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MEMBER AICPA

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September 26, 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 August 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
AUGUST 31, 2011 AND 2010

	THIS YEAR	PRIOR YEAR
ASSETS		
CURRENT ASSETS		
CASH IN BANK - CHECKING	35,286.59	13,385.96
CASH IN BANK - CAPITAL RESERVE	64,435.93	50,961.72
CASH IN BANK - SP. ASSESS. RES	126,325.84	64,278.85
CASH IN BANK - INSURANCE RESER	19,000.00	21,795.34
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TOTAL CASH	245,048.36	150,421.87
ACCOUNTS RECEIVABLE	1,232.00	398.27
PREPAID INSURANCE	4,607.48	3,631.06
PREPAID CABLE	5,349.25	5,349.20
PREPAID INCOME TAX		1,059.00
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TOTAL CURRENT ASSETS	256,237.09	160,859.40
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	(122,694.39)	(122,232.39)
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NET FIXED ASSETS	57,921.77	58,383.77
OTHER ASSETS		
PAYROLL ADVANCES	(55.00)	
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TOTAL OTHER ASSETS	(55.00)	.00
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TOTAL ASSETS	314,103.86	219,243.17
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LIABILITIES AND FUND BALANCE		
CURRENT LIABILITIES		
ACCOUNTS PAYABLE	16,567.59	8,473.58
PREPAID ASSESSMENTS	7,165.74	5,244.80
PROPERTY TAX PAYABLE	1,375.16	1,027.46
INCOME TAX PAYABLE		186.76
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TOTAL CURRENT LIABILITIES	25,108.49	14,932.60
LONG-TERM LIABILITIES		
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TOTAL LONG-TERM LIABILITIES	.00	.00
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TOTAL LIABILITIES	25,108.49	14,932.60
FUND BALANCE		
FUND BALANCE - BEGIN YEAR	221,623.07	133,570.82
NET REVENUE OVER (UNDER)		
EXPENDITURES CURRENT YEAR	67,372.30	70,739.75
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TOTAL FUND BALANCE	288,995.37	204,310.57
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TOTAL LIABILITIES AND FUND BALANCE	314,103.86	219,243.17
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SEE ACCOMPANYING ACCOUNTANTS LETTER

WESTWOOD HOMEOWNERS ASSOCIATION
STATEMENT OF REVENUES AND EXPENDITURES
FOR THE MONTHS AND THE EIGHT MONTHS
ENDED AUGUST 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	162,720.00	151,776.00
BOAT MOORAGE		500.00	18,250.00	18,600.00
REPAIR ASSESSMENT	6,132.00	5,487.00	54,476.00	54,896.00
NEW MEMBER FEE				400.00
TOTAL REVENUE	26,472.00	24,959.00	235,446.00	225,672.00
EXPENDITURES				
SALARIES CARETAKER	3,524.46	3,421.80	28,195.68	27,374.40
SALARY OTHER	6,124.48	5,354.49	34,320.10	33,701.27
PAYROLL TAXES CARETAKER	375.16	376.06	3,027.86	3,064.58
PAYROLL TAX OTHER	625.30	563.86	3,442.43	3,660.91
ACCOUNTING	550.00		4,554.00	3,850.00
GAS ALLOTMENT			500.00	831.52
BANK SERVICE CHARGES				20.00
DUES			500.00	500.00
DEPRECIATION	38.50	38.50	308.00	308.00
EQUIPMENT RENT			154.76	
FREIGHT AND POSTAGE	114.92	63.43	443.77	631.12
GAS AND OIL	919.74		1,065.78	19.84
INSURANCE - EMP. HEALTH & WC		480.00	2,796.24	3,150.00
LEGAL			4,029.00	36.00
MISCELLANEOUS			65.38	96.40
OFFICE SUPPLIES	3.00	59.00	178.44	864.85
BONUS	150.00	150.00	1,200.00	1,200.00
MAINTENANCE AND REPAIR	(9.43)	3,479.77	34,295.03	29,439.75
SUPPLIES	1,148.04	662.50	1,748.48	5,909.81
TAXES	119.26	119.26	954.08	954.08
TELEPHONE	92.14	94.73	431.40	685.53
TELEPHONE LONG DISTANCE	25.24	8.32	119.62	59.76
UTILITIES	9,151.09	6,590.04	54,102.58	47,413.32
SPECIAL PROJECTS				1,326.85
TOTAL EXPENDITURES	22,951.90	21,461.76	176,432.63	165,097.99
TOTAL REVENUE OVER (UNDER) EXPENDITURES	3,520.10	3,497.24	59,013.37	60,574.01
OTHER REVENUE (EXPENDITURES)				
INSURANCE ASSESSMENTS	2,212.00	2,212.00	17,696.00	17,696.00
INTEREST INCOME	6.16	28.77	50.51	207.78
EASEMENT				2,556.00
EXTRA INCOME	50.00		1,354.90	150.00
INSURANCE EXPENSE	(1,346.56)	(1,282.16)	(10,772.48)	(10,257.28)
TOTAL OTHER REVENUE (EXPENDITURE)	921.60	958.61	8,328.93	10,352.50
REVENUE OVER (UNDER) EXPENDITURE BEFORE INCOME TAXES	4,441.70	4,455.85	67,342.30	70,926.51
INCOME TAX EXPENSE PROVISION FOR INCOME TAX	(30.00)	15.62	(30.00)	186.76
NET REVENUE OVER (UNDER) EXPENDITURES	4,471.70	4,440.23	67,372.30	70,739.75

