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MEMBER AICPA

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June 21, 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 May 31, 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
MAY 31, 2011 AND 2010

	THIS YEAR	PRIOR YEAR
ASSETS		
CURRENT ASSETS		
CASH IN BANK - CHECKING	42,044.04	16,318.29
CASH IN BANK - CAPITAL RESERVE	50,984.37	50,001.89
CASH IN BANK - SP. ASSESS. RES	107,227.34	48,667.85
CASH IN BANK - INSURANCE RESER	29,621.48	20,000.00
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TOTAL CASH	229,877.23	134,988.03
ACCOUNTS RECEIVABLE	718.50	770.06
PREPAID INSURANCE	4,607.48	3,618.55
PREPAID CABLE	8,599.84	8,599.79
PREPAID INCOME TAX		2,341.00
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TOTAL CURRENT ASSETS	243,803.05	150,317.43
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	(122,578.89)	(122,116.89)
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NET FIXED ASSETS	58,037.27	58,499.27
OTHER ASSETS		
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TOTAL OTHER ASSETS	.00	.00
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TOTAL ASSETS	301,840.32	208,816.70
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LIABILITIES AND FUND BALANCE		
CURRENT LIABILITIES		
ACCOUNTS PAYABLE	13,768.94	909.00
PREPAID ASSESSMENTS	7,521.14	7,418.53
PROPERTY TAX PAYABLE	1,017.38	669.68
INCOME TAX PAYABLE	377.78	1,904.08
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TOTAL CURRENT LIABILITIES	22,685.24	10,901.29
LONG-TERM LIABILITIES		
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TOTAL LONG-TERM LIABILITIES	.00	.00
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TOTAL LIABILITIES	22,685.24	10,901.29
FUND BALANCE		
FUND BALANCE - BEGIN YEAR	221,431.29	133,570.82
NET REVENUE OVER (UNDER)		
EXPENDITURES CURRENT YEAR	57,723.79	64,344.59
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TOTAL FUND BALANCE	279,155.08	197,915.41
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TOTAL LIABILITIES AND FUND BALANCE	301,840.32	208,816.70
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SEE ACCOMPANYING ACCOUNTANTS LETTER

WESTWOOD HOMEOWNERS ASSOCIATION
STATEMENT OF REVENUES AND EXPENDITURES
FOR THE MONTHS AND THE FIVE MONTHS
ENDED MAY 31, 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	101,700.00	94,860.00
BOAT MOORAGE	1,750.00	700.00	16,300.00	16,300.00
REPAIR ASSESSMENT	6,216.00	5,487.00	36,080.00	38,435.00
NEW MEMBER FEE				200.00
TOTAL REVENUE	28,306.00	25,159.00	154,080.00	149,795.00
EXPENDITURES				
SALARIES CARETAKER	1,762.23	3,421.80	15,860.07	17,109.00
SALARY OTHER	2,620.83	4,974.04	15,121.47	18,558.20
PAYROLL TAXES CARETAKER	187.58	376.06	1,744.22	1,936.40
PAYROLL TAX OTHER	366.77	542.34	1,508.58	2,052.58
ACCOUNTING	550.00	909.00	2,764.00	2,750.00
GAS ALLOTMENT			250.00	588.61
BANK SERVICE CHARGES				20.00
DEPRECIATION	38.50	38.50	192.50	192.50
EQUIPMENT RENT	154.76		154.76	
FREIGHT AND POSTAGE	5.28		195.29	222.10
GAS AND OIL	146.04		146.04	19.84
INSURANCE - EMP. HEALTH & WC	240.00	460.00	1,700.00	1,765.00
LEGAL	1,955.00		3,345.00	
MISCELLANEOUS		46.40		96.40
OFFICE SUPPLIES	32.59	105.35	41.59	749.78
BONUS	75.00	150.00	675.00	750.00
MAINTENANCE AND REPAIR	7,219.15	3,983.74	21,595.52	13,031.12
SUPPLIES	77.84	15.04	94.02	976.42
TAXES	119.26	119.26	596.30	596.30
TELEPHONE	49.01	89.00	229.73	414.85
TELEPHONE LONG DISTANCE	12.71	9.24	63.89	34.03
UTILITIES	10,136.71	5,357.55	34,538.41	26,596.08
TOTAL EXPENDITURES	25,749.26	20,597.32	100,816.39	88,459.21
TOTAL REVENUE OVER (UNDER) EXPENDITURES	2,556.74	4,561.68	53,263.61	61,335.79
OTHER REVENUE (EXPENDITURES)				
INSURANCE ASSESSMENTS	2,212.00	2,212.00	11,060.00	11,060.00
INTEREST INCOME	6.26	(20.57)	29.98	113.68
EXTRA INCOME	200.00		103.00	150.00
INSURANCE EXPENSE	(1,346.56)	(1,282.16)	(6,732.80)	(6,410.80)
TOTAL OTHER REVENUE (EXPENDITURE)	1,071.70	909.27	4,460.18	4,912.88
REVENUE OVER (UNDER) EXPENDITURE BEFORE INCOME TAXES	3,628.44	5,470.95	57,723.79	66,248.67
INCOME TAX EXPENSE PROVISION FOR INCOME TAX		1,874.08		1,904.08
NET REVENUE OVER (UNDER) EXPENDITURES	3,628.44	3,596.87	57,723.79	64,344.59

