

**BRIAN C. JENSEN, CPA PA**  
CERTIFIED PUBLIC ACCOUNTANT

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MEMBER AICPA

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May 29, 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 April 30, 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  
APRIL 30, 2011 AND 2010

	THIS YEAR	PRIOR YEAR
ASSETS		
CURRENT ASSETS		
CASH IN BANK - CHECKING	34,136.66	18,608.90
CASH IN BANK - CAPITAL RESERVE	50,981.61	
CASH IN BANK - SP. ASSESS. RES	101,564.34	
CASH IN BANK - INSURANCE RESER	29,064.04	111,924.67
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TOTAL CASH	215,746.65	130,533.57
ACCOUNTS RECEIVABLE	2,289.50	59.00
PREPAID INSURANCE	4,607.48	3,614.38
PREPAID CABLE	9,683.37	9,683.32
PREPAID INCOME TAX		6,534.00
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TOTAL CURRENT ASSETS	232,327.00	150,424.27
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	(122,540.39)	(122,078.39)
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NET FIXED ASSETS	58,075.77	58,537.77
OTHER ASSETS		
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TOTAL OTHER ASSETS	.00	.00
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TOTAL ASSETS	290,402.77	208,962.04
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LIABILITIES AND FUND BALANCE		
CURRENT LIABILITIES		
ACCOUNTS PAYABLE	5,441.69	798.53
PREPAID ASSESSMENTS	8,158.54	13,264.55
PROPERTY TAX PAYABLE	898.12	550.42
INCOME TAX PAYABLE	377.78	30.00
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TOTAL CURRENT LIABILITIES	14,876.13	14,643.50
LONG-TERM LIABILITIES		
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TOTAL LONG-TERM LIABILITIES	.00	.00
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TOTAL LIABILITIES	14,876.13	14,643.50
FUND BALANCE		
FUND BALANCE - BEGIN YEAR	221,431.29	133,570.82
NET REVENUE OVER (UNDER)		
EXPENDITURES CURRENT YEAR	54,095.35	60,747.72
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TOTAL FUND BALANCE	275,526.64	194,318.54
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TOTAL LIABILITIES AND FUND BALANCE	290,402.77	208,962.04
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SEE ACCOMPANYING ACCOUNTANTS LETTER

WESTWOOD HOMEOWNERS ASSOCIATION  
STATEMENT OF REVENUES AND EXPENDITURES  
FOR THE MONTHS AND THE FOUR MONTHS  
ENDED APRIL 30, 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	81,360.00	75,888.00
BOAT MOORAGE	3,700.00	5,850.00	14,550.00	15,600.00
REPAIR ASSESSMENT	6,216.00	5,487.00	29,864.00	32,948.00
NEW MEMBER FEE		200.00		200.00
TOTAL REVENUE	30,256.00	30,509.00	125,774.00	124,636.00
EXPENDITURES				
SALARIES CARETAKER	3,524.46	3,421.80	14,097.84	13,687.20
SALARY OTHER	4,299.66	4,502.04	12,500.64	13,584.16
PAYROLL TAXES CARETAKER	375.16	376.06	1,556.64	1,560.34
PAYROLL TAX OTHER	451.54	488.86	1,141.81	1,510.24
ACCOUNTING	550.00	732.00	2,214.00	1,841.00
GAS ALLOTMENT		271.25	250.00	588.61
BANK SERVICE CHARGES				20.00
DEPRECIATION	38.50	38.50	154.00	154.00
FREIGHT AND POSTAGE	65.12	110.23	190.01	222.10
GAS AND OIL		19.84		19.84
INSURANCE - EMP. HEALTH & WC	430.00	430.00	1,460.00	1,305.00
LEGAL			1,390.00	
MISCELLANEOUS				50.00
OFFICE SUPPLIES	3.00	478.52	9.00	644.43
BONUS	150.00	150.00	600.00	600.00
MAINTENANCE AND REPAIR	10,132.15	6,113.89	14,376.37	9,047.38
SUPPLIES		104.21		16.18
TAXES	119.26	119.26	477.04	477.04
TELEPHONE	46.34	78.92	180.72	325.85
TELEPHONE LONG DISTANCE	12.79	8.70	51.18	24.79
UTILITIES	5,845.75	5,493.97	24,401.70	21,238.53
TOTAL EXPENDITURES	26,043.73	22,938.05	75,067.13	67,861.89
TOTAL REVENUE OVER (UNDER) EXPENDITURES	4,212.27	7,570.95	50,706.87	56,774.11
OTHER REVENUE (EXPENDITURES)				
INSURANCE ASSESSMENTS	2,212.00	2,212.00	8,848.00	8,848.00
INTEREST INCOME	7.44	52.67	23.72	134.25
EXTRA INCOME	25.00	75.00	(97.00)	150.00
INSURANCE EXPENSE	(1,346.56)	(1,282.16)	(5,386.24)	(5,128.64)
TOTAL OTHER REVENUE (EXPENDITURE)	897.88	1,057.51	3,388.48	4,003.61
REVENUE OVER (UNDER) EXPENDITURE BEFORE INCOME TAXES	5,110.15	8,628.46	54,095.35	60,777.72
INCOME TAX EXPENSE PROVISION FOR INCOME TAX				30.00
NET REVENUE OVER (UNDER) EXPENDITURES	5,110.15	8,628.46	54,095.35	60,747.72

