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CERTIFIED PUBLIC ACCOUNTANT

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MEMBER AICPA

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April 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 March 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
MARCH 31, 2011 AND 2010

	THIS YEAR	PRIOR YEAR
ASSETS		
CURRENT ASSETS		
CASH IN BANK - CHECKING	39,212.45	14,107.67
CASH IN BANK - CAPITAL RESERVE	50,978.53	
CASH IN BANK - SP. ASSESS. RES	94,220.34	
CASH IN BANK - INSURANCE RESER	27,946.60	104,574.80
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TOTAL CASH	212,357.92	118,682.47
ACCOUNTS RECEIVABLE	949.50	1,636.00
PREPAID INSURANCE	4,607.48	3,610.21
PREPAID CABLE	10,766.90	10,835.35
PREPAID INCOME TAX		6,534.00
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TOTAL CURRENT ASSETS	228,681.80	141,298.03
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	(122,501.89)	(122,039.89)
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NET FIXED ASSETS	58,114.27	58,576.27
OTHER ASSETS		
TOTAL OTHER ASSETS	<hr/>	<hr/>
	.00	.00
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TOTAL ASSETS	286,796.07	199,874.30
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LIABILITIES AND FUND BALANCE		
CURRENT LIABILITIES		
ACCOUNTS PAYABLE	5,605.60	4,722.23
PREPAID ASSESSMENTS	9,617.34	8,567.04
FEDERAL & STATE UNEMPLOYMENT		133.79
PROPERTY TAX PAYABLE	778.86	431.16
INSURANCE PAYABLE		225.00
INCOME TAX PAYABLE	377.78	30.00
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TOTAL CURRENT LIABILITIES	16,379.58	14,109.22
LONG-TERM LIABILITIES		
TOTAL LONG-TERM LIABILITIES	<hr/>	<hr/>
	.00	.00
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TOTAL LIABILITIES	16,379.58	14,109.22
FUND BALANCE		
FUND BALANCE - BEGIN YEAR	221,431.29	133,570.82
NET REVENUE OVER (UNDER)		
EXPENDITURES CURRENT YEAR	48,985.20	52,119.26
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TOTAL FUND BALANCE	270,416.49	185,690.08
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TOTAL LIABILITIES AND FUND BALANCE	286,796.07	199,799.30
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SEE ACCOMPANYING ACCOUNTANTS LETTER

WESTWOOD HOMEOWNERS ASSOCIATION
STATEMENT OF REVENUES AND EXPENDITURES
FOR THE MONTHS AND THE THREE MONTHS
ENDED MARCH 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	61,020.00	56,916.00
BOAT MOORAGE	10,850.00	9,400.00	10,850.00	9,750.00
REPAIR ASSESSMENT	6,216.00	6,319.00	23,648.00	27,461.00
TOTAL REVENUE	37,406.00	34,691.00	95,518.00	94,127.00
EXPENDITURES				
SALARIES CARETAKER	3,524.46	3,421.80	10,573.38	10,265.40
SALARY OTHER	2,733.66	3,774.04	8,200.98	9,082.12
PAYROLL TAXES CARETAKER	375.15	376.06	1,181.48	1,184.28
PAYROLL TAX OTHER	291.35	419.94	690.27	1,021.38
ACCOUNTING	550.00	223.00	1,664.00	1,109.00
GAS ALLOTMENT	250.00		250.00	317.36
BANK SERVICE CHARGES		10.00		20.00
DEPRECIATION	38.50	38.50	115.50	115.50
FREIGHT AND POSTAGE	78.68	16.00	124.89	111.87
INSURANCE - EMP. HEALTH & WC	346.00	395.00	1,030.00	875.00
LEGAL			1,390.00	
MISCELLANEOUS		50.00		50.00
OFFICE SUPPLIES	2.00	23.05	6.00	165.91
BONUS	150.00	150.00	450.00	450.00
MAINTENANCE AND REPAIR	1,271.12	797.62	4,244.22	2,933.49
SUPPLIES	16.18		16.18	857.17
TAXES	119.26	119.26	357.78	357.78
TELEPHONE	44.85	83.57	134.38	246.93
TELEPHONE LONG DISTANCE	12.79	8.40	38.39	16.09
UTILITIES	6,328.71	5,566.71	18,555.95	15,744.56
TOTAL EXPENDITURES	16,132.71	15,472.95	49,023.40	44,923.84
TOTAL REVENUE OVER (UNDER) EXPENDITURES	21,273.29	19,218.05	46,494.60	49,203.16
OTHER REVENUE (EXPENDITURES)				
INSURANCE ASSESSMENTS	2,212.00	2,212.00	6,636.00	6,636.00
INTEREST INCOME	5.23	2.92	16.28	81.58
EXTRA INCOME	(25.00)	75.00	(122.00)	75.00
INSURANCE EXPENSE	(1,346.56)	(1,282.16)	(4,039.68)	(3,846.48)
TOTAL OTHER REVENUE (EXPENDITURE)	845.67	1,007.76	2,490.60	2,946.10
REVENUE OVER (UNDER) EXPENDITURE BEFORE INCOME TAXES	22,118.96	20,225.81	48,985.20	52,149.26
INCOME TAX EXPENSE PROVISION FOR INCOME TAX				30.00
NET REVENUE OVER (UNDER) EXPENDITURES	22,118.96	20,225.81	48,985.20	52,119.26

