

The Refuge Community Association, Inc.

Balance Sheet

As of August 31, 2026

Cash Basis

	<u>Aug 31, 26</u>
ASSETS	
Current Assets	
Checking/Savings	
Checking - Chase Bank	550,144.50
Compliance Deposits - Chase	312,600.00
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 GWB MAT 9-16-26	250,000.00
Reserve CD NBoFAZ MAT 1-4-27	276,793.60
Reserve Chase Bank	49,269.33
Total RESERVE ACCOUNTS	<u>1,268,995.05</u>
Total Checking/Savings	<u>2,131,739.55</u>
Total Current Assets	<u>2,131,739.55</u>
TOTAL ASSETS	<u><u>2,131,739.55</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
2200 · Prepaid Dues	10,720.60
2300 · Compliance Deposits	195,600.00
2400 · Builder Deposits	117,000.00
Total Other Current Liabilities	<u>323,320.60</u>
Total Current Liabilities	<u>323,320.60</u>
Total Liabilities	323,320.60
Equity	
3100 · Reserves - Restricted	1,268,995.05
3110 · Net Income Distributed	-742,030.70
3200 · Retained Earnings	967,727.24
Net Income	313,727.36
Total Equity	<u>1,808,418.95</u>
TOTAL LIABILITIES & EQUITY	<u><u>2,131,739.55</u></u>

The Refuge Community Association, Inc.

Profit & Loss

August 2026

Cash Basis

	Aug 26	Jan - Aug 26
Ordinary Income/Expense		
Income		
Income		
4100 · Association Dues	21,364.08	570,472.08
4130 · Design Review Income	3,600.00	11,450.00
4140 · Gate Income	100.00	990.00
4160 · Interest Income on Savings	0.81	14,385.97
4180 · Interest on Liquor License Loan	0.00	1,794.67
4300 · Late Fees	32.00	392.00
4400 · Fine Income	263.00	433.40
4611 · Resale Disclosure Fee Income	195.00	4,290.00
4700 · Reserve Contribution Fees	700.00	15,400.00
4800 · Storage Lot Fees	2,239.16	17,584.68
4900 · Builder Annual Maint. Fees	1,000.00	2,500.00
Total Income	29,494.05	639,692.80
Total Income	29,494.05	639,692.80
Expense		
Administration Expenses		
5100 · Accounting - Outside Services	0.00	1,200.00
5130 · Bank Charges	2.50	10.00
5140 · Copying / Printing	0.00	164.54
5190 · Insurance Expense	0.00	32,480.00
5200 · Design Review Consultant Fees	0.00	550.00
5260 · Legal Fees	-5,159.50	420.50
5270 · Governing Documents Updates	0.00	807.00
5300 · Management Fees	3,000.00	24,000.00
5305 · Resale Disclosure Fee Expense	0.00	2,100.00
5310 · Meeting Expenses	0.00	1,250.00
5311 · Social Committee Expenses	0.00	250.00
5320 · Office & Administrative Expense	0.00	445.00
5330 · Postage and Delivery	0.00	-28.74
5340 · Taxes / Licenses	0.00	-344.00
Total Administration Expenses	-2,157.00	63,304.30
Repairs, Maint., & Security		
5501 · Street Crack Fill & Maint	0.00	14,655.00
5505 · Gate Maintenance	135.00	1,192.04
5515 · Culvert & Drain Maintenance	0.00	3,127.50
5520 · Landscape Maintenance	2,240.00	19,320.00
5521 · Landscape Repairs & Extras	0.00	1,050.00
5522 · Landscaping Weed Control	0.00	660.00
5524 · Citation Park Improvements	0.00	27,300.00
5525 · Repairs & Maint.	0.00	6,688.14
5529 · Landscaping Arnold Palmer	0.00	53,577.27
5540 · Patrol Service	7,652.08	60,682.55
5555 · Street Sweeping/Cleaning	0.00	3,850.00
5565 · Pest Control	0.00	7,264.00
Total Repairs, Maint., & Security	10,027.08	199,366.50

The Refuge Community Association, Inc.