SEE ACCOMPANYING ACCOUNTANTS LETTER

WESTWOOD HOMEOWNERS ASSOCIATION  
STATEMENT OF CASH FLOWS  
FOR THE MONTHS AND THE FOUR MONTHS  
ENDED APRIL 30, 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	5,110.15	8,628.46	54,095.35	60,747.72
Adjustments to reconcile net revenue over (under) expenditure to net cash provided (used) by operating activities:				
DEPRECIATION	38.50	38.50	154.00	154.00
(INC) DEC IN RECEIVABLES	(1,340.00)	1,577.00	(1,644.50)	543.25
(INC) DEC IN PREPAID EXPENSE	1,083.53	1,147.86	1,669.72	(11,414.60)
INC (DEC) IN ACCOUNTS PAYABLE	(163.91)	(3,923.70)	(710.53)	798.53
INC (DEC) IN OTHER PAYABLES		(300.00)		
INC (DEC) IN TAXES PAYABLE	119.26	119.26	477.04	507.04
INC (DEC) IN PREPAID ASSESS	(1,458.80)	4,697.51	3,329.40	1,171.00
NET CASH PROVIDED (USED) FROM OPERATING ACTIVITIES	3,388.73	11,984.89	57,370.48	52,506.94
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	3,388.73	11,984.89	57,370.48	52,506.94
CASH AT BEGINNING OF PERIOD	212,357.92	118,682.47	158,376.17	78,026.63
CASH AT END OF PERIOD	215,746.65	130,667.36	215,746.65	130,533.57

SEE ACCOMPANYING ACCOUNTANTS LETTER

WESTWOOD HOMEOWNERS ASSOCIATION  
SUPPLEMENTAL SCHEDULE 1  
REVENUE AND EXPENDITURE BUDGET ANALYSIS  
FOR THE MONTHS AND THE FOUR MONTHS  
ENDED APRIL 30, 2011