SEE ACCOMPANYING ACCOUNTANTS LETTER

WESTWOOD HOMEOWNERS ASSOCIATION
STATEMENT OF CASH FLOWS
FOR THE MONTHS AND THE THREE MONTHS
ENDED MARCH 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	22,118.96	20,225.81	48,985.20	52,119.26
Adjustments to reconcile net revenue over (under) expenditure to net cash provided (used) by operating activities:				
DEPRECIATION	38.50	38.50	115.50	115.50
(INC) DEC IN RECEIVABLES	1,210.82	(513.00)	(304.50)	(1,033.75)
(INC) DEC IN PREPAID EXPENSE	333.53	1,079.36	586.19	(12,562.46)
INC (DEC) IN ACCOUNTS PAYABLE	(5,079.59)	4,449.62	(546.62)	4,722.23
INC (DEC) IN OTHER PAYABLES		300.00		300.00
INC (DEC) IN TAXES PAYABLE	119.26	119.26	357.78	387.78
INC (DEC) IN PREPAID ASSESS	2,476.00	2,092.49	4,788.20	(3,526.51)
NET CASH PROVIDED (USED) FROM OPERATING ACTIVITIES	21,217.48	27,792.04	53,981.75	40,522.05
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	21,217.48	27,792.04	53,981.75	40,522.05
CASH AT BEGINNING OF PERIOD	191,140.44	90,756.64	158,376.17	78,026.63
CASH AT END OF PERIOD	212,357.92	118,548.68	212,357.92	118,548.68

SEE ACCOMPANYING ACCOUNTANTS LETTER

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

	CURRENT MONTH			YEAR TO DATE		
	ACTUAL	BUDGET	VARIANCE	ACTUAL	BUDGET	VARIANCE
REVENUE						
REGULAR ASSESSMENTS	20,340.00	20,340.00		61,020.00	61,020.00	
BOAT MOORAGE	10,850.00	6,000.00	4,850.00	10,850.00	6,000.00	4,850.00
INSURANCE ASSESSMENTS	2,212.00	2,212.00		6,636.00	6,636.00	
INTEREST INCOME	5.23	58.34	(53.11)	16.28	175.00	(158.72)
EASEMENT					2,500.00	(2,500.00)
EXTRA INCOME	(25.00)	83.34	(108.34)	(122.00)	250.00	(372.00)
TOTAL REVENUE	33,382.23	28,693.68	4,688.55	78,400.28	76,581.00	1,819.28
PERSONNEL COSTS						
SALARIES CARETAKER	3,524.46	3,524.42	(.04)	10,573.38	10,573.24	(.14)
PAYROLL TAXES CARETAKER	375.15	192.25	(182.90)	1,181.48	576.75	(604.73)
BONUS	150.00	158.34	8.34	450.00	475.00	25.00
GAS ALLOTMENT	250.00	83.34	(166.66)	250.00	250.00	
SALARY OTHER	2,733.66	3,994.26	1,260.60	8,200.98	11,982.76	3,781.78
PAYROLL TAX OTHER	291.35	516.00	224.65	690.27	1,548.00	857.73
INSURANCE - EMP. HEALTH & WC	346.00	400.00	54.00	1,030.00	1,200.00	170.00
MAINTENANCE, REPAIR AND SUPPLY						
EQUIPMENT - FUEL & OIL		125.00	125.00		375.00	375.00
M&R - POOL & RECREATION AREAS		391.67	391.67		1,175.00	1,175.00
M&R - DOCKS				(143.10)		143.10
M&R - YARD & GROUNDS		1,250.00	1,250.00		3,750.00	3,750.00
M&R - EXTERIOR & BUILDINGS	129.50	375.00	245.50	140.94	1,125.00	984.06
M&R - IRRIGATION PUMP		166.67	166.67		500.00	500.00
M&R - MACHINES & EQUIPMENT		291.67	291.67		875.00	875.00
M&R - ELECTRICAL & PLUMBING	329.00	83.34	(245.66)	329.00	250.00	(79.00)
M&R - MISCELLANEOUS REPAIRS	(12.38)	250.00	262.38	12.38	750.00	737.62
SNOWPLOWING	825.00	3,000.00	2,175.00	3,905.00	8,000.00	4,095.00
SUPPLIES - BUILDINGS & EXTER.	16.18		(16.18)	16.18		(16.18)
UTILITIES						
POOL -FUEL	4.00	4.00		8.00	12.00	4.00
ELECTRIC	1,044.97	787.09	(257.88)	2,491.31	2,361.25	(130.06)
WATER	1,558.22	2,083.34	525.12	4,823.45	6,250.00	1,426.55
SEWER	2,426.11	2,666.67	240.56	7,340.42	8,000.00	659.58
GARBAGE AND RECYCLE	211.88	264.59	52.71	642.18	793.75	151.57
CABLE	1,083.53	1,041.67	(41.86)	3,250.59	3,125.00	(125.59)
MISC SERVICES AND COSTS						
ACCOUNTING	550.00	625.00	75.00	1,664.00	1,875.00	211.00
BANK SERVICE CHARGES		8.34	8.34		25.00	25.00
DUES		50.00	50.00		150.00	150.00
FREIGHT AND POSTAGE	78.68	58.34	(20.34)	124.89	175.00	50.11
INSURANCE EXPENSE	1,346.56	1,750.00	403.44	4,039.68	5,250.00	1,210.32
LEGAL		166.67	166.67	1,390.00	500.00	(890.00)
MISCELLANEOUS		41.67	41.67		125.00	125.00
OFFICE SUPPLIES	2.00	62.50	60.50	6.00	187.50	181.50
TAXES	119.26		(119.26)	357.78		(357.78)
TELEPHONE	44.85	100.00	55.15	134.38	300.00	165.62
TELEPHONE LONG DISTANCE	12.79	8.34	(4.45)	38.39	25.00	(13.39)
TOTAL EXPENDITURES	17,440.77	24,520.18	7,079.41	52,947.58	72,560.25	19,612.67
TOTAL REVENUE OVER (UNDER) EXPENDITURES	15,941.46	4,173.50	11,767.96	25,452.70	4,020.75	21,431.95

