

COMPILATION REPORT

of

FORUM WEST CONDOMINIUM-SECTION I ASSOC

DECEMBER 31, 2018

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

ASSETS

CURRENT ASSETS		
CASH IN BANK - CHECKING	\$	2,719.59
CASH IN BANK - ROOFING		778.15
INVESTMENTS		38,405.90
ASSESSMENT RECEIVABLES		<u>1,590.00</u>
 TOTAL CURRENT ASSETS		 \$ <u>43,493.64</u>
 TOTAL ASSETS		 \$ <u><u>43,493.64</u></u>

LIABILITIES AND FUND BALANCE

CURRENT LIABILITIES		
ACCRUED PAYROLL TAXES	\$	<u>1,767.39</u>
 TOTAL CURRENT LIABILITIES		 \$ 1,767.39
FUND BALANCE		
FUND BALANCE, JANUARY 1, 2018		38,779.04
CURRENT EXCESS REVENUES OVER EXPENSES		<u>2,947.21</u>
 TOTAL FUND BALANCE		 <u>41,726.25</u>
 TOTAL LIABILITIES AND FUND BALANCE		 \$ <u><u>43,493.64</u></u>

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

REVENUE		
ASSESSMENTS	\$ 247,692.50	93.56
SPECIAL ASSESSMENTS	12,396.00	4.68
LAUNDRY CONCESSIONS	152.75	0.06
REIMBURSEMENTS - SNOW REMOVAL	2,760.00	1.04
INTEREST	<u>1,728.22</u>	<u>0.65</u>
 TOTAL REVENUE	 <u>264,729.47</u>	 <u>100.00</u>
 EXPENSES		
ADMINISTRATIVE - PART 1	35,734.76	13.50
BUILDINGS - PART II	35,582.98	13.44
GROUNDS - PART III	20,389.05	7.70
UTILITIES - PART IV	62,905.54	23.76
SPECIAL PROJECTS - PART V	40,000.00	15.11
INSURANCE	42,746.24	16.15
TRASH HAULING	6,083.10	2.30
CLUBHOUSE	18,168.00	6.86
MISCELLANEOUS	<u>172.59</u>	<u>0.07</u>
 TOTAL EXPENSES	 <u>261,782.26</u>	 <u>98.89</u>
 EXCESS REVENUES OVER EXPENSES	 \$ <u><u>2,947.21</u></u>	 <u><u>1.11</u></u>

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

ADMINISTRATIVE - PART I

SALARIES	26,352.72	9.95
EMPLOYEE BENEFITS	4,170.00	1.58
PAYROLL TAXES	2,058.00	0.78
LEGAL & PROFESSIONAL	2,130.00	0.80
POSTAGE & OFFICE SUPPLIES	570.20	0.22
OFFICE EQUIPMENT & SERVICE	453.84	0.17
	<u>35,734.76</u>	<u>13.50</u>
	\$	

BUILDING - PART II

CLEANING & MAINTENANCE	13,345.38	5.04
PLUMBING & SEWER - HYDROFLUSH	750.00	0.28
PLUMBING & SEWER REPAIRS	1,125.00	0.42
EXTERMINATING	2,196.60	0.83
BUILDING REPAIRS - GENERAL	6,185.00	2.34
BUILDING REPAIRS - ELECTRIC	1,170.00	0.44
BUILDING REPAIRS - ROOFING	3,080.00	1.16
BUILDING REPAIRS - DECK REIMB	7,731.00	2.92
	<u>35,582.98</u>	<u>13.44</u>
	\$	

GROUNDS - PART III

SALT & SNOW REMOVAL	4,725.00	1.78
LAWN SERVICE & LANDSCAPING	12,310.02	4.65
LANDSCAPING - SPECIAL PROJECTS	1,854.03	0.70
LANDSCAPING - TREE REMOVAL	1,500.00	0.57
	<u>20,389.05</u>	<u>7.70</u>
	\$	

UTILITIES - PART IV

ELECTRICITY	6,778.46	2.56
GAS	2,269.95	0.86
WATER	22,734.01	8.59
SEWER	31,123.12	11.76
	<u>62,905.54</u>	<u>23.76</u>
	\$	

SPECIAL PROJECTS - PART V

ROOF - NEW	40,000.00	15.11
	<u>40,000.00</u>	<u>15.11</u>
	\$	

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