

January 22, 2014



To the Board of Directors  
Westwood Village Homeowners Association, Inc.  
Sandpoint, ID 83864

We have compiled the accompanying statements of assets, liabilities and equity – modified accrual basis of Westwood Village Homeowners Association, Inc. as of December 31, 2013 and 2012, and the related statements of revenues and expenditures for the one- and twelve-month periods then ended included in the accompanying prescribed form in accordance with Statements on Standards for Accounting and Review Services issued by the American Institute of Certified Public Accountants.

We have not audited or reviewed the accompanying financial statements and, accordingly, do not express an opinion or provide any assurance about whether the financial statements are in accordance with accounting principles generally accepted in the United States of America.

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America and for designing, implementing, and maintaining internal control relevant to the preparation and fair presentation of the financial statements.

Our responsibility is to conduct the compilation in accordance with Statements on Standards for Accounting and Review Services issued by the American Institute of Certified Public Accountants. The objective of a compilation is to assist management in presenting financial information in the form of financial statements without undertaking to obtain or provide any assurance that there are no material modifications that should be made to the financial statements.

The supplementary information contained in Schedule I is presented for purposes of additional analysis and is not a required part of the basic financial statements. The supplementary information has been compiled from information that is the representation of management. We have not audited or reviewed the supplementary information and, accordingly, do not express an opinion or provide any assurance on such supplementary information.

The American Institute of Certified Public Accountants has determined that supplementary information about future repairs and replacements of common property is required to supplement, but not required to be a part of, the basic financial statements. These financial statements do not present this supplementary information.

Management has elected to omit substantially all of the disclosures and the statement of cash flows required by accounting principles generally accepted in the United States of America. If the omitted disclosures and statement of cash flows were included in the financial statements, they might influence the user's conclusions about the Company's financial position, results of operations and cash flows. Accordingly, these financial statements are not designed for those who are not informed about such matters.

We are not independent with respect to Westwood Village Homeowners Association, Inc.

BPK LLP

Boyle, Platte & Kee, LLP  
Certified Public Accountants

**Westwood Village Homeowners Association, Inc.**  
**Statements of Assets, Liabilities and Equity - Modified Accrual Basis**  
**(unaudited)**

	<u>Dec. 31, 2013</u>	<u>Dec. 31, 2012</u>
<b>ASSETS</b>		
<b>Current Assets</b>		
<b>Checking/Savings</b>		
Panhandle State Bank - Checking	\$ 32,615.54	\$ 52,478.12
Panhandle State Bank Trust Acct	3,627.61	-
<b>DA Davidson</b>		
Capital Reserve	19,683.75	19,678.31
Insurance	20,000.00	20,000.00
Special Assessment	65,293.79	65,293.79
DA Davidson - Other	2.62	-
<b>Total DA Davidson</b>	<u>104,980.16</u>	<u>104,972.10</u>
<b>Total Checking/Savings</b>	<u>141,223.31</u>	<u>157,450.22</u>
<b>Accounts Receivable</b>		
Accounts Receivable	(2,186.50)	338.00
<b>Total Accounts Receivable</b>	<u>(2,186.50)</u>	<u>338.00</u>
<b>Other Current Assets</b>		
Prepaid Cable	5,645.76	-
Prepaid Insurance	2,262.06	-
<b>Total Other Current Assets</b>	<u>7,907.82</u>	<u>-</u>
<b>Total Current Assets</b>	<u>146,944.63</u>	<u>157,788.22</u>
<b>Fixed Assets</b>		
Land	54,578.40	54,578.40
Capital Improvements	43,605.24	43,605.24
Equipment	82,432.52	82,432.52
Accumulated Depreciation	(123,772.39)	(123,310.39)
<b>Total Fixed Assets</b>	<u>56,843.77</u>	<u>57,305.77</u>
<b>Other Assets</b>		
Payroll Advances	(50.00)	-
<b>Total Other Assets</b>	<u>(50.00)</u>	<u>-</u>
<b>TOTAL ASSETS</b>	<u><u>\$ 203,738.40</u></u>	<u><u>\$ 215,093.99</u></u>
<b>LIABILITIES &amp; EQUITY</b>		
<b>Liabilities</b>		
<b>Current Liabilities</b>		
<b>Accounts Payable</b>		
Accounts Payable	\$ 740.62	\$ 16,029.18
<b>Total Accounts Payable</b>	<u>740.62</u>	<u>16,029.18</u>
<b>Other Current Liabilities</b>		
Income Tax Payable	-	30.00
Payroll Liabilities	3,627.60	-
Prepaid Assessments	-	6,368.84
Property Tax Payable	785.58	785.58
<b>Total Other Current Liabilities</b>	<u>4,413.18</u>	<u>7,184.42</u>
<b>Total Current Liabilities</b>	<u>5,153.80</u>	<u>23,213.60</u>
<b>Total Liabilities</b>	<u>5,153.80</u>	<u>23,213.60</u>
<b>Equity</b>		
Retained Earnings	193,880.39	202,214.76
Net Income	4,704.21	(10,334.37)
<b>Total Equity</b>	<u>198,584.60</u>	<u>191,880.39</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>\$ 203,738.40</u></u>	<u><u>\$ 215,093.99</u></u>

