

Red Hawk Ranch Owners Association**Balance Sheet May 2007**

	2-May-07	2-May-06
Assets		
Current Assets		
Cash Accounts	94,324	80,190
Accounts Receivable	16,174	12,024
Total Current Assets	110,498	92,214
Fixed Assets (net of depreciation)		
Gate	9,075	9,553
Water System	156,121	159,432
Total Fixed Assets	165,196	168,985
Total Assets	275,695	261,199
Liabilities and Fund Balance		
Current Liabilities	-	-
Long Term Liabilities		
Homeowner Notes	62,073	71,192
Water System Reserve	41,777	30,962
Total Liabilities	103,850	102,154
Fund Balance		
Beginning Fund Balance	159,045	156,743
Net Income (Loss)	12,800	2,302
Ending Fund Balance	171,845	159,045
Total Liabilities and Fund Balance	275,695	261,199

Comments:

- *The financial position of the association has continued to improve, even with unexpected expenses*
- *The water system "replacement reserve" is slightly underfunded, so water expense will need to reflect this in future rates*
- *Water System improvements (Major) will need to be funded via an assessment if costs are greater than \$25,000 for improvements*
- *Current Dues will maintain association infrastructure at current expense level.*