

7:12 AM
10/05/26
Cash Basis

The Refuge Community Association, Inc.

Balance Sheet

As of September 30, 2026

	Sep 30, 26
ASSETS	
Current Assets	
Checking/Savings	
Checking - Chase Bank	541,649.46
Compliance Deposits - Chase	312,600.00
RESERVE ACCOUNTS	
Reserve CD Chase Mat 10-15-2026	283,036.11
Reserve CD Chase MAT 10-25-26	259,896.01
Reserve CD GWB MAT 6-16-27	257,004.49
Reserve CD GWB Mat 6-21-27	151,800.03
Reserve CD NBoFAZ MAT 1-4-27	276,793.60
Reserve Chase Bank	50,670.13
Total RESERVE ACCOUNTS	1,279,200.37
Total Checking/Savings	2,133,449.83
Total Current Assets	2,133,449.83
TOTAL ASSETS	2,133,449.83
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
2200 · Prepaid Dues	11,859.60
2300 · Compliance Deposits	195,600.00
2400 · Builder Deposits	117,000.00
Total Other Current Liabilities	324,459.60
Total Current Liabilities	324,459.60
Total Liabilities	324,459.60
Equity	
3100 · Reserves - Restricted	1,279,200.37
3110 · Net Income Distributed	-752,236.02
3200 · Retained Earnings	967,727.24
Net Income	314,298.64
Total Equity	1,808,990.23
TOTAL LIABILITIES & EQUITY	2,133,449.83

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

	Sep 26	Jan - Sep 26
Ordinary Income/Expense		
Income		
Income		
4100 · Association Dues	2,152.00	572,624.08
4130 · Design Review Income	150.00	11,600.00
4140 · Gate Income	30.00	1,020.00
4160 · Interest Income on Savings	8,805.32	23,191.29
4180 · Interest on Liquor License Loan	0.00	1,794.67
4300 · Late Fees	0.00	392.00
4400 · Fine Income	0.00	433.40
4611 · Resale Disclosure Fee Income	390.00	4,680.00
4700 · Reserve Contribution Fees	1,400.00	16,800.00
4800 · Storage Lot Fees	1,614.00	19,198.68
4900 · Builder Annual Maint. Fees	0.00	2,500.00
Total Income	14,541.32	654,234.12
Total Income	14,541.32	654,234.12
Expense		
Administration Expenses		
5100 · Accounting - Outside Services	0.00	1,200.00
5130 · Bank Charges	0.00	10.00
5140 · Copying / Printing	0.00	164.54
5190 · Insurance Expense	1,195.00	33,675.00
5200 · Design Review Consultant Fees	1,450.00	2,000.00
5260 · Legal Fees	2,438.50	2,859.00
5270 · Governing Documents Updates	0.00	807.00
5300 · Management Fees	3,000.00	27,000.00
5305 · Resale Disclosure Fee Expense	200.00	2,300.00
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	8,283.50	71,587.80
Repairs, Maint., & Security		
5501 · Street Crack Fill & Maint	0.00	14,655.00
5505 · Gate Maintenance	1,032.05	2,224.09
5515 · Culvert & Drain Maintenance	0.00	3,127.50
5520 · Landscape Maintenance	2,440.00	21,760.00
5521 · Landscape Repairs & Extras	250.00	1,300.00
5522 · Landscaping Weed Control	0.00	7,245.00
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	0.00	60,682.55
5555 · Street Sweeping/Cleaning	0.00	3,850.00
5565 · Pest Control	131.00	810.00
Total Repairs, Maint., & Security	3,853.05	203,219.55

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

	Sep 26	Jan - Sep 26
Utilities		
5370 · Electric	629.28	5,660.48
5371 · Internet for Cameras	89.95	809.55
5381 · Gate Admin & Cloud Fees	0.00	4,302.00
5390 · Water - Irrigation	1,114.26	9,356.10
5395 · Water Contribution to IWGCC	0.00	45,000.00
Total Utilities	1,833.49	65,128.13
Total Expense	13,970.04	339,935.48
Net Ordinary Income	571.28	314,298.64
Net Income	571.28	314,298.64

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Cash Basis

The Refuge Community Association, Inc.

