

COMPILATION REPORT

of

FORUM WEST CONDOMINIUM - SECTION II

DECEMBER 31, 2018

FORUM WEST CONDOMINIUM - SECTION II  
STATEMENT OF ASSETS, LIABILITIES, AND CHANGES IN  
FUND BALANCE- MODIFIED CASH BASIS  
DECEMBER 31, 2018

ASSETS

CURRENT ASSETS		
CASH IN BANK - CHECKING	\$	55,163.60
INVESTMENTS (reserve balance)		89,521.12
ASSESSMENTS RECEIVABLES		<u>1,473.00</u>
 TOTAL CURRENT ASSETS	 \$	 <u>146,157.72</u>
 TOTAL ASSETS	 \$	 <u><u>146,157.72</u></u>

LIABILITIES AND FUND BALANCE

CURRENT LIABILITIES		
ACCRUED PAYROLL TAXES	\$	<u>1,976.29</u>
 TOTAL CURRENT LIABILITIES	 \$	 1,976.29
FUND BALANCE		
FUND BALANCE, JANUARY 1, 2018		127,010.68
CURRENT EXCESS REVENUES OVER EXPENSES		<u>17,170.75</u>
 TOTAL FUND BALANCE		 <u>144,181.43</u>
 TOTAL LIABILITIES AND FUND BALANCE	 \$	 <u><u>146,157.72</u></u>

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FORUM WEST CONDOMINIUM - SECTION II  
STATEMENT OF REVENUES AND EXPENSES-  
MODIFIED CASH BASIS  
FOR THE YEAR ENDING DECEMBER 31, 2018

REVENUE		
ASSESSMENTS	\$ 283,420.34	97.57
LAUNDRY CONCESSION	72.75	0.03
REIMBURSEMENTS - SNOW REMOVAL	3,080.00	1.06
DIVIDENDS	3,838.60	1.32
INTEREST	55.10	0.02
	<u>                    </u>	<u>                    </u>
TOTAL REVENUE	<u>290,466.79</u>	<u>100.00</u>
EXPENSES		
ADMINISTRATIVE - PART 1	36,943.39	12.72
BUILDINGS - PART II	32,205.50	11.09
GROUNDS - PART III	41,607.06	14.32
UTILITIES - PART IV	53,234.47	18.33
SPECIAL PROJECTS - PART V	32,074.00	11.04
INSURANCE	48,984.04	16.86
TRASH HAULING	7,962.56	2.74
CLUBHOUSE	20,232.00	6.97
MISCELLANEOUS	53.02	0.02
	<u>                    </u>	<u>                    </u>
TOTAL EXPENSES	<u>273,296.04</u>	<u>94.09</u>
EXCESS REVENUES OVER EXPENSES	\$ <u>17,170.75</u>	<u>5.91</u>

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FORUM WEST CONDOMINIUM - SECTION II  
 SUPPLEMENTAL SCHEDULE  
 FOR THE YEAR ENDING DECEMBER 31, 2018

ADMINISTRATIVE - PART I

SALARIES	28,700.04	9.88
EMPLOYEE BENEFITS	4,646.00	1.60
PAYROLL TAXES	42.00	0.01
LEGAL & PROFESSIONAL	2,698.75	0.93
POSTAGE & OFFICE SUPPLIES	350.80	0.12
OFFICE EQUIPMENT & SERVICE	505.80	0.17
	<u>36,943.39</u>	<u>12.72</u>
	\$	

BUILDING - PART II

CLEANING & MAINTENANCE	15,435.90	5.31
PLUMBING REPAIRS	1,298.00	0.45
EXTERMINATING	2,602.60	0.90
BUILDING REPAIRS	4,630.00	1.59
BUILDING REPAIRS - DECK REIMB	8,239.00	2.84
	<u>32,205.50</u>	<u>11.09</u>
	\$	

GROUNDS - PART III

PAYROLL TAXES	2,195.60	0.76
SALT & SNOW REMOVAL	4,725.00	1.63
LAWN SERVICE & LANDSCAPING	13,905.38	4.79
LANDSCAPING - SPECIAL PROJECTS	1,594.08	0.55
LANDSCAPING - TREE REMOVAL	4,800.00	1.65
LANDSCAPING - RETAINING WALL	14,387.00	4.95
	<u>41,607.06</u>	<u>14.32</u>
	\$	

UTILITIES - PART IV

ELECTRICITY	6,283.41	2.16
GAS	2,236.66	0.77
WATER	18,706.76	6.44
SEWER	26,007.64	8.95
	<u>53,234.47</u>	<u>18.33</u>
	\$	

SPECIAL PROJECTS

REPAIRS - GUTTERING	3,324.00	1.14
ROOFING - SHINGLES	13,300.00	4.58
ROOFING - R NOVA	15,450.00	5.32
	<u>32,074.00</u>	<u>11.04</u>
	\$	

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