

September 30, 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 August 31, 2013 and 2012, and the related statements of revenues and expenditures for the one- and eight-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>Aug. 31, 2013</u>	<u>Aug. 31, 2012</u>
ASSETS		
Current Assets		
Checking/Savings		
Panhandle State Bank - Checking	\$ 34,895.46	\$ 22,511.17
Panhandle State Bank Trust Acct	5,651.81	(336.00)
DA Davidson		
Capital Reserve	19,683.75	19,674.38
Insurance	20,000.00	22,494.50
Special Assessment	65,293.79	71,334.79
Total DA Davidson	<u>104,977.54</u>	<u>113,503.67</u>
Total Checking/Savings	<u>145,524.81</u>	<u>135,678.84</u>
Accounts Receivable		
Accounts Receivable	(10,369.50)	3,474.45
Total Accounts Receivable	<u>(10,369.50)</u>	<u>3,474.45</u>
Other Current Assets		
Prepaid Cable	5,645.76	4,334.17
Prepaid Insurance	2,262.06	1,684.46
Total Other Current Assets	<u>7,907.82</u>	<u>6,018.63</u>
Total Current Assets	<u>143,063.13</u>	<u>145,171.92</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	(123,618.39)	(123,156.39)
Total Fixed Assets	<u>56,997.77</u>	<u>57,459.77</u>
Other Assets		
Payroll Advances	-	38.00
Total Other Assets	<u>-</u>	<u>38.00</u>
TOTAL ASSETS	<u><u>\$ 200,060.90</u></u>	<u><u>\$ 202,669.69</u></u>
LIABILITIES & EQUITY		
Liabilities		
Current Liabilities		
Accounts Payable		
Accounts Payable	\$ 1,695.84	\$ 10,906.54
Total Accounts Payable	<u>1,695.84</u>	<u>10,906.54</u>
Credit Cards		
Capital One Business Card	2,258.90	-
Total Credit Cards	<u>2,258.90</u>	<u>-</u>
Other Current Liabilities		
Payroll Liabilities	5,651.81	(336.00)
Prepaid Assessments	-	7,469.84
Property Tax Payable	785.58	785.58
Total Other Current Liabilities	<u>6,437.39</u>	<u>7,919.42</u>
Total Current Liabilities	<u>10,392.13</u>	<u>18,825.96</u>
Total Liabilities	<u>10,392.13</u>	<u>18,825.96</u>
Equity		
Retained Earnings	191,880.39	202,214.76
Net Income	(2,211.62)	(18,371.03)
Total Equity	<u>189,668.77</u>	<u>183,843.73</u>
TOTAL LIABILITIES & EQUITY	<u><u>\$ 200,060.90</u></u>	<u><u>\$ 202,669.69</u></u>

See Accompanying Accountant's Compilation Report

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

	<u>One-Month Period Ended Aug. 31, 2013</u>	<u>One-Month Period Ended Aug. 31, 2012</u>
Income		
Boat Moorage	\$ -	\$ 570.00
New Member Fee	-	200.00
Regular Assessments	21,599.00	20,972.00
Total Income	<u>21,599.00</u>	<u>21,742.00</u>
Expense		
Accounting	1,273.00	550.00
Bank Service Charges	39.50	5.00
Bonus	150.00	(300.00)
Caretakers Salary	9,441.16	9,242.29
Depreciation Expense	38.50	38.50
Equipment - Fuel & Oil	17.58	947.93
Freight & Postage	84.44	77.46
Insurance - Health & WC	328.02	552.73
Legal	400.00	90.00
Maintenance & Repair		
Docks	127.16	-
Electrical & Plumbing	-	330.77
Exterior & Buildings	154.00	1,044.22
Irrigation Pump	1,061.20	874.82
Machines & Equipment	2,382.37	-
Pool & Recreation Areas	1,270.94	1,686.88
Yards & Grounds	2,333.76	2,192.32
Total Maintenance & Repair	<u>7,329.43</u>	<u>6,129.01</u>
Office Supplies	14.40	88.00
Payroll Taxes	985.09	(616.22)
Supplies	56.95	999.24
Taxes	-	-
Telephone	67.98	61.45
Utilities		
Cable	-	1,083.53
Electric	855.38	1,131.05
Garbage & Recycle	244.20	244.20
Natural Gas - Pool	271.77	348.64
Sewer	-	3,086.87
Water	-	3,580.51
Total Utilities	<u>1,371.35</u>	<u>9,474.80</u>
Total Expense	<u>21,597.40</u>	<u>27,340.19</u>
Net Ordinary Income	1.60	(5,598.19)
Other Income		
Bank Interest	-	0.92
Insurance Assessment Income	710.33	(10,792.54)
Late Fee	25.00	(25.00)
Repair Assessments	-	3,150.00

