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MEMBER AICPA

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March 22, 2011

Westwood Village Homeowners Association, Inc.
P. O. Box 773
Sandpoint, ID 83864

I have compiled the accompanying balance sheets for Westwood Village Homeowners Association, Inc. as of February 28, 2011 and 2010 and the related statements of revenues and expenditures, cash flows and supplemental schedules 1 and 2, which are presented for supplementary analysis only, for the month and the months then ended in accordance with the Statements on Standards for Accounting and Review Services issued by the American Institute of Certified Public Accountants.

A compilation is limited to presenting in the form of financial statements information that is the representation of management. I have not audited or reviewed the accompanying financial statements and, accordingly, do not express an opinion or any form of assurance on them.

Management has elected to omit substantially all of the disclosures required by generally accepted accounting principles. If the omitted disclosures 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.

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.

I am not independent with respect to Westwood Homeowners Association, Inc.

Brian C. Jensen
Certified Public Accountant

WESTWOOD HOMEOWNERS ASSOCIATION
BALANCE SHEET
FEBRUARY 28, 2011 AND 2010

	THIS YEAR	PRIOR YEAR
ASSETS		
CURRENT ASSETS		
CASH IN BANK - CHECKING	23,799.87	6,444.15
CASH IN BANK - CAPITAL RESERVE	50,976.07	
CASH IN BANK - SP. ASSESS. RES	88,393.34	
CASH IN BANK - INSURANCE RESER	27,971.16	84,312.49
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TOTAL CASH	191,140.44	90,756.64
ACCOUNTS RECEIVABLE	2,160.32	1,123.00
PREPAID INSURANCE	3,857.48	3,606.04
PREPAID CABLE	11,850.43	11,918.88
PREPAID INCOME TAX		6,534.00
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TOTAL CURRENT ASSETS	209,008.67	113,938.56
FIXED ASSETS		
LAND	54,578.40	54,578.40
CAPITOL IMPROVEMENTS	43,605.24	43,605.24
EQUIPMENT	82,432.52	82,432.52
LESS: ACCUMULATED DEPRECIATION	(122,463.39)	(122,001.39)
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NET FIXED ASSETS	58,152.77	58,614.77
OTHER ASSETS		
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TOTAL OTHER ASSETS	.00	.00
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TOTAL ASSETS	267,161.44	172,553.33
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LIABILITIES AND FUND BALANCE		
CURRENT LIABILITIES		
ACCOUNTS PAYABLE	10,685.19	272.61
PREPAID ASSESSMENTS	7,141.34	6,474.55
PROPERTY TAX PAYABLE	659.60	311.90
INCOME TAX PAYABLE	377.78	30.00
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TOTAL CURRENT LIABILITIES	18,863.91	7,089.06
LONG-TERM LIABILITIES		
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TOTAL LONG-TERM LIABILITIES	.00	.00
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TOTAL LIABILITIES	18,863.91	7,089.06
FUND BALANCE		
FUND BALANCE - BEGIN YEAR	221,431.29	133,570.82
NET REVENUE OVER (UNDER)		
EXPENDITURES CURRENT YEAR	26,866.24	31,893.45
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TOTAL FUND BALANCE	248,297.53	165,464.27
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TOTAL LIABILITIES AND FUND BALANCE	267,161.44	172,553.33
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SEE ACCOMPANYING ACCOUNTANTS LETTER

WESTWOOD HOMEOWNERS ASSOCIATION
STATEMENT OF REVENUES AND EXPENDITURES
FOR THE MONTHS AND THE TWO MONTHS
ENDED FEBRUARY 28, 2011 AND 2010

