

QUARTERLY FINANCIAL REPORT

VIRGINIA CITY HIGHLANDS PROPERTY OWNERS' ASSOCIATION

Statement of Assets, Liabilities and Members' Equity

September 30, 2004

Federal Income Tax Basis - Unaudited

	September 30,		
	2004	2003	Difference
CURRENT ASSETS:			
Cash in Checking Account	\$ 55,495	\$ 19,727	\$ 35,768
Cash in Savings Account (Reserve Fund)	24,358	24,243	116
Accounts Receivable	12,007	13,867	(1,860)
Total Current Assets	91,861	57,837	34,024
PLANT AND EQUIPMENT:			
Vehicles & Equipment	112,183	112,183	-
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	60,445	60,445	-
Other Equipment	1,326	1,326	-
Accumulated Depreciation	(265,009)	(256,899)	(8,110)
	46,144	54,254	(8,110)
OTHER ASSETS:			
Land - Fire Station	19,000	19,000	-
Deposits	-	-	-
TOTAL ASSETS	\$ 157,004	\$ 131,091	\$ 25,914
LIABILITIES:			
Note Payable - 1998 GMC Truck	\$ -	\$ 260	\$ (260)
Deposits & Advances Collected	600	600	-
Total Liabilities	600	860	(260)
MEMBERS' EQUITY	156,404	130,231	26,174
TOTAL LIABILITIES AND MEMBERS' EQUITY	\$ 157,004	\$ 131,091	\$ 25,914

VIRGINIA CITY HIGHLANDS PROPERTY OWNERS' ASSOCIATION
Statement Revenues and Expenses
For the Three Months Ended September 30, 2004
Federal Income Tax Basis - Unaudited

	<u>Three Months Ended September 30,</u>		
	<u>2004</u>	<u>2003</u>	<u>Difference</u>
REVENUES:			
Association Dues (billed)	\$ 331	\$ 97	\$ 235
Special Assessment - Reserve Fund (Billed)	-	-	-
Special Assessment - NRS 116 (billed)	-	-	-
Fees	7,145	2,905	4,240
Rent Income	2,050	2,300	(250)
Other Income	200	611	(411)
Total Revenue	<u>9,727</u>	<u>5,913</u>	<u>3,814</u>
EXPENSES:			
Administrative Expenses:			
Architectural Committee Costs	-	241	(241)
Board of Directors Fees	-	-	-
Bookkeeping	1,215	835	380
Ombudsman Fee - NRS 116	2,214	-	2,214
Picnic Expenses	90	294	(204)
Newsletter Costs	433	1,342	(909)
US Postage	311	999	(688)
Office Expenses	114	432	(318)
Bank Fees	53	-	53
Legal Fees	501	922	(421)
Total Administrative Expenses	<u>4,932</u>	<u>5,065</u>	<u>(133)</u>
Road Expenses:			
Vehicle Maintenance	32	106	(74)
Materials for Roads	-	-	-
Road Manager Salary	450	1,350	(900)
Contract Labor	518	5,902	(5,384)
Other Road Expenses	-	110	(110)
Other Equipment Costs	87	582	(495)
Total Road Expenses	<u>1,086</u>	<u>8,050</u>	<u>(6,964)</u>
Other Expenses:			
Insurance	2,420	-	2,420
Interest Expense	-	11	(11)
Rental Property Expenses	300	-	300
Real Property Taxes	201	168	33
Depreciation	-	-	-
Income Tax Expense	154	-	154
Telephone & Utility Expenses	242	166	76
Bad Debt Expense	-	8,498	(8,498)
Miscellaneous Expenses	529	326	203
Total Other Expenses	<u>3,846</u>	<u>9,169</u>	<u>(5,323)</u>
Total Expenses	<u>9,864</u>	<u>22,283</u>	<u>(12,419)</u>
Net Income/(Loss)	<u>\$ (137)</u>	<u>\$ (16,370)</u>	<u>\$ 16,233</u>

VIRGINIA CITY HIGHLANDS PROPERTY OWNERS' ASSOCIATION
Cash Flow Statement
For the Three Months Ended September 30, 2004
Federal Income Tax Basis - Unaudited

	Three Months Ended September 30,		
	<u>2004</u>	<u>2003</u>	<u>Difference</u>
CASH RECEIPTS:			
Collection of Dues & Special Assessments	\$ 5,201	\$ 2,719	\$ 2,483
Fees	7,145	2,905	4,240
Rent Income	2,050	2,300	(250)
Deposits & Advances Collected	-	-	-
Other Income	<u>200</u>	<u>611</u>	<u>(411)</u>
Total Cash Receipts	14,597	8,535	6,062
OPERATING CASH EXPENDITURES:			
Administrative Expenses	4,932	5,065	(133)
Road Expenses	1,086	8,050	(6,964)
Deposits & Advances Paid	-	2,900	(2,900)
Other Operating Expenses	<u>3,846</u>	<u>420</u>	<u>3,426</u>
Total Operating Expenses	9,864	16,434	(6,570)
FINANCING CASH EXPENDITURES:			
Loan Repayment - 1998 GMC Truck	<u>-</u>	<u>895</u>	<u>(895)</u>
Total Financing Cash Expenditures	-	895	(895)
CAPITAL IMPROVEMENTS:			
Cartwright Road Paving	-	-	-
New Mail Shed Improvements	-	-	-
Sander/Salt Spreader	-	-	-
Salt Enclosure	-	-	-
Office Equipment	<u>-</u>	<u>-</u>	<u>-</u>
Total Capital Improvements	-	-	-
Total Cash Expenditures	<u>9,864</u>	<u>17,329</u>	<u>(7,465)</u>
CASH FLOW FOR YEAR	<u>\$ 4,733</u>	<u>\$ (8,795)</u>	<u>\$ 13,527</u>
SUMMARY OF CASH FLOWS:			
Cash In Bank At Beginning Of Period	\$ 75,120	\$ 52,764	\$ 22,356
Cash Flow For Period	<u>4,733</u>	<u>(8,795)</u>	<u>13,527</u>
Cash In Bank At End Of Period	<u>\$ 79,853</u>	<u>\$ 43,970</u>	<u>\$ 35,884</u>