

VIRGINIA CITY HIGHLANDS PROPERTY OWNERS' ASSOCIATION
Statement of Assets, Liabilities and Members' Equity
September 30, 2003
Federal Income Tax Basis - Unaudited

	<u>September 30,</u>		
	<u>2003</u>	<u>2002</u>	<u>Difference</u>
CURRENT ASSETS:			
Cash in Checking Account	\$ 19,727	\$ 34,685	\$ (14,958)
Cash in Savings Account (Reserve Fund)	24,243	17,080	7,163
Accounts Receivable	<u>13,867</u>	<u>26,599</u>	<u>(12,732)</u>
Total Current Assets	57,837	78,363	(20,526)
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	7,508	2,286
Fire Station & House	119,580	119,580	-
Road Improvements	60,445	60,445	-
Other Equipment	1,326	1,326	-
Accumulated Depreciation	<u>(256,899)</u>	<u>(248,132)</u>	<u>(8,767)</u>
	54,254	59,653	(5,399)
OTHER ASSETS:			
Land - Fire Station	19,000	19,000	-
Deposits	<u>-</u>	<u>251</u>	<u>(251)</u>
TOTAL ASSETS	<u>\$ 131,091</u>	<u>\$ 157,267</u>	<u>\$ (26,176)</u>
LIABILITIES:			
Note Payable - 1998 GMC Truck	\$ 260	\$ 3,741	\$ (3,481)
Deposits & Advances Collected	<u>600</u>	<u>600</u>	<u>-</u>
Total Liabilities	860	4,341	(3,481)
MEMBERS' EQUITY	<u>130,231</u>	<u>152,926</u>	<u>(22,695)</u>
TOTAL LIABILITIES AND MEMBERS' EQUITY	<u>\$ 131,091</u>	<u>\$ 157,267</u>	<u>\$ (26,176)</u>

VIRGINIA CITY HIGHLANDS PROPERTY OWNERS' ASSOCIATION
Statement Revenues and Expenses
Fiscal Year To Date September 30, 2003 *
Federal Income Tax Basis - Unaudited

	September 30,		
	2003	2002	Difference
REVENUES:			
Association Dues (billed)	\$ 97	\$ (359)	\$ 456
Special Assessment - Reserve Fund (Billed)	-	(50)	50
Special Assessment - NRS 116 (billed)	-	(3)	3
Fees	2,905	3,408	(503)
Rent Income	2,300	1,800	500
Other Income	611	1,646	(1,035)
Total Revenue	5,913	6,442	(529)
EXPENSES:			
Administrative Expenses:			
Architectural Committee Costs	241	240	1
Board of Directors Fees	-	200	(200)
Bookkeeping	835	920	(85)
Ombudsman Fee - NRS 116	-	-	-
Picnic Expenses	294	753	(460)
Newsletter Costs	1,342	135	1,207
US Postage	999	689	310
Office Expenses	432	242	190
Bank Fees	-	-	-
Legal Fees	922	417	505
Total Administrative Expenses	5,065	3,597	1,468
Road Expenses:			
Vehicle Maintenance	106	59	47
Materials for Roads	-	665	(665)
Road Manager Salary	1,350	1,350	-
Contract Labor	5,902	3,014	2,888
Other Road Expenses	110	88	22
Other Equipment Costs	582	151	431
Total Road Expenses	8,050	5,327	2,723
Other Expenses:			
Insurance	-	4,122	(4,122)
Interest Expense	11	79	(69)
Rental Property Expenses	-	50	(50)
Real Property Taxes	168	428	(260)
Depreciation	-	-	-
Income Tax Expense	-	1,079	(1,079)
Telephone & Utility Expenses	166	179	(13)
Bad Debt Expense	8,498	-	8,498
Miscellaneous Expenses	326	72	254
Total Other Expenses	9,169	6,009	3,160
Total Expenses	22,283	14,932	7,351
Net Income/(Loss)	\$ (16,370)	\$ (8,490)	\$ (7,880)

* Fiscal Year Ended June 30, 2004

VIRGINIA CITY HIGHLANDS PROPERTY OWNERS' ASSOCIATION
Cash Flow Statement
Fiscal Year To Date September 30, 2003 *
Federal Income Tax Basis - Unaudited

	<u>September 30,</u>		
	<u>2003</u>	<u>2002</u>	<u>Difference</u>
CASH RECEIPTS:			
Collection of Dues & Special Assessments	\$ 2,719	\$ 5,669	\$ (2,950)
Fees	2,905	3,408	(503)
Rent Income	2,300	1,800	500
Deposits & Advances Collected	-	600	(600)
Other Income	611	1,646	(1,035)
Total Cash Receipts	<u>8,535</u>	<u>13,123</u>	<u>(4,588)</u>
OPERATING CASH EXPENDITURES:			
Administrative Expenses	5,065	3,597	1,468
Road Expenses	8,050	5,327	2,723
Deposits & Advances Paid	2,900	600	2,300
Other Operating Expenses	420	6,009	(5,589)
Total Operating Expenses	<u>16,434</u>	<u>15,532</u>	<u>902</u>
FINANCING CASH EXPENDITURES:			
Loan Repayment - 1998 GMC Truck	<u>895</u>	<u>826</u>	<u>69</u>
Total Financing Cash Expenditures	<u>895</u>	<u>826</u>	<u>69</u>
CAPITAL IMPROVEMENTS:			
Cartwright Road Paving	-	34,638	(34,638)
New Mail Shed Improvements	-	-	-
Sander/Salt Spreader	-	-	-
Salt Enclosure	-	-	-
Office Equipment	-	288	(288)
Total Capital Improvements	<u>-</u>	<u>34,926</u>	<u>(34,926)</u>
Total Cash Expenditures	<u>17,329</u>	<u>51,285</u>	<u>(33,955)</u>
CASH FLOW FOR YEAR	<u>\$ (8,795)</u>	<u>\$ (38,162)</u>	<u>\$ 29,367</u>
SUMMARY OF CASH FLOWS:			
Cash In Bank At Beginning Of Period	\$ 52,764	\$ 89,926	\$ (37,162)
Cash Flow For Period	<u>(8,795)</u>	<u>(38,162)</u>	<u>29,367</u>
Cash In Bank At End Of Period	<u>\$ 43,970</u>	<u>\$ 51,764</u>	<u>\$ (7,795)</u>

* Fiscal Year Ended June 30, 2004