	CURRENT MONTH		YEAR TO DATE	
	THIS YEAR	PRIOR YEAR	THIS YEAR	PRIOR YEAR
REVENUE				
REGULAR ASSESSMENTS	20,340.00	18,972.00	40,680.00	37,944.00
BOAT MOORAGE		350.00		350.00
REPAIR ASSESSMENT	9,880.00	9,235.00	17,432.00	21,142.00
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TOTAL REVENUE	30,220.00	28,557.00	58,112.00	59,436.00
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EXPENDITURES				
SALARIES CARETAKER	3,524.46	3,421.80	7,048.92	6,843.60
SALARY OTHER	2,733.66	2,654.04	5,467.32	5,308.08
PAYROLL TAXES CARETAKER	401.77	403.54	806.33	808.22
PAYROLL TAX OTHER	300.96	300.74	398.92	601.44
ACCOUNTING	550.00	223.00	1,114.00	886.00
GAS ALLOTMENT				317.36
BANK SERVICE CHARGES		5.00		10.00
DEPRECIATION	38.50	38.50	77.00	77.00
FREIGHT AND POSTAGE	39.61	49.61	46.21	95.87
INSURANCE - EMP. HEALTH & WC	342.00	340.00	684.00	480.00
LEGAL	1,390.00		1,390.00	
OFFICE SUPPLIES	2.00	2.00	4.00	142.86
BONUS	150.00	150.00	300.00	300.00
MAINTENANCE AND REPAIR	3,103.82	34.03	2,973.10	2,135.87
SUPPLIES				857.17
TAXES	119.26	119.26	238.52	238.52
TELEPHONE	44.85	83.52	89.53	163.36
TELEPHONE LONG DISTANCE	12.79		25.60	7.69
UTILITIES	6,000.94	5,176.03	12,227.24	10,177.85
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TOTAL EXPENDITURES	18,754.62	13,001.07	32,890.69	29,450.89
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TOTAL REVENUE OVER (UNDER) EXPENDITURES	11,465.38	15,555.93	25,221.31	29,985.11
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OTHER REVENUE (EXPENDITURES)				
INSURANCE ASSESSMENTS	2,212.00	2,212.00	4,424.00	4,424.00
INTEREST INCOME	4.89	51.62	11.05	78.66
EXTRA INCOME	(97.00)		(97.00)	
INSURANCE EXPENSE	(1,346.56)	(1,282.16)	(2,693.12)	(2,564.32)
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TOTAL OTHER REVENUE (EXPENDITURE)	773.33	981.46	1,644.93	1,938.34
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REVENUE OVER (UNDER) EXPENDITURE BEFORE INCOME TAXES	12,238.71	16,537.39	26,866.24	31,923.45
INCOME TAX EXPENSE				
PROVISION FOR INCOME TAX				30.00
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NET REVENUE OVER (UNDER) EXPENDITURES	12,238.71	16,537.39	26,866.24	31,893.45
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SEE ACCOMPANYING ACCOUNTANTS LETTER

WESTWOOD HOMEOWNERS ASSOCIATION
STATEMENT OF CASH FLOWS
FOR THE MONTHS AND THE TWO MONTHS
ENDED FEBRUARY 28, 2011 AND 2010

	CURRENT MONTH		YEAR TO DATE	
	THIS YEAR	PRIOR YEAR	THIS YEAR	PRIOR YEAR
CASH FLOWS FROM OPERATING ACTIVITIES				
NET REVENUE OVER(UNDER) EXPEND	12,238.71	16,537.39	26,866.24	31,893.45
Adjustments to reconcile net revenue over (under) expenditure to net cash provided (used) by operating activities:				
DEPRECIATION	38.50	38.50	77.00	77.00
(INC) DEC IN RECEIVABLES	(77.32)	7.00	(1,515.32)	(520.75)
(INC) DEC IN PREPAID EXPENSE	(2,177.43)	1,040.08	252.66	(13,641.82)
INC (DEC) IN ACCOUNTS PAYABLE	5,234.18	(7,377.13)	4,532.97	272.61
INC (DEC) IN TAXES PAYABLE	119.26	119.26	238.52	268.52
INC (DEC) IN PREPAID ASSESS	(5,253.00)	(5,246.00)	2,312.20	(5,619.00)
NET CASH PROVIDED (USED) FROM OPERATING ACTIVITIES	10,122.90	5,119.10	32,764.27	12,730.01
CASH FLOWS FROM INVESTING ACTIVITIES				
NET CASH PROVIDED (USED) FROM INVESTING ACTIVITIES	.00	.00	.00	.00
CASH FLOWS FROM FINANCING ACTIVITIES				
NET CASH PROVIDED (USED) FROM FINANCING ACTIVITIES	.00	.00	.00	.00
NET INCREASE (DECREASE) IN CASH	10,122.90	5,119.10	32,764.27	12,730.01
CASH AT BEGINNING OF PERIOD	181,017.54	85,637.54	158,376.17	78,026.63
CASH AT END OF PERIOD	191,140.44	90,756.64	191,140.44	90,756.64

