



December 31, 2013

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 November 30, 2013 and 2012, and the related statements of revenues and expenditures for the one- and eleven-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 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>Nov. 30, 2013</u>	<u>Nov. 30, 2012</u>
ASSETS		
Current Assets		
Checking/Savings		
Panhandle State Bank - Checking	\$ 27,603.72	\$ 14,251.35
Panhandle State Bank Trust Acct	3,187.02	(336.00)
DA Davidson		
Capital Reserve	19,683.75	19,677.24
Insurance	20,000.00	26,377.50
Special Assessment	65,293.79	79,904.79
DA Davidson - Other	2.62	-
Total DA Davidson	<u>104,980.16</u>	<u>125,959.53</u>
Total Checking/Savings	<u>135,770.90</u>	<u>139,874.88</u>
Accounts Receivable		
Accounts Receivable	(4,634.50)	2,082.00
Total Accounts Receivable	<u>(4,634.50)</u>	<u>2,082.00</u>
Other Current Assets		
Prepaid Cable	5,645.76	1,083.58
Prepaid Insurance	2,262.06	421.07
Undeposited Funds	1,520.00	-
Total Other Current Assets	<u>9,427.82</u>	<u>1,504.65</u>
Total Current Assets	<u>140,564.22</u>	<u>143,461.53</u>
Fixed Assets		
Land	54,578.40	54,578.40
Capital Improvements	43,605.24	43,605.24
Equipment	82,432.52	82,432.52
Accumulated Depreciation	(123,733.89)	(123,271.89)
Total Fixed Assets	<u>56,882.27</u>	<u>57,344.27</u>
TOTAL ASSETS	<u>\$ 197,446.49</u>	<u>\$ 200,805.80</u>
LIABILITIES & EQUITY		
Liabilities		
Current Liabilities		
Accounts Payable		
Accounts Payable	\$ 4,017.59	\$ 4,982.72
Total Accounts Payable	<u>4,017.59</u>	<u>4,982.72</u>
Credit Cards		
Capital One Business Card	41.68	-
Total Credit Cards	<u>41.68</u>	<u>-</u>
Other Current Liabilities		
Payroll Liabilities	3,187.02	(336.00)
Prepaid Assessments	-	2,794.84
Property Tax Payable	785.58	785.58
Total Other Current Liabilities	<u>3,972.60</u>	<u>3,244.42</u>
Total Current Liabilities	<u>8,031.87</u>	<u>8,227.14</u>
Total Liabilities	<u>8,031.87</u>	<u>8,227.14</u>
Equity		
Retained Earnings	193,880.39	202,214.76
Net Income	(4,465.77)	(9,636.10)
Total Equity	<u>189,414.62</u>	<u>192,578.66</u>
TOTAL LIABILITIES & EQUITY	<u>\$ 197,446.49</u>	<u>\$ 200,805.80</u>

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

	<u>One-Month Period Ended Nov. 30, 2013</u>	<u>One-Month Period Ended Nov. 30, 2012</u>
Income		
Boat Moorage	\$ -	\$ 390.00
New Member Fee	-	200.00
Regular Assessments	21,599.00	20,963.00
Total Income	<u>21,599.00</u>	<u>21,553.00</u>
Expense		
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	40.02	39.20
Insurance - Health & WC	232.20	237.46
Maintenance & Repair		
Exterior & Buildings	2,702.29	-
Machines & Equipment	-	854.26
Yards & Grounds	100.00	100.00
Total Maintenance & Repair	<u>2,802.29</u>	<u>954.26</u>
Office Supplies	-	33.52
Payroll Taxes	595.39	594.70
Supplies	41.68	5.19
Telephone	-	65.72
Utilities		
Cable	-	1,083.53
Electric	471.03	508.03
Garbage & Recycle	217.83	217.83
Natural Gas - Pool	4.25	4.25
Sewer	3,406.30	2,969.02
Water	2,083.07	1,732.70
Total Utilities	<u>6,182.48</u>	<u>6,515.36</u>
Total Expense	<u>17,271.80</u>	<u>15,634.75</u>
Net Ordinary Income	4,327.20	5,918.25
Other Income		
Bank Interest	-	0.98
Fines	-	(25.00)
Insurance Assessment Income	2,212.00	1,790.87
Late Fee	50.00	25.00
Repair Assessments	-	3,150.00
Total Other Income	<u>2,262.00</u>	<u>4,941.85</u>
Other Expense		
Special Projects		
Bylaw & CCR Rewrite	-	522.00
Total Special Projects	<u>-</u>	<u>522.00</u>

