

Balance Sheet (Accrual)
ISLAND AT SPRINGS RANCH - (ISLA)
Aug 2006

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DATA
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Prepared For:
Island at Springs Ranch HOA
6015 Lehman Drive, Suite 205
Colorado Springs, CO 80918

Prepared By:
Z&R Property Mgmt Inc
6015 LEHMAN DRIVE, SUITE 205
COLO SPRINGS, CO 80918

ASSETS

Current Assets

Cash-Operating Account	3,064.02
Res-Escrow Acct-1	6,189.40
Res-Escrow Acct-2	36,913.10
Res-Escrow Acct-3	30,000.00
Res-Escrow Acct-5	<u>25,000.00</u>
Total Current Assets	101,166.52

TOTAL ASSETS

101,166.52

LIABILITIES & CAPITAL

Liabilities

Prepaid Dues	8,928.00
Insurance Proceeds	<u>-2,256.32</u>
Total Short Term Liabilities	6,671.68

Reserves

Reserve Interest Earned	2,212.85
Res-Capital Improvement	12,065.94
Res Exp-Capital Improvement	-350.12
Reserve-Concrete	18,883.00
Reserve Exp-Consolidated	-2,246.99
Reserve-Contingency	30,224.73
Reserve Exp-Contingency	-3,200.91
Reserve-Painting	66,510.00
Reserve Exp-Painting	-54,741.00
Reserve-Roofs	<u>28,745.00</u>
Total Reserves	98,102.50

Total Liabilities

104,774.18

Capital

Prior Retained Earnings	61,761.11
Current Retained Earnings	<u>-65,368.77</u>
Total Capital	-3,607.66

TOTAL LIABILITIES & CAPITAL

101,166.52