**Westwood Village Homeowners Association, Inc.**  
**Statements of Revenue and Expenditures - Modified Accrual Basis**  
**(unaudited)**

	<b>One-Month Period Ended Dec. 31, 2013</b>	<b>One-Month Period Ended Dec. 31, 2012</b>
<b>Income</b>		
Regular Assessments	\$ 21,599.00	\$ 20,972.00
<b>Total Income</b>	<b>21,599.00</b>	<b>20,972.00</b>
<b>Expense</b>		
Accounting	550.00	550.00
Bank Service Charges	-	(5.00)
Bonus	150.00	150.00
Caretakers Salary	6,639.24	6,445.84
Depreciation Expense	38.50	38.50
Freight & Postage	37.98	78.15
Gas Allotment	250.00	250.00
Insurance - Health & WC	232.20	237.46
<b>Maintenance &amp; Repair</b>		
Exterior & Buildings	-	331.82
Machines & Equipment	-	207.86
Yards & Grounds	-	212.25
<b>Total Maintenance &amp; Repair</b>	<b>-</b>	<b>751.93</b>
Payroll Taxes	577.77	583.87
Snowplowing	-	4,565.00
Supplies	-	240.48
Taxes	-	858.00
Telephone	152.64	65.50
<b>Utilities</b>		
Cable	-	1,083.58
Electric	718.51	537.18
Garbage & Recycle	217.83	217.83
Natural Gas - Pool	4.25	4.25
Sewer	3,216.43	2,814.42
Water	1,880.67	1,504.28
<b>Total Utilities</b>	<b>6,037.69</b>	<b>6,161.54</b>
<b>Total Expense</b>	<b>14,666.02</b>	<b>20,971.27</b>
<b>Net Ordinary Income</b>	<b>6,932.98</b>	<b>0.73</b>
<b>Other Income</b>		
Bank Interest	-	1.07
Fines	-	25.00
Insurance Assessment Income	2,212.00	19,232.93
Late Fee	25.00	125.00
Repair Assessments	-	3,150.00
<b>Total Other Income</b>	<b>2,237.00</b>	<b>22,534.00</b>
<b>Other Expense</b>		
Income Tax Expense	-	30.00
Insurance Expense	-	17,442.00
<b>Special Projects</b>		

See Accompanying Accountant's Compilation Report

**Westwood Village Homeowners Association, Inc.**  
**Statements of Revenue and Expenditures - Modified Accrual Basis**  
**(unaudited)**

	<b>One-Month Period Ended Dec. 31, 2013</b>	<b>One-Month Period Ended Dec. 31, 2012</b>
Bylaw & CCR Rewrite	<u>-</u>	<u>5,761.00</u>
<b>Total Special Projects</b>	<u>-</u>	<u>5,761.00</u>
<b>Total Other Expense</b>	<u>-</u>	<u>23,233.00</u>
 <b>Net Other Income</b>	 <u>2,237.00</u>	 <u>(699.00)</u>
 <b>Net Income</b>	 <u><u>\$ 9,169.98</u></u>	 <u><u>\$ (698.27)</u></u>

See Accompanying Accountant's Compilation Report

**Westwood Village Homeowners Association, Inc.**  
**Statements of Revenue and Expenditures - Modified Accrual Basis**  
**(unaudited)**

