

ANNUAL FINANCIAL REPORT

VIRGINIA CITY HIGHLANDS PROPERTY OWNERS' ASSOCIATION
Statement of Assets, Liabilities and Members' Equity
For the Years Ended June 30, 2007 and June 30, 2006
Federal Income Tax Basis - Unaudited

	Year Ended June 30,		
	2007	2006	Difference
CURRENT ASSETS:			
Cash in Checking Account	\$ 15,645	\$ 43,992	\$ (28,347)
Cash in Savings Account	91,950	15,969	75,981
Accounts Receivable	1,478	575	903
Total Current Assets	109,072	60,536	48,537
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	66,705	66,705	-
Other Equipment	1,326	1,326	-
Accumulated Depreciation	(301,755)	(268,869)	(32,886)
Total Plant & Equipment	81,416	114,302	(32,886)
OTHER ASSETS:			
Land - Fire Station	19,000	19,000	-
Deposits	-	-	-
TOTAL ASSETS	\$ 209,488	\$ 193,837	\$ 15,651
LIABILITIES:			
Deposits & Advances Collected	\$ 750	\$ 600	\$ 150
Total Liabilities	750	600	150
MEMBERS' EQUITY	208,738	193,237	15,501
TOTAL LIABILITIES AND MEMBERS' EQUITY	\$ 209,488	\$ 193,837	\$ 15,651

VIRGINIA CITY HIGHLANDS PROPERTY OWNERS' ASSOCIATION
Statement Revenues and Expenses
For the Years Ended June 30, 2007 and June 30, 2006
Federal Income Tax Basis - Unaudited

	Year Ended June 30,		Difference
	2007	2006	
REVENUES:			
Association Dues (billed)	\$ 60,189	61,535	\$ (1,346)
Special Assessment (billed)	121,050	89,475	31,575
Architectural & Transfer Fees	13,109	17,684	(4,575)
Rent Income	11,663	7,900	3,763
Other Income	4,743	5,374	(631)
Total Revenue	210,754	181,968	28,786
EXPENSES:			
Administrative Expenses:			
Architectural Committee Costs	246	22	224
Board of Directors Fees	-	-	-
Bookkeeping	8,103	6,721	1,382
Ombudsman Fee	3,507	3,507	-
Picnic Expenses	614	420	194
Newsletter Costs	-	1,284	(1,284)
US Postage	2,269	2,065	204
Office Expenses	1,358	1,517	(159)
Bank Fees	271	378	(107)
Legal Fees	768	1,736	(968)
Total Administrative Expenses	17,135	17,649	(514)
Road Expenses:			
Vehicle Maintenance	15,238	5,860	9,378
Materials for Roads	31,510	6,822	24,688
Road Manager Salary	-	1,350	(1,350)
Contract Labor	20,107	29,955	(9,848)
Other Road Expenses	5,955	(1,701)	7,656
Other Equipment Costs	47,139	14,960	32,179
Total Road Expenses	119,948	57,246	62,702
Other Expenses:			
Insurance	16,949	19,412	(2,462)
Interest Expense	-	-	-
Rental Property Expenses	4,197	584	3,613
Real Property Taxes	1,217	829	388
Depreciation	32,886	23,208	9,678
Income Tax Expense	464	283	181
Telephone & Utility Expenses	2,012	1,856	156
Bad Debt Expense	-	1,289	(1,289)
Miscellaneous Expenses	446	210	236
Total Other Expenses	58,171	47,670	10,501
Total Expenses	195,254	122,564	72,689
Net Income/(Loss)	\$ 15,501	\$ 59,404	\$ (43,903)

VIRGINIA CITY HIGHLANDS PROPERTY OWNERS' ASSOCIATION
Cash Flow Statement
For the Years Ended June 30, 2007 and June 30, 2006
Federal Income Tax Basis - Unaudited

	<u>Year Ended June 30,</u>		
	<u>2007</u>	<u>2006</u>	<u>Difference</u>
CASH RECEIPTS:			
Collection of Dues & Special Assessments	\$ 182,517	\$ 153,638	\$ 28,879
Fees	11,509	17,684	(6,175)
Rent Income	11,663	7,900	3,763
Deposits & Advances Collected	(555)	-	(555)
Other Income	4,868	5,374	(506)
Total Cash Receipts	<u>210,002</u>	<u>184,596</u>	<u>25,406</u>
OPERATING CASH EXPENDITURES:			
Administrative Expenses	17,135	17,649	(514)
Road Expenses	119,948	57,246	62,702
Deposits & Advances Paid	-	225	(225)
Other Operating Expenses	25,285	23,173	2,112
Total Operating Expenses	<u>162,368</u>	<u>98,293</u>	<u>64,075</u>
CAPITAL IMPROVEMENTS CASH EXPENDITURES:			
Equipment Purchases	-	91,195	(91,195)
Capitalized Road Improvements	-	6,260	(6,260)
Total Capital Improvements Cash Expenditures	<u>-</u>	<u>97,455</u>	<u>(97,455)</u>
Total Cash Expenditures	<u>162,368</u>	<u>195,747</u>	<u>(33,380)</u>
CASH FLOW FOR YEAR	<u>\$ 47,634</u>	<u>\$ (11,152)</u>	<u>\$ 58,786</u>
SUMMARY OF CASH FLOWS:			
Cash In Bank At Beginning Of Year	\$ 59,961	\$ 71,112	\$ (11,152)
Cash Flow For Year	<u>47,634</u>	<u>(11,152)</u>	<u>58,786</u>
Cash In Bank At End Of Year	<u>\$ 107,595</u>	<u>\$ 59,961</u>	<u>\$ 47,634</u>