RUBY STAR AIRPARK PROPERTY OWNERS ASSOCIATION
Financial Statements

DECEMBER 31, 2022

Weston W. Jones
WESTON W. JONES Accounting Services, LLC

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November 13, 2025

Ruby Star Airpark Property Owners Association
C/O Jerry Hain
19348 S. Ruby Airpark Dr.
Sahuarita, AZ 85629

To the Board of Directors and Association Members,

I have reviewed the accompanying balance sheet of Ruby Star Airpark Property Owners Association as of December 31, 2022 and the related income statement and retained earnings for the year then ended. A review includes primarily applying analytical procedures to management's financial data and making inquiries of company management. A review is substantially less in scope than an audit, the objective of which is the expression of an opinion regarding the financial statements as a whole. Accordingly, we do not express such an opinion.

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America and for designing, implementing, and maintaining internal control relevant to the preparation and fair presentation of the financial statements.

Our responsibility is to conduct the reviews in accordance with Statements on Standards for Accounting and Review Services issued by the American Institute of Certified Public Accountants. Those standards require us to perform procedures to obtain limited assurance that there are no material modifications that should be made to the financial statements. We believe that the results of our procedures provide a reasonable basis for our report.

Based on my review, I am not aware of any material modifications that should be made to the accompanying financial statements in order for them to be in conformity with accounting principles generally accepted in the United States of America. The books of the association appear to be accurate and in order.

If you have any questions, please contact my office.

Very Respectfully,

Weston W. Jones, MSA

Ruby Star Airpark Property Owners association
Statement of Assets, Liabilities and Fund Balances - Modified Cash Basis
Substantially All Disclosures Omitted
Year Ended December 31, 2022

ASSETS	OPERATING FUND	RESERVE FUND	TOTAL
Cash - Operating	$ 9,224.30	$ -	$ 9,224.30
Cash - Reserve	-	920.89	920.89
Lots 152	-	58,000.00	58,000.00
Accounts Receivable	-	-	-
TOTAL ASSETS	$ 9,224.30	$ 58,920.89	$ 68,145.19
LIABILITIES & FUND BALANCE			
CURRENT LIABILITIES			
Prepaid Owner Assessments	$ 2,400.00	$ -	$ 2,400.00
TOTAL LIABILITIES	2,400.00	-	2,400.00
FUND BALANCE			
Fund Balance	6,824.30	58,920.89	65,745.19
TOTAL LIABILITIES & FUND BALANCE	$ 9,224.30	$ 58,920.89	$ 68,145.19

No assurance is provided on these financial statements

Ruby Star Airpark Property Owners association

Statement of Revenues, Expenses and Changes in Fund Balance - Modified Cash Basis

Substantially All Disclosures Omitted

Year Ended December 31, 2022

REVENUES	OPERATING FUND	RESERVE FUND	TOTAL
Owner Assessments	$ 78,512.48	$ -	$ 78,512.48
Late Fees & Interest	110.00	-	110.00
Backhoe Rental	766.98	-	766.98
Interest Earned	231.89	-	231.89
Total Revenues	$ 79,621.35	$ -	$ 79,621.35
EXPENSES			
Accounting/Tax Preparation	400.00	-	400.00
Bank Fees	740.05	-	740.05
Front Gate	552.55	-	552.55
Insurance - Associatioin	2,781.80	-	2,781.80
Insurance - D&O	1,533.00	-	1,533.00
Insurance - Runway	2,201.00	-	2,201.00
Landscape Irrigation Repair & Maintenance	1,060.14	-	1,060.14
Legal Fees	1,170.00	-	1,170.00
Office Supplies	83.15	-	83.15
Postage	141.44	-	141.44
Propterty Tax	1,690.11	-	1,690.11
Road / Runway Maintenance	132,176.91	-	132,176.91
Utilities - Electric	351.16	-	351.16
Total Expenses	144,881.31	-	144,881.31
Excess (Deficit) of Revenues Over Expenses	(65,259.96)	-	(65,259.96)
Fund Balance as of January 1, 2022	74,599.09	63,332.94	137,932.03
Cash Basis to Modified Cash Basis Accounting	(4,526.88)	-	(4,526.88)
Transfer between funds	4,412.05	(4,412.05)	-
Fund Balance as of December 31,2022	$ 9,224.30	$ 58,920.89	$ 68,145.19

No assurance is provided on these financial statements