

October 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 September 30, 2013 and 2012, and the related statements of revenues and expenditures for the one- and nine-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>Sept. 30, 2013</u>	<u>Sept. 30, 2012</u>
<b>ASSETS</b>		
<b>Current Assets</b>		
<b>Checking/Savings</b>		
Panhandle State Bank - Checking	\$ 29,904.35	\$ 15,881.98
Panhandle State Bank Trust Acct	3,985.70	(336.00)
<b>DA Davidson</b>		
Capital Reserve	19,683.75	19,675.34
Insurance	20,000.00	23,330.00
Special Assessment	65,293.79	73,604.79
DA Davidson - Other	2.62	-
<b>Total DA Davidson</b>	<u>104,980.16</u>	<u>116,610.13</u>
<b>Total Checking/Savings</b>	<u>138,870.21</u>	<u>132,156.11</u>
<b>Accounts Receivable</b>		
Accounts Receivable	(10,040.50)	1,450.90
<b>Total Accounts Receivable</b>	<u>(10,040.50)</u>	<u>1,450.90</u>
<b>Other Current Assets</b>		
Prepaid Cable	5,645.76	3,250.64
Prepaid Insurance	2,262.06	1,263.33
<b>Total Other Current Assets</b>	<u>7,907.82</u>	<u>4,513.97</u>
<b>Total Current Assets</b>	<u>136,737.53</u>	<u>138,120.98</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	(123,656.89)	(123,194.89)
<b>Total Fixed Assets</b>	<u>56,959.27</u>	<u>57,421.27</u>
<b>Other Assets</b>		
Payroll Advances	-	78.00
<b>Total Other Assets</b>	<u>-</u>	<u>78.00</u>
<b>TOTAL ASSETS</b>	<u><u>\$ 193,696.80</u></u>	<u><u>\$ 195,620.25</u></u>
<b>LIABILITIES &amp; EQUITY</b>		
<b>Liabilities</b>		
<b>Current Liabilities</b>		
<b>Accounts Payable</b>		
Accounts Payable	\$ 667.03	\$ 10,108.10
<b>Total Accounts Payable</b>	<u>667.03</u>	<u>10,108.10</u>
<b>Credit Cards</b>		
Capital One Business Card	1,152.96	-
<b>Total Credit Cards</b>	<u>1,152.96</u>	<u>-</u>
<b>Other Current Liabilities</b>		
Payroll Liabilities	3,985.70	(336.00)
Prepaid Assessments	-	5,464.34
Property Tax Payable	785.58	785.58
<b>Total Other Current Liabilities</b>	<u>4,771.28</u>	<u>5,913.92</u>
<b>Total Current Liabilities</b>	<u>6,591.27</u>	<u>16,022.02</u>
<b>Total Liabilities</b>	<u>6,591.27</u>	<u>16,022.02</u>
<b>Equity</b>		
Retained Earnings	193,880.39	202,214.76
Net Income	(6,774.86)	(22,616.53)
<b>Total Equity</b>	<u>187,105.53</u>	<u>179,598.23</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>\$ 193,696.80</u></u>	<u><u>\$ 195,620.25</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 Sept. 30, 2013</u>	<u>One-Month Period Ended Sept. 30, 2012</u>
<b>Income</b>		
Boat Moorage	\$ -	\$ -
Regular Assessments	21,599.00	20,972.00
<b>Total Income</b>	<u>21,599.00</u>	<u>20,972.00</u>
<b>Expense</b>		
Accounting	550.00	634.00
Bank Service Charges	-	5.00
Bonus	150.00	150.00
Caretakers Salary	9,313.80	8,917.84
Depreciation Expense	38.50	38.50
Equipment - Fuel & Oil	1,004.82	-
Equipment Rent	69.57	-
Freight & Postage	-	86.35
Gas Allotment	-	250.00
Insurance - Health & WC	740.64	347.30
<b>Maintenance &amp; Repair</b>		
Exterior & Buildings	4,400.00	-
Irrigation Pump	-	636.78
Machines & Equipment	-	756.32
Pool & Recreation Areas	67.29	50.64
Yards & Grounds	65.00	12.39
<b>Total Maintenance &amp; Repair</b>	<u>4,532.29</u>	<u>1,456.13</u>
Office Supplies	174.60	63.00
Payroll Taxes	966.73	983.85
Supplies	378.51	201.66
Telephone	71.03	72.49
<b>Utilities</b>		
Cable	-	1,083.53
Electric	1,095.23	1,092.96
Garbage & Recycle	-	243.89
Natural Gas - Pool	284.81	589.11
Sewer	3,578.69	3,190.50
Water	3,975.97	2,974.72
<b>Total Utilities</b>	<u>8,934.70</u>	<u>9,174.71</u>
<b>Total Expense</b>	<u>26,925.19</u>	<u>22,380.83</u>
<b>Net Ordinary Income</b>	<b>(5,326.19)</b>	<b>(1,408.83)</b>
<b>Other Income</b>		
Bank Interest	2.62	0.96
Insurance Assessment Income	710.33	414.37
Repair Assessments	-	3,150.00
<b>Total Other Income</b>	<u>762.95</u>	<u>3,640.33</u>