SEE ACCOMPANYING ACCOUNTANTS LETTER

WESTWOOD HOMEOWNERS ASSOCIATION
 SUPPLEMENTAL SCHEDULE 1
 REVENUE AND EXPENDITURE BUDGET ANALYSIS
 FOR THE MONTHS AND THE THREE MONTHS
 ENDED MARCH 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)	23,648.00	19,908.00	3,740.00
RESERVES		(5,833.34)	5,833.34		(17,500.00)	17,500.00
TOTAL OTHER REVENUE/EXP	<u>6,216.00</u>	<u>802.66</u>	<u>5,413.34</u>	<u>23,648.00</u>	<u>2,408.00</u>	<u>21,240.00</u>
NET CASH REVENUE OVER (UNDER) EXPENDITURES	22,157.46	4,976.16	17,181.30	49,100.70	6,428.75	42,671.95
NON CASH EXPENSE						
DEPRECIATION	38.50		(38.50)	115.50		(115.50)
TOTAL NON CASH EXPENSE	<u>38.50</u>	<u>.00</u>	<u>(38.50)</u>	<u>115.50</u>	<u>.00</u>	<u>(115.50)</u>
NET REVENUE OVER (UNDER) EXPENDITURES	<u><u>22,118.96</u></u>	<u><u>4,976.16</u></u>	<u><u>17,142.80</u></u>	<u><u>48,985.20</u></u>	<u><u>6,428.75</u></u>	<u><u>42,556.45</u></u>

SEE ACCOMPANYING ACCOUNTANTS LETTER

WESTWOOD HOMEOWNERS ASSOCIATION
 SUPPLEMENTAL SCHEDULE 2
 BREAKDOWN OF VARIOUS COSTS
 FOR THE MONTHS AND THE THREE MONTHS
 ENDED MARCH 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		421.88		421.88
M&R - DOCKS			(143.10)	108.65
M&R - YARD & GROUNDS		80.11		80.11
M&R - EXTERIOR & BUILDINGS	129.50	295.63	140.94	295.63
M&R - ELECTRICAL & PLUMBING	329.00		329.00	
M&R - MISCELLANEOUS REPAIRS	(12.38)		12.38	
SNOWPLOWING	825.00		3,905.00	2,027.22
TOTAL MAINTENANCE AND REPAIR	1,271.12	797.62	4,244.22	2,933.49
SUPPLIES				
SUPPLIES - BUILDINGS & EXTER.	16.18		16.18	
SUPPLIES - MISCELLANEOUS				857.17
TOTAL SUPPLIES	16.18	.00	16.18	857.17
GAS AND OIL				
TOTAL GAS AND OIL	.00	.00	.00	.00
UTILITIES				
POOL -FUEL	4.00	4.00	8.00	8.00
ELECTRIC	1,044.97	560.15	2,491.31	1,462.40
WATER	1,558.22	1,379.00	4,823.45	3,879.90
SEWER	2,426.11	2,120.41	7,340.42	6,397.08
GARBAGE AND RECYCLE	211.88	419.62	642.18	815.02
CABLE	1,083.53	1,083.53	3,250.59	3,182.16
TOTAL UTILITIES	6,328.71	5,566.71	18,555.95	15,744.56
SPECIAL PROJECTS				
TOTAL SPECIAL PROJECTS	.00	.00	.00	.00

SEE ACCOMPANYING ACCOUNTANTS LETTER