	CURRENT MONTH			YEAR TO DATE		
	ACTUAL	BUDGET	VARIANCE	ACTUAL	BUDGET	VARIANCE
REVENUE						
REGULAR ASSESSMENTS	20,340.00	20,340.00		81,360.00	81,360.00	
BOAT MOORAGE	3,700.00	6,000.00	(2,300.00)	14,550.00	12,000.00	2,550.00
INSURANCE ASSESSMENTS	2,212.00	2,212.00		8,848.00	8,848.00	
INTEREST INCOME	7.44	58.33	(50.89)	23.72	233.33	(209.61)
EASEMENT					2,500.00	(2,500.00)
EXTRA INCOME	25.00	83.33	(58.33)	(97.00)	333.33	(430.33)
TOTAL REVENUE	26,284.44	28,693.66	(2,409.22)	104,684.72	105,274.66	(589.94)
PERSONNEL COSTS						
SALARIES CARETAKER	3,524.46	3,524.41	(.05)	14,097.84	14,097.65	(.19)
PAYROLL TAXES CARETAKER	375.16	192.25	(182.91)	1,556.64	769.00	(787.64)
BONUS	150.00	158.33	8.33	600.00	633.33	33.33
GAS ALLOTMENT		83.33	83.33	250.00	333.33	83.33
SALARY OTHER	4,299.66	3,994.25	(305.41)	12,500.64	15,977.01	3,476.37
PAYROLL TAX OTHER	451.54	516.00	64.46	1,141.81	2,064.00	922.19
INSURANCE - EMP. HEALTH & WC	430.00	400.00	(30.00)	1,460.00	1,600.00	140.00
MAINTENANCE, REPAIR AND SUPPLY						
EQUIPMENT - FUEL & OIL		125.00	125.00		500.00	500.00
M&R - POOL & RECREATION AREAS		391.66	391.66		1,566.66	1,566.66
M&R - DOCKS	7,620.00	3,100.00	(4,520.00)	7,476.90	3,100.00	(4,376.90)
M&R - YARD & GROUNDS	1,979.82	1,250.00	(729.82)	1,979.82	5,000.00	3,020.18
M&R - EXTERIOR & BUILDINGS	133.84	375.00	241.16	274.78	1,500.00	1,225.22
M&R - IRRIGATION PUMP		166.66	166.66		666.66	666.66
M&R - MACHINES & EQUIPMENT	398.49	291.66	(106.83)	398.49	1,166.66	768.17
M&R - ELECTRICAL & PLUMBING		83.33	83.33	329.00	333.33	4.33
M&R - MISCELLANEOUS REPAIRS		250.00	250.00	12.38	1,000.00	987.62
SNOWPLOWING				3,905.00	8,000.00	4,095.00
SUPPLIES - BUILDINGS & EXTER.				16.18		(16.18)
UTILITIES						
POOL -FUEL	8.00	802.00	794.00	16.00	814.00	798.00
ELECTRIC	466.99	787.08	320.09	2,958.30	3,148.33	190.03
WATER	1,592.47	2,083.33	490.86	6,415.92	8,333.33	1,917.41
SEWER	2,482.88	2,666.66	183.78	9,823.30	10,666.66	843.36
GARBAGE AND RECYCLE	211.88	264.58	52.70	854.06	1,058.33	204.27
CABLE	1,083.53	1,041.66	(41.87)	4,334.12	4,166.66	(167.46)
MISC SERVICES AND COSTS						
ACCOUNTING	550.00	625.00	75.00	2,214.00	2,500.00	286.00
BANK SERVICE CHARGES		8.33	8.33		33.33	33.33
DUES		50.00	50.00		200.00	200.00
FREIGHT AND POSTAGE	65.12	58.33	(6.79)	190.01	233.33	43.32
INSURANCE EXPENSE	1,346.56	1,750.00	403.44	5,386.24	7,000.00	1,613.76
LEGAL		166.66	166.66	1,390.00	666.66	(723.34)
MISCELLANEOUS		41.66	41.66		166.66	166.66
OFFICE SUPPLIES	3.00	62.50	59.50	9.00	250.00	241.00
TAXES	119.26		(119.26)	477.04		(477.04)
TELEPHONE	46.34	100.00	53.66	180.72	400.00	219.28
TELEPHONE LONG DISTANCE	12.79	8.33	(4.46)	51.18	33.33	(17.85)
TOTAL EXPENDITURES	27,351.79	25,418.00	(1,933.79)	80,299.37	97,978.25	17,678.88
TOTAL REVENUE OVER (UNDER) EXPENDITURES	(1,067.35)	3,275.66	(4,343.01)	24,385.35	7,296.41	17,088.94