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

	One-Month Period Ended Nov. 30, 2013	One-Month Period Ended Nov. 30, 2012
Total Other Expense	<u>-</u>	<u>522.00</u>
Net Other Income	<u>2,262.00</u>	<u>4,419.85</u>
Net Income	<u>\$ 6,589.20</u>	<u>\$ 10,338.10</u>

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

	Eleven-Month Period Ended Nov. 30, 2013	Eleven-Month Period Ended Nov. 30, 2012
Income		
Boat Moorage	\$ 18,410.00	\$ 19,050.00
New Member Fee	1,000.00	800.00
Regular Assessments	237,589.00	230,683.00
Total Income	<u>256,999.00</u>	<u>250,533.00</u>
Expense		
Accounting	7,341.00	6,346.00
Bank Service Charges	79.00	5.00
Bonus	1,650.00	1,650.00
Caretakers Salary	91,308.76	87,297.56
Contributions	-	101.70
Depreciation Expense	423.50	423.50
Dues	-	570.11
Equipment - Fuel & Oil	1,080.28	1,160.17
Equipment Rent	242.35	-
Freight & Postage	623.30	755.86
Gas Allotment	750.00	750.00
Insurance - Health & WC	3,596.24	2,886.29
Legal	660.00	90.00
Maintenance & Repair		
Docks	3,011.64	10,880.19
Electrical & Plumbing	390.80	1,732.06
Exterior & Buildings	20,161.95	4,405.96
Irrigation Pump	1,480.65	5,245.80
Machines & Equipment	4,218.38	2,942.58
Miscellaneous Repairs	-	249.12
Pool & Recreation Areas	6,037.08	8,952.72
Roads	1,535.00	-
Yards & Grounds	10,500.68	16,455.73
Total Maintenance & Repair	<u>47,336.18</u>	<u>50,864.16</u>
Office Supplies	912.97	779.58
Payroll Taxes	9,464.64	7,905.49
Snowplowing	1,320.00	5,500.00
Supplies	901.07	2,286.81
Taxes	-	-
Telephone	746.36	704.29
Utilities		
Cable	7,904.12	11,918.83
Electric	7,578.04	7,699.65
Garbage & Recycle	2,277.92	2,505.38
Natural Gas - Pool	1,977.60	2,144.87
Sewer	32,272.03	32,277.88
Water	21,691.29	23,122.04
Total Utilities	<u>73,701.00</u>	<u>79,668.65</u>
Total Expense	<u>242,136.65</u>	<u>249,745.17</u>

See Accompanying Accountant's Compilation Report

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

	Eleven-Month Period Ended Nov. 30, 2013	Eleven-Month Period Ended Nov. 30, 2012
Net Ordinary Income	<u>14,862.35</u>	<u>787.83</u>
Other Income		
Bank Interest	8.06	52.35
Easement	2,000.00	5,137.50
Fines	25.00	225.00
Insurance Assessment Income	7,650.06	7,311.07
Late Fee	575.00	300.00
Other Income	1,085.36	-
Repair Assessments	<u>2,500.00</u>	<u>36,650.00</u>
Total Other Income	<u>13,843.48</u>	<u>49,675.92</u>
Other Expense		
Income Tax Expense	-	-
Insurance Expense	-	-
Special Projects		
Bylaw & CCR Rewrite	8,616.80	17,975.00
Patio/Retaining Wall	24,554.80	15,395.16
Roof	-	3,168.90
Tennis Courts	-	23,560.79
Special Projects - Other	-	-
Total Special Projects	<u>33,171.60</u>	<u>60,099.85</u>
Total Other Expense	<u>33,171.60</u>	<u>60,099.85</u>
Net Other Income	<u>(19,328.12)</u>	<u>(10,423.93)</u>
Net Income	<u>\$ (4,465.77)</u>	<u>\$ (9,636.10)</u>

See Accompanying Accountant's Compilation Report