See Accompanying Accountant's Compilation Report

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

	One-Month Period Ended Aug. 31, 2013	One-Month Period Ended Aug. 31, 2012
Total Other Income	<u>735.33</u>	<u>(7,666.62)</u>
Other Expense		
Income Tax Expense	-	(30.00)
Insurance Expense	-	(8,453.91)
Special Projects		
Bylaw & CCR Rewrite	724.00	2,161.00
Tennis Courts	-	127.20
Total Special Projects	<u>724.00</u>	<u>2,288.20</u>
Total Other Expense	<u>724.00</u>	<u>(6,195.71)</u>
Net Other Income	<u>11.33</u>	<u>(1,470.91)</u>
Net Income	<u>\$ 12.93</u>	<u>\$ (7,069.10)</u>

See Accompanying Accountant's Compilation Report

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

	Eight-Month Period Ended Aug. 31, 2013	Eight-Month Period Ended Aug. 31, 2012
Income		
Boat Moorage	\$ 18,800.00	\$ 19,050.00
New Member Fee	800.00	400.00
Regular Assessments	172,792.00	167,776.00
Total Income	192,392.00	187,226.00
Expense		
Accounting	5,691.00	4,612.00
Bank Service Charges	79.00	-
Bonus	1,200.00	1,200.00
Caretakers Salary	67,952.32	65,488.04
Contributions	-	101.70
Depreciation Expense	308.00	308.00
Dues	-	570.11
Equipment - Fuel & Oil	75.46	1,099.28
Equipment Rent	53.00	-
Freight & Postage	583.28	626.71
Gas Allotment	500.00	500.00
Insurance - Health & WC	2,365.07	2,048.91
Legal	400.00	90.00
Maintenance & Repair		
Docks	3,011.64	10,880.19
Electrical & Plumbing	227.00	1,732.06
Exterior & Buildings	3,159.66	3,111.98
Irrigation Pump	1,480.65	4,609.02
Machines & Equipment	4,138.88	978.00
Miscellaneous Repairs	-	249.12
Pool & Recreation Areas	5,950.74	8,841.34
Yards & Grounds	10,189.22	16,254.34
Total Maintenance & Repair	28,157.79	46,656.05
Office Supplies	700.13	683.06
Payroll Taxes	7,228.63	5,729.75
Snowplowing	1,320.00	5,500.00
Supplies	480.88	1,950.05
Taxes	-	-
Telephone	593.63	500.40
Utilities		
Cable	7,904.12	8,668.24
Electric	5,394.38	5,580.59
Garbage & Recycle	1,782.35	1,825.83
Natural Gas - Pool	1,684.25	1,547.26
Sewer	21,638.93	23,151.00
Water	12,948.00	16,267.65
Total Utilities	51,352.03	57,040.57
Total Expense	169,040.22	194,704.63
Net Ordinary Income	23,351.78	(7,478.63)

See Accompanying Accountant's Compilation Report

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

	<u>Eight-Month Period Ended Aug. 31, 2013</u>	<u>Eight-Month Period Ended Aug. 31, 2012</u>
Other Income		
Bank Interest	5.44	49.49
Easement	2,000.00	5,137.50
Fines	25.00	250.00
Insurance Assessment Income	4,017.40	4,691.46
Late Fee	475.00	175.00
Other Income	1,085.36	-
Repair Assessments	-	27,200.00
Total Other Income	<u>7,608.20</u>	<u>37,503.45</u>
Other Expense		
Income Tax Expense	-	(30.00)
Special Projects		
Bylaw & CCR Rewrite	8,616.80	6,301.00
Patio/Retaining Wall	24,554.80	15,395.16
Roof	-	3,168.90
Tennis Courts	-	23,560.79
Total Special Projects	<u>33,171.60</u>	<u>48,425.85</u>
Total Other Expense	<u>33,171.60</u>	<u>48,395.85</u>
Net Other Income	<u>(25,563.40)</u>	<u>(10,892.40)</u>
Net Income	<u><u>\$ (2,211.62)</u></u>	<u><u>\$ (18,371.03)</u></u>

See Accompanying Accountant's Compilation Report