

Virginia City Highlands Property Owners' Association
Cash Summary Statement
September 2009

| | Month | | | Fiscal Year To Date | | |
|-----------------------------------|------------|------------|--------------------------------|--|-------------|--------------------------------|
| | Actual | Budget | Actual H/(L) Than Budget | Actual | Budget | Actual H/(L) Than Budget |
| Beginning Cash Balance | 114,487.84 | 125,232.00 | (10,744.16) | 119,294.99 | 134,000.00 | (14,705.01) |
| Dues & Special Assessments | 3,075.00 | 600.00 | 2,475.00 | 3,875.00 | 3,700.00 | 175.00 |
| Architectural Fees | - | 138.00 | (138.00) | 150.00 | 414.00 | (264.00) |
| Transfer Fees | 875.00 | 94.00 | 781.00 | 1,475.00 | 282.00 | 1,193.00 |
| Operating Income | 3,950.00 | 832.00 | 3,118.00 | 5,500.00 | 4,396.00 | 1,104.00 |
| Rental Income | - | 500.00 | (500.00) | - | 500.00 | (500.00) |
| Other Income | 13.40 | 167.00 | (153.60) | 45.04 | 501.00 | (455.96) |
| Total Other Income | 13.40 | 667.00 | (653.60) | 45.04 | 1,001.00 | (955.96) |
| Total Income | 3,963.40 | 1,499.00 | 2,464.40 | 5,545.04 | 5,397.00 | 148.04 |
| Postage | - | 167.00 | (167.00) | 14.45 | 501.00 | (486.55) |
| Property Taxes | - | - | - | 834.12 | - | 834.12 |
| Professional Fees | - | - | - | - | - | - |
| Ombudsman's Fees | - | - | - | - | - | - |
| Newsletter Expense | - | - | - | - | - | - |
| Bookkeeping | 400.00 | 646.00 | (246.00) | 975.00 | 1,938.00 | (963.00) |
| Utilities | 140.43 | 208.00 | (67.57) | 224.43 | 624.00 | (399.57) |
| Office Supplies | 313.42 | 125.00 | 188.42 | 313.42 | 375.00 | (61.58) |
| Bank Fees | 12.00 | 50.00 | (38.00) | 54.00 | 150.00 | (96.00) |
| Vehicle Registration | - | - | - | - | - | - |
| Picnic Expense | - | - | - | - | 650.00 | (650.00) |
| Legal Fees | - | 208.00 | (208.00) | - | 624.00 | (624.00) |
| Total Administrative Expenses | 865.85 | 1,404.00 | (538.15) | 2,415.42 | 4,862.00 | (2,446.58) |
| Insurance: | | | | | | |
| Insurance - Vehicles | 4,692.00 | - | 4,692.00 | 4,692.00 | - | 4,692.00 |
| Insurance - Fire & Liability | - | - | - | - | 2,000.00 | (2,000.00) |
| Insurance - D & O Liability | 3,079.00 | - | 3,079.00 | 3,079.00 | - | 3,079.00 |
| Total Insurance | 7,771.00 | - | 7,771.00 | 7,771.00 | 2,000.00 | 5,771.00 |
| Road Maintenance | 4,131.43 | 3,000.00 | 1,131.43 | 8,970.65 | 10,000.00 | (1,029.35) |
| Rental House Expense | - | - | - | - | - | - |
| Other Expenses: | | | | | | |
| Miscellaneous Expense | 56.00 | 606.00 | (550.00) | 56.00 | 814.00 | (758.00) |
| Transfer to Reserve Fund | - | - | - | - | - | - |
| Total Other Expenses | 56.00 | 606.00 | (550.00) | 56.00 | 814.00 | (758.00) |
| Total Expenses | 12,824.28 | 5,010.00 | 7,814.28 | 19,213.07 | 17,676.00 | 1,537.07 |
| Cash Surplus/(Deficit) | (8,860.88) | (3,511.00) | (5,349.88) | (13,668.03) | (12,279.00) | (1,389.03) |
| Ending Cash Balance | 105,626.96 | 121,721.00 | (16,094.04) | 105,626.96 | 121,721.00 | (16,094.04) |
| Next Month Estimated Expenses | (3,892.52) | | | | | |
| Budgeted Next Month Cash Income | 1,699.00 | | | <----- This will be much higher due to earlier billing this year | | |
| Estimated Next Month Cash Balance | 103,433.44 | | | | | |

October 2009 Estimated Expenses

| | |
|-------------------------------------|--------------------|
| AT&T | \$ 59.00 |
| NV Energy | 25.00 |
| Office Depot | 401.22 |
| Lydia Hammack | <u>810.00</u> |
| Total Administrative & Other | 1,295.22 |
| | |
| Robert Moore | \$ 646.45 |
| Tom Peevers | 138.52 |
| Capital City Auto | 92.27 |
| Storey County Water System | 141.31 |
| United States Treasury | 1,152.80 |
| United States Treasury | 35.08 |
| Nevada Employment Security Division | 204.85 |
| Nevada Department of Taxation | 43.02 |
| DMV | <u>143.00</u> |
| Total Road Maintenance | <u>2,597.30</u> |
| | |
| Total Accounts Payable | <u>\$ 3,892.52</u> |