SEE ACCOMPANYING ACCOUNTANTS LETTER

WESTWOOD HOMEOWNERS ASSOCIATION
STATEMENT OF CASH FLOWS
FOR THE MONTHS AND THE FIVE MONTHS
ENDED MAY 31, 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	3,628.44	3,596.87	57,723.79	64,344.59
Adjustments to reconcile net revenue over (under) expenditure to net cash provided (used) by operating activities:				
DEPRECIATION	38.50	38.50	192.50	192.50
(INC) DEC IN RECEIVABLES	1,571.00	(711.06)	(73.50)	(167.81)
(INC) DEC IN PREPAID EXPENSE	1,083.53	1,079.36	2,753.25	(10,335.24)
(INC) DEC IN PREPAID TAXES		4,193.00		4,193.00
INC (DEC) IN ACCOUNTS PAYABLE	8,327.25	110.47	7,616.72	909.00
INC (DEC) IN TAXES PAYABLE	119.26	1,993.34	596.30	2,500.38
INC (DEC) IN PREPAID ASSESS	(637.40)	(5,846.02)	2,692.00	(4,675.02)
NET CASH PROVIDED (USED) FROM OPERATING ACTIVITIES	14,130.58	4,454.46	71,501.06	56,961.40
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	14,130.58	4,454.46	71,501.06	56,961.40
CASH AT BEGINNING OF PERIOD	215,746.65	130,533.57	158,376.17	78,026.63
CASH AT END OF PERIOD	229,877.23	134,988.03	229,877.23	134,988.03

SEE ACCOMPANYING ACCOUNTANTS LETTER

WESTWOOD HOMEOWNERS ASSOCIATION
SUPPLEMENTAL SCHEDULE 1
REVENUE AND EXPENDITURE BUDGET ANALYSIS
FOR THE MONTHS AND THE FIVE MONTHS
ENDED MAY 31, 2011

