

VIRGINIA CITY HIGHLANDS PROPERTY OWNERS' ASSOCIATION

Statement Revenues and Expenses

September 30, 2025

	Month				Fiscal Year-to-date		
	Sept 2025	Sept 2024	Increase/ (Decrease)		Sept 2025	Sept 2024	Increase/ (Decrease)
REVENUES:							
Association Dues (billed)	400	50	350		400	50	350
Special Assessment - Reserve Fund (billed)	400	50	350		400	50	350
Fees	8,325	4,625	3,700		8,325	4,625	3,700
Other Income	395	241	154		395	241	154
Total Revenue	9,520	4,966	4,554		9,520	4,966	4,554
ADMINISTRATIVE EXPENSES							
Bookkeeping	1,190	560	630		1,190	560	630
Ombudsman Fee - NRS 116	-	-	-		-	-	-
US Postage	164	1,664	(1,500)		164	1,664	(1,500)
Office Supplies	1,954	1,248	706		1,954	1,248	706
Printing & Reproduction	1,416	932	484		1,416	932	484
Bank Fees	55	30	25		55	30	25
Professional Fees	273	26	247		273	26	247
Other Tax & Licenses					-	-	-
Total Administrative Expenses	5,052	4,460	592		5,052	4,460	592
ROAD EXPENSES							
Vehicle Maintenance	987	3,766	(2,779)		987	3,766	(2,779)
Road Maintenance & Improvements	-	-	-		-	-	-
Materials for Roads	-	-	-		-	-	-
Wages & Payroll Taxes, Worker's Comp	1,994	88	1,906		1,994	88	1,906
Other Road Expenses			-		-	-	-
Other Equipment Costs			-		-	-	-
Total Road Expenses	2,981	3,853	(873)		2,981	3,853	(873)
OTHER EXPENSES:							
Insurance	1,739	2,186	(447)		1,739	2,186	(447)
Fuel	52	253	(201)		52	253	(201)
Depreciation			-		-	-	-
Income Tax Expense			-		-	-	-
Telephone & Utility Expenses	421	356	65		421	356	65
Bad Debt Expense			-		-	-	-
Miscellaneous (includes snow plowing)	356	827	-		356	827	(471)
Total Other Expenses	2,568	3,622	(1,054)		2,568	3,622	(1,054)
TOTAL EXPENSES	10,601	11,936	(1,335)		10,601	11,936	(1,335)
Net Income / (Loss)	(1,081)	(6,969)	5,888		(1,081)	(6,969)	5,888

Virginia City Highlands Property Owners Association
Balance Sheet
As of September 30, 2025

	Sep 30, 25
ASSETS	
Current Assets	
Checking/Savings	
1001 · Checking HERITAGE - 8082	72,671.74
1050 · Savings Reserve HERITAGE - 0835	102,430.27
Total Checking/Savings	175,102.01
Accounts Receivable	43,826.64
Other Current Assets	13,305.55
Total Current Assets	232,234.20
Fixed Assets	197,697.49
TOTAL ASSETS	429,931.69
LIABILITIES & EQUITY	
Liabilities	512.74
Equity	429,418.95
TOTAL LIABILITIES & EQUITY	429,931.69

VIRGINIA CITY HIGHLANDS PROPERTY OWNERS ASSOCIATION

Quarterly Board of Directors Meeting – October 14, 2025 at 6:30pm

2610 Cartwright Road, Reno, NV 89521 (Community Center)

AGENDA

I. Call to Order, Declaration of a Quorum and Approval of Meeting Agenda
(Public Comment / Board Discussion / Possible Action)

II. Pledge of Allegiance

III. Approve Minutes *(Public Comment / Board Discussion / Possible Action)*

IV. Comments by Association Members *(NRS 116.3108.5) (Discussion Only)*

In an emergency, the executive board may take action on an item that is not listed on the agenda as an item on which action may be taken.

V. Financials *(Public Comment / Board Discussion / Possible Action)*

1) Financial Report - Action may be taken on any matters relating to VCHPOA finances

VI. New Business *(Public Comment / Board Discussion / Possible Action)*

All action items must be specifically listed

1)

VII. Unfinished Business *(Public Comment / Board Discussion / Possible Action)*

All action items must be specifically listed

1)

VIII. Committee Reports

1) Architectural Committee Report *(Public Comment / Board Discussion / Possible Action)*

Action may be taken on any matters relating to the Architectural Committee

2) Road Report *(Public Comment / Board Discussion / Possible Action)*

Action may be taken on any matters relating to the roads

IX. Matters which the Board Members Wish to Discuss *(Discussion Only)*

X. Comments by Association Members *(NRS 116.31083.5) (Discussion Only)*

XI. Adjourn

Copies of the agenda are posted at the mailboxes. Items may not necessarily be heard in the order they appear. Time limits may be set for public comments at the discretion of the President. Copies of meeting minutes can be found at www.virginiacityhighlands.com