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

	<u>One-Month Period Ended Sept. 30, 2013</u>	<u>One-Month Period Ended Sept. 30, 2012</u>
<b>Other Expense</b>		
Income Tax Expense	-	30.00
<b>Special Projects</b>		
Bylaw & CCR Rewrite	-	6,447.00
<b>Total Special Projects</b>	<u>-</u>	<u>6,447.00</u>
<b>Total Other Expense</b>	<u>-</u>	<u>6,477.00</u>
<b>Net Other Income</b>	<u>762.95</u>	<u>(2,836.67)</u>
<b>Net Income</b>	<u><u>\$ (4,563.24)</u></u>	<u><u>\$ (4,245.50)</u></u>

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

	<b>Nine-Month Period Ended Sept. 30, 2013</b>	<b>Nine-Month Period Ended Sept. 30, 2012</b>
<b>Income</b>		
Boat Moorage	\$ 18,800.00	\$ 19,050.00
New Member Fee	800.00	400.00
Regular Assessments	194,391.00	188,748.00
<b>Total Income</b>	<b>213,991.00</b>	<b>208,198.00</b>
<b>Expense</b>		
Accounting	6,241.00	5,246.00
Bank Service Charges	79.00	5.00
Bonus	1,350.00	1,350.00
Caretakers Salary	77,266.12	74,405.88
Contributions	-	101.70
Depreciation Expense	346.50	346.50
Dues	-	570.11
Equipment - Fuel & Oil	1,080.28	1,099.28
Equipment Rent	122.57	-
Freight & Postage	583.28	713.06
Gas Allotment	500.00	750.00
Insurance - Health & WC	3,105.71	2,396.21
Legal	400.00	90.00
<b>Maintenance &amp; Repair</b>		
Docks	3,011.64	10,880.19
Electrical & Plumbing	227.00	1,732.06
Exterior & Buildings	7,559.66	3,111.98
Irrigation Pump	1,480.65	5,245.80
Machines & Equipment	4,138.88	1,734.32
Miscellaneous Repairs	-	249.12
Pool & Recreation Areas	6,018.03	8,891.98
Yards & Grounds	10,254.22	16,266.73
<b>Total Maintenance &amp; Repair</b>	<b>32,690.08</b>	<b>48,112.18</b>
Office Supplies	874.73	746.06
Payroll Taxes	8,195.36	6,713.60
Snowplowing	1,320.00	5,500.00
Supplies	859.39	2,151.71
Taxes	-	-
Telephone	664.66	572.89
<b>Utilities</b>		
Cable	7,904.12	9,751.77
Electric	6,489.61	6,673.55
Garbage & Recycle	1,782.35	2,069.72
Natural Gas - Pool	1,969.06	2,136.37
Sewer	25,217.62	26,341.50
Water	16,923.97	19,242.37
<b>Total Utilities</b>	<b>60,286.73</b>	<b>66,215.28</b>
<b>Total Expense</b>	<b>195,965.41</b>	<b>217,085.46</b>
<b>Net Ordinary Income</b>	<b>18,025.59</b>	<b>(8,887.46)</b>

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

	<b>Nine-Month Period Ended Sept. 30, 2013</b>	<b>Nine-Month Period Ended Sept. 30, 2012</b>
<b>Other Income/Expense</b>		
<b>Other Income</b>		
Bank Interest	8.06	50.45
Easement	2,000.00	5,137.50
Fines	25.00	250.00
Insurance Assessment Income	4,727.73	5,105.83
Late Fee	525.00	250.00
Other Income	1,085.36	-
Repair Assessments	-	30,350.00
<b>Total Other Income</b>	<b>8,371.15</b>	<b>41,143.78</b>
<b>Other Expense</b>		
Income Tax Expense	-	-
Insurance Expense	-	-
<b>Special Projects</b>		
Bylaw & CCR Rewrite	8,616.80	12,748.00
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>54,872.85</b>
<b>Total Other Expense</b>	<b>33,171.60</b>	<b>54,872.85</b>
<b>Net Other Income</b>	<b>(24,800.45)</b>	<b>(13,729.07)</b>
<b>Net Income</b>	<b>\$ (6,774.86)</b>	<b>\$ (22,616.53)</b>