	CURRENT MONTH			YEAR TO DATE		
	ACTUAL	BUDGET	VARIANCE	ACTUAL	BUDGET	VARIANCE
REVENUE						
REGULAR ASSESSMENTS	20,340.00	20,340.00		101,700.00	101,700.00	
BOAT MOORAGE	1,750.00	6,000.00	(4,250.00)	16,300.00	18,000.00	(1,700.00)
INSURANCE ASSESSMENTS	2,212.00	2,212.00		11,060.00	11,060.00	
INTEREST INCOME	6.26	58.33	(52.07)	29.98	291.66	(261.68)
EASEMENT					2,500.00	(2,500.00)
EXTRA INCOME	200.00	83.33	116.67	103.00	416.66	(313.66)
TOTAL REVENUE	24,508.26	28,693.66	(4,185.40)	129,192.98	133,968.32	(4,775.34)
PERSONNEL COSTS						
SALARIES CARETAKER	1,762.23	3,524.41	1,762.18	15,860.07	17,622.06	1,761.99
PAYROLL TAXES CARETAKER	187.58	192.25	4.67	1,744.22	961.25	(782.97)
BONUS	75.00	158.33	83.33	675.00	791.66	116.66
GAS ALLOTMENT		83.33	83.33	250.00	416.66	166.66
SALARY OTHER	2,620.83	3,994.25	1,373.42	15,121.47	19,971.26	4,849.79
PAYROLL TAX OTHER	366.77	516.00	149.23	1,508.58	2,580.00	1,071.42
INSURANCE - EMP. HEALTH & WC	240.00	400.00	160.00	1,700.00	2,000.00	300.00
MAINTENANCE, REPAIR AND SUPPLY						
EQUIPMENT RENT	154.76		(154.76)	154.76		(154.76)
EQUIPMENT - FUEL & OIL	146.04	125.00	(21.04)	146.04	625.00	478.96
M&R - POOL & RECREATION AREAS	3,239.38	391.67	(2,847.71)	3,239.38	1,958.33	(1,281.05)
M&R - DOCKS		4,000.00	4,000.00	7,476.90	7,100.00	(376.90)
M&R - YARD & GROUNDS	416.62	1,250.00	833.38	2,396.44	6,250.00	3,853.56
M&R - EXTERIOR & BUILDINGS	2,133.84	375.00	(1,758.84)	2,408.62	1,875.00	(533.62)
M&R - IRRIGATION PUMP	38.16	166.67	128.51	38.16	833.33	795.17
M&R - MACHINES & EQUIPMENT	1,391.15	291.67	(1,099.48)	1,789.64	1,458.33	(331.31)
M&R - ELECTRICAL & PLUMBING		83.33	83.33	329.00	416.66	87.66
M&R - MISCELLANEOUS REPAIRS		250.00	250.00	12.38	1,250.00	1,237.62
M&R - ROADS		250.00	250.00		250.00	250.00
SNOWPLOWING				3,905.00	8,000.00	4,095.00
SUPPLIES - BUILDINGS & EXTER.				16.18		(16.18)
SUPPLIES - MISCELLANEOUS	77.84		(77.84)	77.84		(77.84)
UTILITIES						
POOL -FUEL	4.00	850.00	846.00	20.00	1,664.00	1,644.00
ELECTRIC	757.20	787.08	29.88	3,715.50	3,935.41	219.91
WATER	3,107.47	2,083.33	(1,024.14)	9,523.39	10,416.66	893.27
SEWER	4,966.54	2,666.67	(2,299.87)	14,789.84	13,333.33	(1,456.51)
GARBAGE AND RECYCLE	217.97	264.58	46.61	1,072.03	1,322.91	250.88
CABLE	1,083.53	1,041.67	(41.86)	5,417.65	5,208.33	(209.32)
MISC SERVICES AND COSTS						
ACCOUNTING	550.00	625.00	75.00	2,764.00	3,125.00	361.00
BANK SERVICE CHARGES		8.33	8.33		41.66	41.66
DUES		50.00	50.00		250.00	250.00
FREIGHT AND POSTAGE	5.28	58.33	53.05	195.29	291.66	96.37
INSURANCE EXPENSE	1,346.56	1,750.00	403.44	6,732.80	8,750.00	2,017.20
LEGAL	1,955.00	166.67	(1,788.33)	3,345.00	833.33	(2,511.67)
MISCELLANEOUS		41.67	41.67		208.33	208.33
OFFICE SUPPLIES	32.59	62.50	29.91	41.59	312.50	270.91
TAXES	119.26		(119.26)	596.30		(596.30)
TELEPHONE	49.01	100.00	50.99	229.73	500.00	270.27
TELEPHONE LONG DISTANCE	12.71	8.33	(4.38)	63.89	41.66	(22.23)
TOTAL EXPENDITURES	27,057.32	26,616.07	(441.25)	107,356.69	124,594.32	17,237.63
TOTAL REVENUE OVER (UNDER) EXPENDITURES	(2,549.06)	2,077.59	(4,626.65)	21,836.29	9,374.00	12,462.29

SEE ACCOMPANYING ACCOUNTANTS LETTER

WESTWOOD HOMEOWNERS ASSOCIATION
SUPPLEMENTAL SCHEDULE 1
REVENUE AND EXPENDITURE BUDGET ANALYSIS
FOR THE MONTHS AND THE FIVE MONTHS
ENDED MAY 31, 2011