SEE ACCOMPANYING ACCOUNTANTS LETTER

WESTWOOD HOMEOWNERS ASSOCIATION
STATEMENT OF CASH FLOWS
FOR THE MONTHS AND THE EIGHT MONTHS
ENDED AUGUST 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	4,471.70	4,440.23	67,372.30	70,739.75
Adjustments to reconcile net revenue over (under) expenditure to net cash provided (used) by operating activities:				
DEPRECIATION	38.50	38.50	308.00	308.00
(INC) DEC IN RECEIVABLES	(344.00)	71.73	(587.00)	203.98
(INC) DEC IN PREPAID EXPENSE	1,083.53	1,079.36	6,003.84	(7,097.16)
(INC) DEC IN PREPAID TAXES				5,475.00
INC (DEC) IN ACCOUNTS PAYABLE	6,843.91	7,584.67	10,415.37	8,473.58
INC (DEC) IN TAXES PAYABLE	(66.74)	134.88	768.08	1,140.84
INC (DEC) IN PREPAID ASSESS	(1,048.00)	(1,258.73)	2,336.60	(6,848.75)
NET CASH PROVIDED (USED) FROM OPERATING ACTIVITIES	10,978.90	12,090.64	86,617.19	72,395.24
CASH FLOWS FROM INVESTING ACTIVITIES				
(INC) DEC IN DEPOSITS	55.00		55.00	
NET CASH PROVIDED (USED) FROM INVESTING ACTIVITIES	55.00	.00	55.00	.00
CASH FLOWS FROM FINANCING ACTIVITIES				
NET CASH PROVIDED (USED) FROM FINANCING ACTIVITIES	.00	.00	.00	.00
NET INCREASE (DECREASE) IN CASH	11,033.90	12,090.64	86,672.19	72,395.24
CASH AT BEGINNING OF PERIOD	234,014.46	138,331.23	158,376.17	78,026.63
CASH AT END OF PERIOD	245,048.36	150,421.87	245,048.36	150,421.87

