

Balance Sheet (Accrual)
ISLAND AT SPRINGS RANCH - (ISLA)
Dec 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	9,007.07
Res-Escrow Acct-1	14,592.12
Res-Escrow Acct-2	24,595.50
Res-Escrow Acct-3	30,000.00
Res-Escrow Acct-5	25,000.00
Accounts Receivable	15.00
Total Current Assets	103,209.69

TOTAL ASSETS

103,209.69

LIABILITIES & CAPITAL

Liabilities

Prepaid Dues	9,540.00
Insurance Proceeds	-626.95
Total Short Term Liabilities	8,913.05

Reserves

Reserve Interest Earned	3,400.98
Res-Capital Improvement	12,785.94
Res Exp-Capital Improvement	-635.12
Reserve-Concrete	19,603.00
Reserve Exp-Consolidated	-2,246.99
Reserve-Contingency	30,724.73
Reserve Exp-Contingency	-16,638.92
Reserve-Painting	72,110.00
Reserve Exp-Painting	-54,741.00
Reserve-Roofs	29,825.00
Total Reserves	94,187.62

Total Liabilities

103,100.67

Capital

Prior Retained Earnings	61,761.11
Current Retained Earnings	-61,652.09
Total Capital	109.02

TOTAL LIABILITIES & CAPITAL

103,209.69