Profit & Loss

August 2026

Cash Basis

	Aug 26	Jan - Aug 26
Utilities		
5370 · Electric	1,227.74	5,031.20
5371 · Internet for Cameras	89.95	719.60
5381 · Gate Admin & Cloud Fees	1,061.00	4,302.00
5390 · Water - Irrigation	1,210.16	8,241.84
5395 · Water Contribution to IWGCC	0.00	45,000.00
Total Utilities	3,588.85	63,294.64
Total Expense	11,458.93	325,965.44
Net Ordinary Income	18,035.12	313,727.36
Net Income	18,035.12	313,727.36

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

Cash Basis

January through August 2026

	Jan - Aug 26	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
Income			
4100 · Association Dues	570,472.08	581,040.00	-10,567.92
4130 · Design Review Income	11,450.00	6,666.68	4,783.32
4140 · Gate Income	990.00	1,333.32	-343.32
4160 · Interest Income on Savings	14,385.97	16,666.68	-2,280.71
4180 · Interest on Liquor License Loan	1,794.67	952.04	842.63
4300 · Late Fees	392.00		
4400 · Fine Income	433.40		
4611 · Resale Disclosure Fee Income	4,290.00	2,600.00	1,690.00
4700 · Reserve Contribution Fees	15,400.00	9,333.32	6,066.68
4800 · Storage Lot Fees	17,584.68	21,120.00	-3,535.32
4900 · Builder Annual Maint. Fees	2,500.00	1,666.68	833.32
Total Income	639,692.80	641,378.72	-1,685.92
Total Income	639,692.80	641,378.72	-1,685.92
Expense			
Administration Expenses			
5100 · Accounting - Outside Services	1,200.00	1,000.00	200.00
5110 · Election Administration	0.00	1,000.00	-1,000.00
5130 · Bank Charges	10.00	33.32	-23.32
5140 · Copying / Printing	164.54	800.00	-635.46
5190 · Insurance Expense	32,480.00	35,000.00	-2,520.00
5200 · Design Review Consultant Fees	550.00	6,666.68	-6,116.68
5260 · Legal Fees	420.50	21,333.32	-20,912.82
5270 · Governing Documents Updates	807.00	3,333.32	-2,526.32
5300 · Management Fees	24,000.00	24,000.00	0.00
5305 · Resale Disclosure Fee Expense	2,100.00	1,333.32	766.68
5310 · Meeting Expenses	1,250.00	2,000.00	-750.00
5311 · Social Committee Expenses	250.00	666.68	-416.68
5320 · Office & Administrative Expense	445.00	1,666.68	-1,221.68
5330 · Postage and Delivery	-28.74	1,333.32	-1,362.06
5340 · Taxes / Licenses	-344.00	5,333.32	-5,677.32
Total Administration Expenses	63,304.30	105,499.96	-42,195.66
Repairs, Maint., & Security			
5501 · Street Crack Fill & Maint	14,655.00		
5505 · Gate Maintenance	1,192.04	5,000.00	-3,807.96
5511 · Storage Area Maintenance	0.00	1,000.00	-1,000.00
5515 · Culvert & Drain Maintenance	3,127.50	10,000.00	-6,872.50
5520 · Landscape Maintenance	19,320.00	21,600.00	-2,280.00
5521 · Landscape Repairs & Extras	1,050.00	6,666.68	-5,616.68
5522 · Landscaping Weed Control	660.00	9,000.00	-8,340.00
5524 · Citation Park Improvements	27,300.00	75,000.00	-47,700.00
5525 · Repairs & Maint.	6,688.14	10,000.00	-3,311.86
5526 · Camera Upgrades	0.00	333.32	-333.32
5529 · Landscaping Arnold Palmer	53,577.27		
5540 · Patrol Service	60,682.55	66,666.68	-5,984.13
5551 · Security LED Lighting Additions	0.00	9,350.00	-9,350.00
5555 · Street Sweeping/Cleaning	3,850.00	5,333.32	-1,483.32
5565 · Pest Control	7,264.00	800.00	6,464.00
Total Repairs, Maint., & Security	199,366.50	220,750.00	-21,383.50
Utilities			
5370 · Electric	5,031.20	6,666.68	-1,635.48

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

Cash Basis

January through August 2026

	Jan - Aug 26	Budget	\$ Over Budget
5371 · Internet for Cameras	719.60	800.00	-80.40
5381 · Gate Admin & Cloud Fees	4,302.00	3,600.00	702.00
5390 · Water - Irrigation	8,241.84	10,000.00	-1,758.16
5395 · Water Contribution to IWGCC	45,000.00	45,000.00	0.00
Total Utilities	63,294.64	66,066.68	-2,772.04
Total Expense	325,965.44	392,316.64	-66,351.20
Net Ordinary Income	313,727.36	249,062.08	64,665.28
Net Income	313,727.36	249,062.08	64,665.28