SEE ACCOMPANYING ACCOUNTANTS LETTER

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

	CURRENT MONTH			YEAR TO DATE		
	ACTUAL	BUDGET	VARIANCE	ACTUAL	BUDGET	VARIANCE
REVENUE						
REGULAR ASSESSMENTS	20,340.00	20,340.00		162,720.00	162,720.00	
BOAT MOORAGE				18,250.00	18,000.00	250.00
INSURANCE ASSESSMENTS	2,212.00	2,212.00		17,696.00	17,696.00	
INTEREST INCOME	6.16	58.33	(52.17)	50.51	466.66	(416.15)
EASEMENT					2,500.00	(2,500.00)
EXTRA INCOME	50.00	83.33	(33.33)	1,354.90	666.66	688.24
TOTAL REVENUE	22,608.16	22,693.66	(85.50)	200,071.41	202,049.32	(1,977.91)
PERSONNEL COSTS						
SALARIES CARETAKER	3,524.46	3,524.41	(.05)	28,195.68	28,195.30	(.38)
PAYROLL TAXES CARETAKER	375.16	192.25	(182.91)	3,027.86	1,538.00	(1,489.86)
BONUS	150.00	158.33	8.33	1,200.00	1,266.66	66.66
GAS ALLOTMENT		83.33	83.33	500.00	666.66	166.66
SALARY OTHER	6,124.48	3,994.25	(2,130.23)	34,320.10	31,954.02	(2,366.08)
PAYROLL TAX OTHER	625.30	516.00	(109.30)	3,442.43	4,128.00	685.57
INSURANCE - EMP. HEALTH & WC		400.00	400.00	2,796.24	3,200.00	403.76
MAINTENANCE, REPAIR AND SUPPLY						
EQUIPMENT RENT		300.00	300.00	154.76	1,000.00	845.24
EQUIPMENT - FUEL & OIL	919.74	125.00	(794.74)	1,065.78	1,000.00	(65.78)
M&R - POOL & RECREATION AREAS	16.64	391.67	375.03	4,376.33	3,133.33	(1,243.00)
M&R - DOCKS	(430.38)		430.38	7,616.52	15,000.00	7,383.48
M&R - YARD & GROUNDS	461.87	1,250.00	788.13	10,711.45	10,000.00	(711.45)
M&R - EXTERIOR & BUILDINGS	(145.79)	375.00	520.79	3,016.41	3,000.00	(16.41)
M&R - IRRIGATION PUMP		166.67	166.67	19.08	1,333.33	1,314.25
M&R - MACHINES & EQUIPMENT		291.67	291.67	3,953.13	2,333.33	(1,619.80)
M&R - ELECTRICAL & PLUMBING	88.23	83.33	(4.90)	684.73	666.66	(18.07)
M&R - MISCELLANEOUS REPAIRS		250.00	250.00	12.38	2,000.00	1,987.62
M&R - ROADS		250.00	250.00		1,000.00	1,000.00
SNOWPLOWING				3,905.00	8,000.00	4,095.00
SUPPLIES - POOL & RECREATION	1,009.12		(1,009.12)	1,009.12		(1,009.12)
SUPPLIES - BUILDINGS & EXTER.				16.18		(16.18)
SUPPLIES - MISCELLANEOUS	138.92		(138.92)	723.18		(723.18)
UTILITIES						
POOL -FUEL	732.76	850.00	117.24	2,518.57	4,214.00	1,695.43
ELECTRIC	1,098.37	787.08	(311.29)	5,551.47	6,296.66	745.19
WATER	3,051.31	2,083.33	(967.98)	14,990.27	16,666.66	1,676.39
SEWER	2,947.59	2,666.67	(280.92)	20,596.29	21,333.34	737.05
GARBAGE AND RECYCLE	237.53	264.58	27.05	1,777.74	2,116.66	338.92
CABLE	1,083.53	1,041.67	(41.86)	8,668.24	8,333.33	(334.91)
MISC SERVICES AND COSTS						
ACCOUNTING	550.00	625.00	75.00	4,554.00	5,000.00	446.00
BANK SERVICE CHARGES		8.33	8.33		66.66	66.66
DUES		50.00	50.00	500.00	400.00	(100.00)
FREIGHT AND POSTAGE	114.92	58.33	(56.59)	443.77	466.66	22.89
INSURANCE EXPENSE	1,346.56	1,750.00	403.44	10,772.48	14,000.00	3,227.52
LEGAL		166.67	166.67	4,029.00	1,333.33	(2,695.67)
MISCELLANEOUS		41.67	41.67	65.38	333.33	267.95
OFFICE SUPPLIES	3.00	62.50	59.50	178.44	500.00	321.56
TAXES	119.26		(119.26)	954.08	750.00	(204.08)
TELEPHONE	92.14	100.00	7.86	431.40	800.00	368.60
TELEPHONE LONG DISTANCE	25.24	8.33	(16.91)	119.62	66.66	(52.96)
PROVISION FOR INCOME TAX	(30.00)		30.00	(30.00)		30.00
TOTAL EXPENDITURES	24,229.96	22,916.07	(1,313.89)	186,867.11	202,092.58	15,225.47
TOTAL REVENUE OVER (UNDER) EXPENDITURES	(1,621.80)	(222.41)	(1,399.39)	13,204.30	(43.26)	13,247.56