SEE ACCOMPANYING ACCOUNTANTS LETTER

WESTWOOD HOMEOWNERS ASSOCIATION
SUPPLEMENTAL SCHEDULE 1
REVENUE AND EXPENDITURE BUDGET ANALYSIS
FOR THE MONTHS AND THE TWO MONTHS
ENDED FEBRUARY 28, 2011

	CURRENT MONTH			YEAR TO DATE		
	ACTUAL	BUDGET	VARIANCE	ACTUAL	BUDGET	VARIANCE
REVENUE						
REGULAR ASSESSMENTS	20,340.00	20,340.00		40,680.00	40,680.00	
INSURANCE ASSESSMENTS	2,212.00	2,212.00		4,424.00	4,424.00	
INTEREST INCOME	4.89	58.33	(53.44)	11.05	116.66	(105.61)
EASEMENT		2,500.00	(2,500.00)		2,500.00	(2,500.00)
EXTRA INCOME	(97.00)	83.33	(180.33)	(97.00)	166.66	(263.66)
TOTAL REVENUE	22,459.89	25,193.66	(2,733.77)	45,018.05	47,887.32	(2,869.27)
PERSONNEL COSTS						
SALARIES CARETAKER	3,524.46	3,524.41	(.05)	7,048.92	7,048.82	(.10)
PAYROLL TAXES CARETAKER	401.77	192.25	(209.52)	806.33	384.50	(421.83)
BONUS	150.00	158.33	8.33	300.00	316.66	16.66
GAS ALLOTMENT		83.33	83.33		166.66	166.66
SALARY OTHER	2,733.66	3,994.25	1,260.59	5,467.32	7,988.50	2,521.18
PAYROLL TAX OTHER	300.96	516.00	215.04	398.92	1,032.00	633.08
INSURANCE - EMP. HEALTH & WC	342.00	400.00	58.00	684.00	800.00	116.00
MAINTENANCE, REPAIR AND SUPPLY						
EQUIPMENT - FUEL & OIL		125.00	125.00		250.00	250.00
M&R - POOL & RECREATION AREAS		391.67	391.67		783.33	783.33
M&R - DOCKS				(143.10)		143.10
M&R - YARD & GROUNDS		1,250.00	1,250.00		2,500.00	2,500.00
M&R - EXTERIOR & BUILDINGS	11.44	375.00	363.56	11.44	750.00	738.56
M&R - IRRIGATION PUMP		166.67	166.67		333.33	333.33
M&R - MACHINES & EQUIPMENT		291.67	291.67		583.33	583.33
M&R - ELECTRICAL & PLUMBING		83.33	83.33		166.66	166.66
M&R - MISCELLANEOUS REPAIRS	12.38	250.00	237.62	24.76	500.00	475.24
SNOWPLOWING	3,080.00	3,000.00	(80.00)	3,080.00	5,000.00	1,920.00
UTILITIES						
POOL -FUEL	4.00	4.00		4.00	8.00	4.00
ELECTRIC	667.59	787.08	119.49	1,446.34	1,574.16	127.82
WATER	1,626.74	2,083.33	456.59	3,265.23	4,166.66	901.43
SEWER	2,449.52	2,666.67	217.15	4,914.31	5,333.33	419.02
GARBAGE AND RECYCLE	169.56	264.58	95.02	430.30	529.16	98.86
CABLE	1,083.53	1,041.67	(41.86)	2,167.06	2,083.33	(83.73)
MISC SERVICES AND COSTS						
ACCOUNTING	550.00	625.00	75.00	1,114.00	1,250.00	136.00
BANK SERVICE CHARGES		8.33	8.33		16.66	16.66
DUES		50.00	50.00		100.00	100.00
FREIGHT AND POSTAGE	39.61	58.33	18.72	46.21	116.66	70.45
INSURANCE EXPENSE	1,346.56	1,750.00	403.44	2,693.12	3,500.00	806.88
LEGAL	1,390.00	166.67	(1,223.33)	1,390.00	333.33	(1,056.67)
MISCELLANEOUS		41.67	41.67		83.33	83.33
OFFICE SUPPLIES	2.00	62.50	60.50	4.00	125.00	121.00
TAXES	119.26		(119.26)	238.52		(238.52)
TELEPHONE	44.85	100.00	55.15	89.53	200.00	110.47
TELEPHONE LONG DISTANCE	12.79	8.33	(4.46)	25.60	16.66	(8.94)
TOTAL EXPENDITURES	20,062.68	24,520.07	4,457.39	35,506.81	48,040.07	12,533.26
TOTAL REVENUE OVER (UNDER) EXPENDITURES	2,397.21	673.59	1,723.62	9,511.24	(152.75)	9,663.99