	<b>Twelve-Month Period Ended Dec. 31, 2013</b>	<b>Twelve-Month Period Ended Dec. 31, 2012</b>
<b>Income</b>		
Boat Moorage	\$ 18,410.00	\$ 19,050.00
New Member Fee	1,000.00	800.00
Regular Assessments	259,188.00	251,655.00
<b>Total Income</b>	<b>278,598.00</b>	<b>271,505.00</b>
<b>Expense</b>		
Accounting	7,891.00	6,896.00
Bank Service Charges	79.00	-
Bonus	1,800.00	1,800.00
Caretakers Salary	97,948.00	93,743.40
Contributions	-	101.70
Depreciation Expense	462.00	462.00
Dues	-	570.11
Equipment - Fuel & Oil	1,080.28	1,160.17
Equipment Rent	242.35	-
Freight & Postage	661.28	834.01
Gas Allotment	1,000.00	1,000.00
Insurance - Health & WC	3,828.44	3,123.75
Legal	660.00	90.00
<b>Maintenance &amp; Repair</b>		
Docks	3,011.64	10,880.19
Electrical & Plumbing	390.80	1,732.06
Exterior & Buildings	20,161.95	4,737.78
Irrigation Pump	1,480.65	5,245.80
Machines & Equipment	4,218.38	3,150.44
Miscellaneous Repairs	-	249.12
Pool & Recreation Areas	6,037.08	8,952.72
Roads	1,535.00	-
Yards & Grounds	10,500.68	16,667.98
<b>Total Maintenance &amp; Repair</b>	<b>47,336.18</b>	<b>51,616.09</b>
Office Supplies	912.97	779.58
Payroll Taxes	10,042.41	8,489.36
Snowplowing	1,320.00	10,065.00
Supplies	901.07	2,527.29
Taxes	-	858.00
Telephone	899.00	769.79
<b>Utilities</b>		
Cable	7,904.12	13,002.41
Electric	8,296.55	8,236.83
Garbage & Recycle	2,495.75	2,723.21
Natural Gas - Pool	1,981.85	2,149.12
Sewer	35,488.46	35,092.30
Water	23,571.96	24,626.32
<b>Total Utilities</b>	<b>79,738.69</b>	<b>85,830.19</b>
<b>Total Expense</b>	<b>256,802.67</b>	<b>270,716.44</b>

See Accompanying Accountant's Compilation Report

**Westwood Village Homeowners Association, Inc.**  
**Statements of Revenue and Expenditures - Modified Accrual Basis**  
**(unaudited)**

	Twelve-Month Period Ended Dec. 31, 2013	Twelve-Month Period Ended Dec. 31, 2012
<b>Net Ordinary Income</b>	<b>21,795.33</b>	<b>788.56</b>
<b>Other Income</b>		
Bank Interest	8.06	53.42
Easement	2,000.00	5,137.50
Fines	25.00	250.00
Insurance Assessment Income	9,862.06	26,544.00
Late Fee	600.00	425.00
Other Income	1,085.36	-
Repair Assessments	2,500.00	39,800.00
<b>Total Other Income</b>	<b>16,080.48</b>	<b>72,209.92</b>
<b>Other Expense</b>		
Income Tax Expense	-	30.00
Insurance Expense	-	17,442.00
<b>Special Projects</b>		
Bylaw & CCR Rewrite	8,616.80	23,736.00
Patio/Retaining Wall	24,554.80	15,395.16
Roof	-	3,168.90
Tennis Courts	-	23,560.79
Special Projects - Other	-	-
<b>Total Special Projects</b>	<b>33,171.60</b>	<b>65,860.85</b>
<b>Total Other Expense</b>	<b>33,171.60</b>	<b>83,332.85</b>
<b>Net Other Income</b>	<b>(17,091.12)</b>	<b>(11,122.93)</b>
<b>Net Income</b>	<b>\$ 4,704.21</b>	<b>\$ (10,334.37)</b>

