Bank Charges	0.00	7.50
5140 · Copying / Printing	50.11	164.54
5190 · Insurance Expense	0.00	32,480.00
5200 · Design Review Consultant Fees	400.00	550.00
5260 · Legal Fees	1,325.80	5,580.00
5270 · Governing Documents Updates	807.00	807.00
5300 · Management Fees	3,000.00	21,000.00
5305 · Resale Disclosure Fee Expense	400.00	2,100.00
5310 · Meeting Expenses	0.00	1,250.00
5311 · Social Committee Expenses	0.00	250.00
5320 · Office & Administrative Expense	180.00	445.00
5330 · Postage and Delivery	0.00	-28.74
5340 · Taxes / Licenses	0.00	-344.00
Total Administration Expenses	6,162.91	65,461.30
Repairs, Maint., & Security		
5501 · Street Crack Fill & Maint	0.00	14,655.00
5505 · Gate Maintenance	922.04	1,057.04
5515 · Culvert & Drain Maintenance	0.00	3,127.50
5520 · Landscape Maintenance	2,440.00	17,080.00
5521 · Landscape Repairs & Extras	25.00	1,050.00
5522 · Landscaping Weed Control	160.00	660.00
5524 · Citation Park Improvements	0.00	27,300.00
5525 · Repairs & Maint.	979.52	6,688.14
5529 · Landscaping Arnold Palmer	0.00	53,577.27
5540 · Patrol Service	7,286.11	53,030.47
5555 · Street Sweeping/Cleaning	1,200.00	3,850.00
5565 · Pest Control	97.00	7,264.00
Total Repairs, Maint., & Security	13,109.67	189,339.42

The Refuge Community Association, Inc.

Profit & Loss

July 2026

Cash Basis

	Jul 26	Jan - Jul 26
Utilities		
5370 · Electric	0.00	3,803.46
5371 · Internet for Cameras	89.95	629.65
5381 · Gate Admin & Cloud Fees	463.00	3,241.00
5390 · Water - Irrigation	1,001.53	7,031.68
5395 · Water Contribution to IWGCC	15,000.00	45,000.00
Total Utilities	16,554.48	59,705.79
Total Expense	35,827.06	314,506.51
Net Ordinary Income	141,353.44	295,692.24
Net Income	141,353.44	295,692.24

The Refuge Community Association, Inc.

Profit & Loss Budget vs. Actual

January through July 2026

Cash Basis

	Jan - Jul 26	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
Income			
4100 · Association Dues	549,108.00	581,040.00	-31,932.00
4130 · Design Review Income	7,850.00	5,833.35	2,016.65
4140 · Gate Income	890.00	1,166.65	-276.65
4160 · Interest Income on Savings	14,385.16	14,583.35	-198.19
4180 · Interest on Liquor License Loan	1,794.67	833.04	961.63
4300 · Late Fees	360.00		
4400 · Fine Income	170.40		
4611 · Resale Disclosure Fee Income	4,095.00	2,275.00	1,820.00
4700 · Reserve Contribution Fees	14,700.00	8,166.65	6,533.35
4800 · Storage Lot Fees	15,345.52	18,480.00	-3,134.48
4900 · Builder Annual Maint. Fees	1,500.00	1,458.35	41.65
Total Income	610,198.75	633,836.39	-23,637.64
Total Income	610,198.75	633,836.39	-23,637.64
Expense			
Administration Expenses			
5100 · Accounting - Outside Services	1,200.00	875.00	325.00
5110 · Election Administration	0.00	1,000.00	-1,000.00
5130 · Bank Charges	7.50	29.15	-21.65
5140 · Copying / Printing	164.54	700.00	-535.46
5190 · Insurance Expense	32,480.00	35,000.00	-2,520.00
5200 · Design Review Consultant Fees	550.00	5,833.35	-5,283.35
5260 · Legal Fees	5,580.00	18,666.65	-13,086.65
5270 · Governing Documents Updates	807.00	2,916.65	-2,109.65
5300 · Management Fees	21,000.00	21,000.00	0.00
5305 · Resale Disclosure Fee Expense	2,100.00	1,166.65	933.35
5310 · Meeting Expenses	1,250.00	1,750.00	-500.00
5311 · Social Committee Expenses	250.00	583.35	-333.35
5320 · Office & Administrative Expense	445.00	1,458.35	-1,013.35
5330 · Postage and Delivery	-28.74	1,166.65	-1,195.39
5340 · Taxes / Licenses	-344.00	4,666.65	-5,010.65
Total Administration Expenses	65,461.30	96,812.45	-31,351.15
Repairs, Maint., & Security			
5501 · Street Crack Fill & Maint	14,655.00		
5505 · Gate Maintenance	1,057.04	4,375.00	-3,317.96
5511 · Storage Area Maintenance	0.00	875.00	-875.00
5515 · Culvert & Drain Maintenance	3,127.50	8,750.00	-5,622.50
5520 · Landscape Maintenance	17,080.00	18,900.00	-1,820.00
5521 · Landscape Repairs & Extras	1,050.00	5,833.35	-4,783.35
5522 · Landscaping Weed Control	660.00	7,875.00	-7,215.00
5524 · Citation Park Improvements	27,300.00	75,000.00	-47,700.00
5525 · Repairs & Maint.	6,688.14	8,750.00	-2,061.86
5526 · Camera Upgrades	0.00	291.65	-291.65
5529 · Landscaping Arnold Palmer	53,577.27		
5540 · Patrol Service	53,030.47	58,333.35	-5,302.88
5551 · Security LED Lighting Additions	0.00	9,350.00	-9,350.00
5555 · Street Sweeping/Cleaning	3,850.00	4,666.65	-816.65
5565 · Pest Control	7,264.00	700.00	6,564.00
Total Repairs, Maint., & Security	189,339.42	203,700.00	-14,360.58
Utilities			
5370 · Electric	3,803.46	5,833.35	-2,029.89

UNAUDITED - IN HOUSE USE ONLY - SUBJECT TO REVISIONS

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

Cash Basis

January through July 2026

	Jan - Jul 26	Budget	\$ Over Budget
5371 · Internet for Cameras	629.65	700.00	-70.35
5381 · Gate Admin & Cloud Fees	3,241.00	3,150.00	91.00
5390 · Water - Irrigation	7,031.68	8,750.00	-1,718.32
5395 · Water Contribution to IWGCC	45,000.00	45,000.00	0.00
Total Utilities	59,705.79	63,433.35	-3,727.56
Total Expense	314,506.51	363,945.80	-49,439.29
Net Ordinary Income	295,692.24	269,890.59	25,801.65
Net Income	295,692.24	269,890.59	25,801.65