Profit & Loss Budget vs. Actual

January through September 2026

	Jan - Sep 26	Budget	\$ Over Budget
Ordinary Income/Expense			
Income			
Income			
4100 · Association Dues	572,624.08	581,040.00	-8,415.92
4130 · Design Review Income	11,600.00	7,500.01	4,099.99
4140 · Gate Income	1,020.00	1,499.99	-479.99
4160 · Interest Income on Savings	23,191.29	18,750.01	4,441.28
4180 · Interest on Liquor License Loan	1,794.67	1,071.04	723.63
4300 · Late Fees	392.00		
4400 · Fine Income	433.40		
4611 · Resale Disclosure Fee Income	4,680.00	2,925.00	1,755.00
4700 · Reserve Contribution Fees	16,800.00	10,499.99	6,300.01
4800 · Storage Lot Fees	19,198.68	23,760.00	-4,561.32
4900 · Builder Annual Maint. Fees	2,500.00	1,875.01	624.99
Total Income	654,234.12	648,921.05	5,313.07
Total Income	654,234.12	648,921.05	5,313.07
Expense			
Administration Expenses			
5100 · Accounting - Outside Services	1,200.00	1,125.00	75.00
5110 · Election Administration	0.00	1,000.00	-1,000.00
5130 · Bank Charges	10.00	37.49	-27.49
5140 · Copying / Printing	164.54	900.00	-735.46
5190 · Insurance Expense	33,675.00	35,000.00	-1,325.00
5200 · Design Review Consultant Fees	2,000.00	7,500.01	-5,500.01
5260 · Legal Fees	2,859.00	23,999.99	-21,140.99
5270 · Governing Documents Updates	807.00	3,749.99	-2,942.99
5300 · Management Fees	27,000.00	27,000.00	0.00
5305 · Resale Disclosure Fee Expense	2,300.00	1,499.99	800.01
5310 · Meeting Expenses	1,250.00	2,250.00	-1,000.00
5311 · Social Committee Expenses	250.00	750.01	-500.01
5320 · Office & Administrative Expense	445.00	1,875.01	-1,430.01
5330 · Postage and Delivery	-28.74	1,499.99	-1,528.73
5340 · Taxes / Licenses	-344.00	5,999.99	-6,343.99
Total Administration Expenses	71,587.80	114,187.47	-42,599.67
Repairs, Maint., & Security			
5501 · Street Crack Fill & Maint	14,655.00		
5505 · Gate Maintenance	2,224.09	5,625.00	-3,400.91
5511 · Storage Area Maintenance	0.00	1,125.00	-1,125.00
5515 · Culvert & Drain Maintenance	3,127.50	11,250.00	-8,122.50
5520 · Landscape Maintenance	21,760.00	24,300.00	-2,540.00
5521 · Landscape Repairs & Extras	1,300.00	7,500.01	-6,200.01
5522 · Landscaping Weed Control	7,245.00	10,125.00	-2,880.00
5524 · Citation Park Improvements	27,300.00	75,000.00	-47,700.00
5525 · Repairs & Maint.	6,688.14	11,250.00	-4,561.86
5526 · Camera Upgrades	0.00	374.99	-374.99
5529 · Landscaping Arnold Palmer	53,577.27		
5540 · Patrol Service	60,682.55	75,000.01	-14,317.46
5551 · Security LED Lighting Additions	0.00	9,350.00	-9,350.00
5555 · Street Sweeping/Cleaning	3,850.00	5,999.99	-2,149.99
5565 · Pest Control	810.00	900.00	-90.00
Total Repairs, Maint., & Security	203,219.55	237,800.00	-34,580.45
Utilities			
5370 · Electric	5,660.48	7,500.01	-1,839.53

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10/05/26
Cash Basis

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

	Jan - Sep 26	Budget	\$ Over Budget
5371 · Internet for Cameras	809.55	900.00	-90.45
5381 · Gate Admin & Cloud Fees	4,302.00	4,050.00	252.00
5390 · Water - Irrigation	9,356.10	11,250.00	-1,893.90
5395 · Water Contribution to IWGCC	45,000.00	45,000.00	0.00
Total Utilities	65,128.13	68,700.01	-3,571.88
Total Expense	339,935.48	420,687.48	-80,752.00
Net Ordinary Income	314,298.64	228,233.57	86,065.07
Net Income	314,298.64	228,233.57	86,065.07