SEE ACCOMPANYING ACCOUNTANTS LETTER

WESTWOOD HOMEOWNERS ASSOCIATION
SUPPLEMENTAL SCHEDULE 1
REVENUE AND EXPENDITURE BUDGET ANALYSIS
FOR THE MONTHS AND THE TWO MONTHS
ENDED FEBRUARY 28, 2011

	CURRENT MONTH			YEAR TO DATE		
	ACTUAL	BUDGET	VARIANCE	ACTUAL	BUDGET	VARIANCE
OTHER REVENUE/EXPENDITURES						
REPAIR ASSESSMENT	9,880.00	6,636.00	3,244.00	17,432.00	13,272.00	4,160.00
RESERVES		(5,833.33)	5,833.33		(11,666.66)	11,666.66
	<u>9,880.00</u>	<u>802.67</u>	<u>9,077.33</u>	<u>17,432.00</u>	<u>1,605.34</u>	<u>15,826.66</u>
TOTAL OTHER REVENUE/EXP						
	<u>9,880.00</u>	<u>802.67</u>	<u>9,077.33</u>	<u>17,432.00</u>	<u>1,605.34</u>	<u>15,826.66</u>
NET CASH REVENUE OVER (UNDER) EXPENDITURES	12,277.21	1,476.26	10,800.95	26,943.24	1,452.59	25,490.65
NON CASH EXPENSE						
DEPRECIATION	38.50		(38.50)	77.00		(77.00)
	<u>38.50</u>	<u>.00</u>	<u>(38.50)</u>	<u>77.00</u>	<u>.00</u>	<u>(77.00)</u>
TOTAL NON CASH EXPENSE						
	<u>38.50</u>	<u>.00</u>	<u>(38.50)</u>	<u>77.00</u>	<u>.00</u>	<u>(77.00)</u>
NET REVENUE OVER (UNDER) EXPENDITURES	12,238.71	1,476.26	10,762.45	26,866.24	1,452.59	25,413.65
	<u><u>12,238.71</u></u>	<u><u>1,476.26</u></u>	<u><u>10,762.45</u></u>	<u><u>26,866.24</u></u>	<u><u>1,452.59</u></u>	<u><u>25,413.65</u></u>

SEE ACCOMPANYING ACCOUNTANTS LETTER

WESTWOOD HOMEOWNERS ASSOCIATION
SUPPLEMENTAL SCHEDULE 2
BREAKDOWN OF VARIOUS COSTS
FOR THE MONTHS AND THE TWO MONTHS
ENDED FEBRUARY 28, 2011 AND 2010

	CURRENT MONTH		YEAR TO DATE	
	THIS YEAR	PRIOR YEAR	THIS YEAR	PRIOR YEAR
MAINTENANCE AND REPAIR				
M&R - DOCKS		62.52	(143.10)	108.65
M&R - EXTERIOR & BUILDINGS	11.44		11.44	
M&R - MISCELLANEOUS REPAIRS	12.38	(28.49)	24.76	
SNOWPLOWING	3,080.00		3,080.00	2,027.22
TOTAL MAINTENANCE AND REPAIR	3,103.82	34.03	2,973.10	2,135.87
SUPPLIES				
SUPPLIES - MISCELLANEOUS				857.17
TOTAL SUPPLIES	.00	.00	.00	857.17
GAS AND OIL				
TOTAL GAS AND OIL	.00	.00	.00	.00
UTILITIES				
POOL -FUEL	4.00		4.00	4.00
ELECTRIC	667.59	224.00	1,446.34	902.25
WATER	1,626.74	1,458.91	3,265.23	2,500.90
SEWER	2,449.52	2,208.88	4,914.31	4,276.67
GARBAGE AND RECYCLE	169.56	200.71	430.30	395.40
CABLE	1,083.53	1,083.53	2,167.06	2,098.63
TOTAL UTILITIES	6,000.94	5,176.03	12,227.24	10,177.85
SPECIAL PROJECTS				
TOTAL SPECIAL PROJECTS	.00	.00	.00	.00

SEE ACCOMPANYING ACCOUNTANTS LETTER