**Westwood Village Homeowners Association, Inc.**

**Supplemental Schedule I**

**Budget to Actual - Modified Accrual Basis**

**(unaudited)**

	Twelve-Month Period Ended December 31, 2013		
	<u>Actual</u>	<u>Budget</u>	<u>Variance</u>
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
Boat Moorage	\$ 18,410.00	\$ 19,000.00	\$ (590.00)
New Member Fee	1,000.00	-	1,000.00
Regular Assessments	259,188.00	259,188.00	-
<b>Total Income</b>	<b>278,598.00</b>	<b>278,188.00</b>	<b>410.00</b>
<b>Gross Profit</b>	<b>278,598.00</b>	<b>278,188.00</b>	<b>410.00</b>
Accounting	7,891.00	7,000.00	891.00
Bank Service Charges	79.00	100.00	(21.00)
Bonus	1,800.00	1,800.00	-
Caretakers Salary	97,948.00	99,210.00	(1,262.00)
Contributions	-	100.00	(100.00)
Depreciation Expense	462.00	-	462.00
Dues	-	600.00	(600.00)
Equipment - Fuel & Oil	1,080.28	1,500.00	(419.72)
Equipment Rent	242.35	155.00	87.35
Freight & Postage	661.28	1,000.00	(338.72)
Gas Allotment	1,000.00	1,000.00	-
Insurance - Health & WC	3,828.44	5,000.00	(1,171.56)
Legal	660.00	-	660.00
<b>Maintenance &amp; Repair</b>			
Docks	3,011.64	15,000.00	(11,988.36)
Electrical & Plumbing	390.80	1,000.00	(609.20)
Exterior & Buildings	20,161.95	5,000.00	15,161.95
Irrigation Pump	1,480.65	6,000.00	(4,519.35)
Machines & Equipment	4,218.38	4,765.00	(546.62)
Miscellaneous Repairs	-	250.00	(250.00)
Pool & Recreation Areas	6,037.08	5,500.00	537.08
Roads	1,535.00	500.00	1,035.00
Yards & Grounds	10,500.68	14,500.00	(3,999.32)
Maintenance & Repair - Other	-	7,500.00	(7,500.00)
<b>Total Maintenance &amp; Repair</b>	<b>47,336.18</b>	<b>60,015.00</b>	<b>(12,678.82)</b>
Office Supplies	912.97	1,000.00	(87.03)
Payroll Taxes	10,042.41	9,802.00	240.41
Snowplowing	1,320.00	10,000.00	(8,680.00)
Supplies	901.07	600.00	301.07
Taxes	-	1,500.00	(1,500.00)
Telephone	899.00	1,400.00	(501.00)
<b>Utilities</b>			
Cable	7,904.12	14,250.00	(6,345.88)
Electric	8,296.55	10,000.00	(1,703.45)
Garbage & Recycle	2,495.75	3,200.00	(704.25)
Natural Gas - Pool	1,981.85	4,000.00	(2,018.15)
Sewer	35,488.46	32,000.00	3,488.46
Water	23,571.96	25,000.00	(1,428.04)
<b>Total Utilities</b>	<b>79,738.69</b>	<b>88,450.00</b>	<b>(8,711.31)</b>
<b>Total Expense</b>	<b>256,802.67</b>	<b>290,232.00</b>	<b>(33,429.33)</b>

See Accompanying Accountant's Compilation Report

**Westwood Village Homeowners Association, Inc.**  
**Supplemental Schedule I**  
**Budget to Actual - Modified Accrual Basis**  
**(unaudited)**

Twelve-Month Period Ended December 31, 2013			
	Actual	Budget	Variance
Net Ordinary Income	21,795.33	(12,044.00)	33,839.33
Other Income/Expense			
Other Income			
Bank Interest	8.06	-	8.06
Easement	2,000.00	2,500.00	(500.00)
Fines	25.00	-	25.00
Insurance Assessment Income	9,862.06	26,544.00	(16,681.94)
Investment Income	-	1,000.00	(1,000.00)
Late Fee	600.00	-	600.00
Other Income	1,085.36	1,000.00	85.36
Repair Assessments	2,500.00	-	2,500.00
<b>Total Other Income</b>	<b>16,080.48</b>	<b>31,044.00</b>	<b>(14,963.52)</b>
Other Expense			
Insurance Expense	-	19,000.00	(19,000.00)
Special Projects	33,171.60	-	33,171.60
<b>Total Other Expense</b>	<b>33,171.60</b>	<b>19,000.00</b>	<b>14,171.60</b>
Net Other Income	<b>(17,091.12)</b>	<b>12,044.00</b>	<b>(29,135.12)</b>
Net Income	<b>\$ 4,704.21</b>	<b>\$ -</b>	<b>\$ 4,704.21</b>