VIRGINIA CITY HIGHLANDS PROPERTY OWNERS' ASSOCIATION
Statement of Assets, Liabilities and Members' Equity
September 2009
Federal Income Tax Basis - Unaudited

| | Month | | |
|--|-------------------|-------------------|----------------------------|
| | 2009 | 2008 | 2009 H/(L) Than 2008 |
| CURRENT ASSETS: | | | |
| Cash in Operating Accounts | \$ 58,105 | \$ 64,037 | \$ (5,932) |
| Cash in Reserve Account | 47,522 | 67,077 | (19,555) |
| Accounts Receivable | 183,195 | 8,065 | 175,130 |
| Total Current Assets | 288,822 | 139,179 | 149,643 |
| PLANT AND EQUIPMENT: | | | |
| Vehicles & Equipment | 177,941 | 177,941 | - |
| Fences & Other Structures | 6,742 | 6,742 | - |
| Salt Enclosure | 1,082 | 1,082 | - |
| New Mail Shed | 9,794 | 9,794 | - |
| Fire Station & House | 119,580 | 119,580 | - |
| Road Improvements | 281,734 | 143,731 | 138,002 |
| Other Equipment | 1,326 | 1,326 | - |
| Accumulated Depreciation | (421,259) | (325,353) | (95,906) |
| | 176,940 | 134,844 | 42,096 |
| OTHER ASSETS: | | | |
| Land - Fire Station | 19,000 | 19,000 | - |
| Deposits | - | - | - |
| TOTAL ASSETS | \$ 484,762 | \$ 293,023 | \$ 191,739 |
| LIABILITIES: | | | |
| Payroll Liabilities | \$ 1,393 | \$ 840 | \$ 553 |
| Deposits & Advances Collected | - | - | - |
| Total Liabilities | 1,393 | 840 | 553 |
| MEMBERS' EQUITY | 483,369 | 292,183 | 191,187 |
| TOTAL LIABILITIES AND MEMBERS' EQUITY | \$ 484,762 | \$ 293,023 | \$ 191,739 |

VIRGINIA CITY HIGHLANDS PROPERTY OWNERS' ASSOCIATION
Statement Revenues and Expenses
September 2009
Federal Income Tax Basis - Unaudited

| | Month | | | Fiscal Year To Date | | |
|---|------------------|-------------------|----------------------------|---------------------|--------------------|----------------------------|
| | 2009 | 2008 | 2009 H/(L) Than 2008 | 2009 | 2008 | 2009 H/(L) Than 2008 |
| REVENUES: | | | | | | |
| Association Dues (billed) | \$ 57,875 | \$ 25 | \$ 57,850 | \$ 57,975 | \$ 25 | \$ 57,950 |
| Special Assessment - Reserve Fund (Billed) | - | - | - | - | - | - |
| Special Assessment - NRS 116 (billed) | - | - | - | - | - | - |
| Fees | 875 | 125 | 750 | 1,625 | 1,150 | 475 |
| Rent Income | - | 500 | (500) | - | 500 | (500) |
| Other Income | 13 | 110 | (97) | 45 | 437 | (392) |
| Total Revenue | <u>58,763</u> | <u>760</u> | <u>58,003</u> | <u>59,645</u> | <u>2,112</u> | <u>57,533</u> |
| EXPENSES: | | | | | | |
| Administrative Expenses: | | | | | | |
| Architectural Committee Costs | - | 86 | (86) | - | 86 | (86) |
| Board of Directors Fees | - | - | - | - | - | - |
| Bookkeeping | 400 | 250 | 150 | 975 | 1,870 | (895) |
| Ombudsman Fee - NRS 116 | - | - | - | - | - | - |
| Picnic Expenses | - | - | - | - | 250 | (250) |
| Newsletter Costs | - | - | - | - | - | - |
| US Postage | - | - | - | 14 | 783 | (769) |
| Office Expenses | 313 | 54 | 260 | 313 | 638 | (324) |
| Bank Fees | 12 | - | 12 | 54 | 11 | 43 |
| Professional Fees | - | - | - | - | 1,690 | (1,690) |
| Total Administrative Expenses | <u>725</u> | <u>389</u> | <u>336</u> | <u>1,357</u> | <u>5,328</u> | <u>(3,971)</u> |
| Road Expenses: | | | | | | |
| Vehicle Maintenance | 316 | 5,552 | (5,236) | 381 | 5,793 | (5,412) |
| Materials for Roads | - | 185 | (185) | - | 208 | (208) |
| Road Manager Salary | - | - | - | - | - | - |
| Salaries & Payroll Taxes | 3,634 | 2,370 | 1,264 | 4,657 | 4,554 | 102 |
| Other Road Expenses | 562 | - | 562 | 562 | - | 562 |
| Other Equipment Costs | - | - | - | - | - | - |
| Total Road Expenses | <u>4,512</u> | <u>8,107</u> | <u>(3,595)</u> | <u>5,601</u> | <u>10,555</u> | <u>(4,954)</u> |
| Other Expenses: | | | | | | |
| Insurance | 7,771 | - | 7,771 | 7,771 | 2,004 | 5,767 |
| Interest Expense | - | - | - | - | - | - |
| Rental Property Expenses | - | - | - | - | - | - |
| Real Property Taxes | - | (2) | 2 | 834 | 771 | 63 |
| Depreciation | - | - | - | - | - | - |
| Income Tax Expense | 56 | - | 56 | 56 | - | 56 |
| Telephone & Utility Expenses | 140 | 119 | 21 | 224 | 307 | (83) |
| Bad Debt Expense | - | - | - | - | - | - |
| Miscellaneous | - | 50 | (50) | - | 50 | (50) |
| Total Other Expenses | <u>7,967</u> | <u>167</u> | <u>7,801</u> | <u>8,886</u> | <u>3,132</u> | <u>5,753</u> |
| Total Expenses | <u>13,205</u> | <u>8,663</u> | <u>4,542</u> | <u>15,843</u> | <u>19,015</u> | <u>(3,172)</u> |
| Net Income/(Loss) | <u>\$ 45,559</u> | <u>\$ (7,903)</u> | <u>\$ 53,462</u> | <u>\$ 43,802</u> | <u>\$ (16,902)</u> | <u>\$ 60,704</u> |