SEE ACCOMPANYING ACCOUNTANTS LETTER

WESTWOOD HOMEOWNERS ASSOCIATION  
SUPPLEMENTAL SCHEDULE 1  
REVENUE AND EXPENDITURE BUDGET ANALYSIS  
FOR THE MONTHS AND THE FOUR MONTHS  
ENDED APRIL 30, 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)	29,864.00	26,544.00	3,320.00
RESERVES		(5,833.33)	5,833.33		(23,333.33)	23,333.33
	<u>6,216.00</u>	<u>802.67</u>	<u>5,413.33</u>	<u>29,864.00</u>	<u>3,210.67</u>	<u>26,653.33</u>
TOTAL OTHER REVENUE/EXP						
	<u>6,216.00</u>	<u>802.67</u>	<u>5,413.33</u>	<u>29,864.00</u>	<u>3,210.67</u>	<u>26,653.33</u>
NET CASH REVENUE OVER (UNDER) EXPENDITURES	5,148.65	4,078.33	1,070.32	54,249.35	10,507.08	43,742.27
NON CASH EXPENSE						
DEPRECIATION	38.50		(38.50)	154.00		(154.00)
	<u>38.50</u>	<u>.00</u>	<u>(38.50)</u>	<u>154.00</u>	<u>.00</u>	<u>(154.00)</u>
TOTAL NON CASH EXPENSE						
	<u>38.50</u>	<u>.00</u>	<u>(38.50)</u>	<u>154.00</u>	<u>.00</u>	<u>(154.00)</u>
NET REVENUE OVER (UNDER) EXPENDITURES	5,110.15	4,078.33	1,031.82	54,095.35	10,507.08	43,588.27
	<u><u>5,110.15</u></u>	<u><u>4,078.33</u></u>	<u><u>1,031.82</u></u>	<u><u>54,095.35</u></u>	<u><u>10,507.08</u></u>	<u><u>43,588.27</u></u>

SEE ACCOMPANYING ACCOUNTANTS LETTER

WESTWOOD HOMEOWNERS ASSOCIATION  
SUPPLEMENTAL SCHEDULE 2  
BREAKDOWN OF VARIOUS COSTS  
FOR THE MONTHS AND THE FOUR MONTHS  
ENDED APRIL 30, 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
M&R - DOCKS	7,620.00		7,476.90	108.65
M&R - YARD & GROUNDS	1,979.82	3,078.74	1,979.82	3,158.85
M&R - EXTERIOR & BUILDINGS	133.84	2,984.20	274.78	3,279.83
M&R - MACHINES & EQUIPMENT	398.49		398.49	
M&R - ELECTRICAL & PLUMBING		50.95	329.00	50.95
M&R - MISCELLANEOUS REPAIRS			12.38	
SNOWPLOWING			3,905.00	2,027.22
TOTAL MAINTENANCE AND REPAIR	10,132.15	6,113.89	14,376.37	9,047.38
SUPPLIES				
SUPPLIES - BUILDINGS & EXTER.			16.18	
SUPPLIES - MISCELLANEOUS		104.21		961.38
TOTAL SUPPLIES	.00	104.21	16.18	961.38
GAS AND OIL				
EQUIPMENT - FUEL & OIL		19.84		19.84
TOTAL GAS AND OIL	.00	19.84	.00	19.84
UTILITIES				
POOL -FUEL	8.00	8.00	16.00	16.00
ELECTRIC	466.99	825.56	2,958.30	2,287.96
WATER	1,592.47	1,394.41	6,415.92	5,274.31
SEWER	2,482.88	2,113.97	9,823.30	8,511.05
GARBAGE AND RECYCLE	211.88		854.06	815.02
CABLE	1,083.53	1,152.03	4,334.12	4,334.19
TOTAL UTILITIES	5,845.75	5,493.97	24,401.70	21,238.53
SPECIAL PROJECTS				
TOTAL SPECIAL PROJECTS	.00	.00	.00	.00

SEE ACCOMPANYING ACCOUNTANTS LETTER