SEE ACCOMPANYING ACCOUNTANTS LETTER

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

	CURRENT MONTH			YEAR TO DATE		
	ACTUAL	BUDGET	VARIANCE	ACTUAL	BUDGET	VARIANCE
OTHER REVENUE/EXPENDITURES						
REPAIR ASSESSMENT	6,132.00	6,636.00	(504.00)	54,476.00	53,088.00	1,388.00
ROOF		(9,762.00)	9,762.00		(9,762.00)	9,762.00
RESERVES		(5,833.33)	5,833.33		(46,666.66)	46,666.66
TOTAL OTHER REVENUE/EXP	6,132.00	(8,959.33)	15,091.33	54,476.00	(3,340.66)	57,816.66
NET CASH REVENUE OVER (UNDER) EXPENDITURES	4,510.20	(9,181.74)	13,691.94	67,680.30	(3,383.92)	71,064.22
NON CASH EXPENSE						
DEPRECIATION	38.50		(38.50)	308.00		(308.00)
TOTAL NON CASH EXPENSE	38.50	.00	(38.50)	308.00	.00	(308.00)
NET REVENUE OVER (UNDER) EXPENDITURES	4,471.70	(9,181.74)	13,653.44	67,372.30	(3,383.92)	70,756.22

SEE ACCOMPANYING ACCOUNTANTS LETTER

WESTWOOD HOMEOWNERS ASSOCIATION
SUPPLEMENTAL SCHEDULE 2
BREAKDOWN OF VARIOUS COSTS
FOR THE MONTHS AND THE EIGHT MONTHS
ENDED AUGUST 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	16.64	160.00	4,376.33	1,379.82
M&R - DOCKS	(430.38)		7,616.52	9,428.42
M&R - YARD & GROUNDS	461.87	929.58	10,711.45	6,368.21
M&R - EXTERIOR & BUILDINGS	(145.79)		3,016.41	5,039.85
M&R - IRRIGATION PUMP			19.08	330.64
M&R - MACHINES & EQUIPMENT		2,295.69	3,953.13	2,667.81
M&R - ELECTRICAL & PLUMBING	88.23	94.50	684.73	342.17
M&R - MISCELLANEOUS REPAIRS			12.38	
M&R - ROADS				1,855.61
SNOWPLOWING			3,905.00	2,027.22
TOTAL MAINTENANCE AND REPAIR	(9.43)	3,479.77	34,295.03	29,439.75
SUPPLIES				
SUPPLIES - POOL & RECREATION	1,009.12	409.84	1,009.12	4,146.83
SUPPLIES - YARD AND GROUNDS				159.21
SUPPLIES - BUILDINGS & EXTER.		80.37	16.18	299.75
SUPPLIES - RESTROOM & CLEANING				53.74
SUPPLIES - MACHINES & EQUIP.				35.27
SUPPLIES - ELECTRICAL & PLUMB.				29.10
SUPPLIES - MISCELLANEOUS	138.92	172.29	723.18	1,185.91
TOTAL SUPPLIES	1,148.04	662.50	1,748.48	5,909.81
GAS AND OIL				
EQUIPMENT - FUEL & OIL	919.74		1,065.78	19.84
TOTAL GAS AND OIL	919.74	.00	1,065.78	19.84
UTILITIES				
POOL -FUEL	732.76	421.09	2,518.57	2,161.14
ELECTRIC	1,098.37	224.00	5,551.47	4,740.57
WATER	3,051.31	2,327.86	14,990.27	12,398.58
SEWER	2,947.59	2,533.56	20,596.29	17,758.59
GARBAGE AND RECYCLE	237.53		1,777.74	1,686.13
CABLE	1,083.53	1,083.53	8,668.24	8,668.31
TOTAL UTILITIES	9,151.09	6,590.04	54,102.58	47,413.32
SPECIAL PROJECTS				
ROOF				1,326.85
TOTAL SPECIAL PROJECTS	.00	.00	.00	1,326.85

SEE ACCOMPANYING ACCOUNTANTS LETTER