VIRGINIA CITY HIGHLANDS PROPERTY OWNERS' ASSOCIATION
Cash Flow Statement
September 2009
Federal Income Tax Basis - Unaudited

| | Month | | | Fiscal Year To Date | | |
|--|-------------------|-------------------|----------------------------|---------------------|--------------------|----------------------------|
| | 2009 | 2008 | 2009 H/(L) Than 2008 | 2009 | 2008 | 2009 H/(L) Than 2008 |
| CASH RECEIPTS: | | | | | | |
| Collection of Dues & Special Assessments | \$ 3,075 | \$ 575 | \$ 2,500 | \$ 3,875 | \$ 3,725 | \$ 150 |
| Fees | 875 | 125 | 750 | 1,625 | 1,150 | 475 |
| Rent Income | - | 500 | (500) | - | 500 | (500) |
| Change in Current Liabilities | 380 | 476 | (95) | 1,393 | 610 | 783 |
| Other Income | 13 | 110 | (97) | 45 | 437 | (392) |
| Total Cash Receipts | 4,344 | 1,786 | 2,558 | 6,938 | 6,422 | 516 |
| OPERATING CASH EXPENDITURES: | | | | | | |
| Administrative Expenses | 725 | 389 | 336 | 1,357 | 5,328 | (3,971) |
| Road Expenses | 4,512 | 8,107 | (3,595) | 5,601 | 10,555 | (4,954) |
| Change in Current Liabilities | - | - | - | - | 2,344 | (2,344) |
| Other Operating Expenses | 7,967 | 167 | 7,801 | 8,886 | 3,132 | 5,753 |
| Total Operating Expenses | 13,205 | 8,663 | 4,542 | 15,843 | 21,358 | (5,515) |
| CAPITAL IMPROVEMENTS: | | | | | | |
| Equipment Purchases | - | - | - | - | - | - |
| Road Improvements | - | 1,358 | (1,358) | 4,763 | 18,605 | (13,842) |
| Total Capital Improvements | - | 1,358 | (1,358) | 4,763 | 18,605 | (13,842) |
| Total Cash Expenditures | 13,205 | 10,020 | 3,184 | 20,606 | 39,963 | (19,357) |
| CASH FLOW FOR YEAR | \$ (8,861) | \$ (8,235) | \$ (626) | (13,668) | \$ (33,541) | \$ 19,873 |
| SUMMARY OF CASH FLOWS: | | | | | | |
| Cash In Bank At Beginning Of Period | \$ 114,488 | \$ 139,349 | \$ (24,861) | 119,295 | \$ 164,655 | \$ (45,360) |
| Cash Flow For Period | (8,861) | (8,235) | (626) | (13,668) | (33,541) | 19,873 |
| Cash In Bank At End Of Period | <u>\$ 105,627</u> | <u>\$ 131,114</u> | <u>\$ (25,487)</u> | <u>105,627</u> | <u>\$ 131,114</u> | <u>\$ (25,487)</u> |