

ANNUAL FINANCIAL REPORT

**VIRGINIA CITY HIGHLANDS PROPERTY OWNERS' ASSOCIATION
Statement of Assets, Liabilities and Members' Equity
For the Years Ended June 30, 2012 and June 30, 2011
Federal Income Tax Basis - Unaudited**

	Year Ended June 30,		
	2012	2011	Difference
CURRENT ASSETS:			
Cash in Operating Accounts	\$ 49,460	\$ 23,684	\$ 25,777
Reserve Fund Savings Account	208,377	193,628	14,749
Accounts Receivable	21,862	18,195	3,667
Total Current Assets	279,699	235,506	44,193
PLANT AND EQUIPMENT:			
Vehicles & Equipment	184,180	184,180	-
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	276,971	276,971	-
Other Equipment	1,326	1,326	-
Accumulated Depreciation	(471,367)	(448,809)	(22,558)
Total Plant & Equipment	128,308	150,866	(22,558)
OTHER ASSETS:			
Land - Fire Station	19,000	19,000	-
TOTAL ASSETS	\$ 427,007	\$ 405,373	\$ 21,635
LIABILITIES:			
Payroll Tax Liability	\$ 445	\$ -	\$ 445
Total Liabilities	445	-	445
MEMBERS' EQUITY:			
Total Members' Equity	426,563	405,373	21,190
TOTAL LIABILITIES AND MEMBERS' EQUITY	\$ 427,007	\$ 405,373	\$ 21,635

VIRGINIA CITY HIGHLANDS PROPERTY OWNERS' ASSOCIATION
Statement Revenues and Expenses
For the Years Ended June 30, 2012 and June 30, 2011
Federal Income Tax Basis - Unaudited

	Year Ended June 30,		Difference
	2012	2011	
REVENUES:			
Association Dues & Late Fees (billed)	\$ 62,905	\$ 63,137	\$ (233)
Special Assessments (billed)	116,050	116,050	-
Architectural & Transfer Fees	6,335	5,578	757
Rent Income	6,302	2,833	3,469
Other Income	347	1,075	(727)
Total Revenue	<u>191,939</u>	<u>188,673</u>	<u>3,266</u>
EXPENSES:			
Administrative Expenses:			
Bookkeeping	6,385	7,120	(735)
Ombudsman Fee	3,507	3,507	-
Annual Meeting & Picnic Expenses	-	600	(600)
US Postage	1,079	1,751	(673)
Office Expenses	1,283	1,318	(35)
Bank Fees	777	374	403
Professional Fees	7,500	915	6,585
Total Administrative Expenses	<u>20,530</u>	<u>15,585</u>	<u>4,945</u>
Road Expenses:			
Vehicle Maintenance	8,558	16,418	(7,860)
Materials for Roads	33,043	55,053	(22,010)
Salaries, Payroll Taxes and Workers Compensation	55,258	51,604	3,654
Other Road Expenses	12,206	25,370	(13,164)
Other Equipment Costs	242	143	99
Total Road Expenses	<u>109,308</u>	<u>148,588</u>	<u>(39,281)</u>
Other Expenses:			
Insurance	9,784	9,789	(5)
Real Property Taxes	3,030	3,373	(342)
Depreciation	22,558	25,377	(2,819)
Income Tax Expense	75	106	(31)
Bad Debt Expense	2,075	-	2,075
Telephone & Utility Expenses	1,713	2,145	(432)
Miscellaneous Expenses	1,676	150	1,526
Total Other Expenses	<u>40,911</u>	<u>40,940</u>	<u>(28)</u>
Total Expenses	<u>170,749</u>	<u>205,113</u>	<u>(34,364)</u>
Net Income/(Loss)	<u>\$ 21,190</u>	<u>\$ (16,441)</u>	<u>\$ 37,630</u>

VIRGINIA CITY HIGHLANDS PROPERTY OWNERS' ASSOCIATION
Cash Flow Statement
For the Years Ended June 30, 2012 and June 30, 2011
Federal Income Tax Basis - Unaudited

	Year Ended June 30,		
	2012	2011	Difference
CASH RECEIPTS FROM OPERATIONS:			
Collection of Dues & Special Assessments	\$ 173,213	\$ 176,660	\$ (3,448)
Fees	6,335	5,578	757
Rent Income	6,302	2,833	3,469
Increase in Payroll Taxes Payable	445	-	445
Other Income	347	600	(252)
Total Cash Receipts From Operations	186,641	185,671	971
 OPERATING CASH EXPENDITURES:			
Administrative Expenses	20,530	15,585	4,945
Road Expenses	109,308	148,588	(39,281)
Decrease in Payroll Taxes Payable	-	733	(733)
Other Operating Expenses	16,278	15,563	716
Total Operating Expenses	146,116	180,469	(34,354)
 CAPITAL IMPROVEMENTS CASH EXPENDITURES:			
Equipment Purchases	-	30,000	(30,000)
Total Capital Improvements Cash Expenditures	-	30,000	(30,000)
Total Cash Expenditures	146,116	210,469	(64,354)
CASH FLOW FOR YEAR	40,526	(24,798)	65,324
 SUMMARY OF CASH FLOWS:			
Cash In Bank At Beginning Of Year	217,311	242,110	(24,798)
Cash Flow For Year	40,526	(24,798)	65,324
Cash In Bank At End Of Year	\$ 257,837	\$ 217,311	\$ 40,526