	CURRENT MONTH			YEAR TO DATE		
	ACTUAL	BUDGET	VARIANCE	ACTUAL	BUDGET	VARIANCE
OTHER REVENUE/EXPENDITURES						
REPAIR ASSESSMENT	6,216.00	6,636.00	(420.00)	36,080.00	33,180.00	2,900.00
RESERVES		(5,833.33)	5,833.33		(29,166.66)	29,166.66
	<u>6,216.00</u>	<u>802.67</u>	<u>5,413.33</u>	<u>36,080.00</u>	<u>4,013.34</u>	<u>32,066.66</u>
TOTAL OTHER REVENUE/EXP						
	<u>6,216.00</u>	<u>802.67</u>	<u>5,413.33</u>	<u>36,080.00</u>	<u>4,013.34</u>	<u>32,066.66</u>
NET CASH REVENUE OVER (UNDER) EXPENDITURES	3,666.94	2,880.26	786.68	57,916.29	13,387.34	44,528.95
NON CASH EXPENSE						
DEPRECIATION	38.50		(38.50)	192.50		(192.50)
	<u>38.50</u>	<u>.00</u>	<u>(38.50)</u>	<u>192.50</u>	<u>.00</u>	<u>(192.50)</u>
TOTAL NON CASH EXPENSE						
	<u>38.50</u>	<u>.00</u>	<u>(38.50)</u>	<u>192.50</u>	<u>.00</u>	<u>(192.50)</u>
NET REVENUE OVER (UNDER) EXPENDITURES	3,628.44	2,880.26	748.18	57,723.79	13,387.34	44,336.45
	<u><u>3,628.44</u></u>	<u><u>2,880.26</u></u>	<u><u>748.18</u></u>	<u><u>57,723.79</u></u>	<u><u>13,387.34</u></u>	<u><u>44,336.45</u></u>

SEE ACCOMPANYING ACCOUNTANTS LETTER

WESTWOOD HOMEOWNERS ASSOCIATION
SUPPLEMENTAL SCHEDULE 2
BREAKDOWN OF VARIOUS COSTS
FOR THE MONTHS AND THE FIVE MONTHS
ENDED MAY 31, 2011 AND 2010

	CURRENT MONTH		YEAR TO DATE	
	THIS YEAR	PRIOR YEAR	THIS YEAR	PRIOR YEAR
MAINTENANCE AND REPAIR				
M&R - POOL & RECREATION AREAS	3,239.38	9.82	3,239.38	431.70
M&R - DOCKS		76.97	7,476.90	185.62
M&R - YARD & GROUNDS	416.62	1,582.25	2,396.44	4,741.10
M&R - EXTERIOR & BUILDINGS	2,133.84	298.00	2,408.62	3,577.83
M&R - IRRIGATION PUMP	38.16		38.16	
M&R - MACHINES & EQUIPMENT	1,391.15	236.70	1,789.64	236.70
M&R - ELECTRICAL & PLUMBING			329.00	50.95
M&R - MISCELLANEOUS REPAIRS			12.38	
M&R - ROADS		1,780.00		1,780.00
SNOWPLOWING			3,905.00	2,027.22
TOTAL MAINTENANCE AND REPAIR	7,219.15	3,983.74	21,595.52	13,031.12
SUPPLIES				
SUPPLIES - BUILDINGS & EXTER.			16.18	
SUPPLIES - MISCELLANEOUS	77.84	15.04	77.84	976.42
TOTAL SUPPLIES	77.84	15.04	94.02	976.42
GAS AND OIL				
EQUIPMENT - FUEL & OIL	146.04		146.04	19.84
TOTAL GAS AND OIL	146.04	.00	146.04	19.84
UTILITIES				
POOL -FUEL	4.00	4.00	20.00	20.00
ELECTRIC	757.20	469.58	3,715.50	2,757.54
WATER	3,107.47	1,411.92	9,523.39	6,686.23
SEWER	4,966.54	2,178.71	14,789.84	10,689.76
GARBAGE AND RECYCLE	217.97	209.81	1,072.03	1,024.83
CABLE	1,083.53	1,083.53	5,417.65	5,417.72
TOTAL UTILITIES	10,136.71	5,357.55	34,538.41	26,596.08
SPECIAL PROJECTS				
TOTAL SPECIAL PROJECTS	.00	.00	.00	.00

SEE ACCOMPANYING ACCOUNTANTS LETTER