

COMPILATION REPORT
of
FORUM WEST CONDOMINIUM - SECTION II
DECEMBER 31, 2020

FORUM WEST CONDOMINIUM - SECTION II
STATEMENT OF ASSETS, LIABILITIES, AND CHANGES IN
FUND BALANCE- MODIFIED CASH BASIS
DECEMBER 31, 2020

ASSETS

CURRENT ASSETS		
CASH IN BANK - CHECKING	\$	(1,082.22)
INVESTMENTS-RESERVE BALANCE		97,261.57
ASSESSMENTS RECEIVABLES		<u>2,386.00</u>
 TOTAL CURRENT ASSETS		 \$ <u>98,565.35</u>
 TOTAL ASSETS		 \$ <u><u>98,565.35</u></u>

LIABILITIES AND FUND BALANCE

CURRENT LIABILITIES		
ACCRUED PAYROLL TAXES	\$	<u>1,976.21</u>
 TOTAL CURRENT LIABILITIES		 \$ 1,976.21
FUND BALANCE		
FUND BALANCE, JANUARY 1, 2020		114,147.45
CURRENT EXCESS REVENUES OVER EXPENSES		<u>(17,558.31)</u>
 TOTAL FUND BALANCE		 <u>96,589.14</u>
 TOTAL LIABILITIES AND FUND BALANCE		 \$ <u><u>98,565.35</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, 2020

REVENUE			
ASSESSMENTS	\$	331,760.00	96.81
LAUNDRY CONCESSION		0.75	0.00
REIMBURSEMENTS - SNOW REMOVAL		3,080.00	0.90
INSURANCE SETTLEMENT		4,000.00	1.17
DIVIDENDS & INTEREST		<u>3,835.31</u>	<u>1.12</u>
TOTAL REVENUE		<u>342,676.06</u>	<u>100.00</u>
EXPENSES			
ADMINISTRATIVE - PART 1		42,520.65	12.41
BUILDINGS - PART II		52,037.35	15.19
GROUNDS - PART III		39,625.42	11.56
UTILITIES - PART IV		58,545.19	17.08
SPECIAL PROJECTS - PART V		81,157.83	23.68
INSURANCE		56,843.52	16.59
TRASH HAULING		9,161.13	2.67
CLUBHOUSE		20,232.00	5.90
MISCELLANEOUS		<u>111.28</u>	<u>0.03</u>
TOTAL EXPENSES		<u>360,234.37</u>	<u>105.12</u>
EXCESS REVENUES OVER EXPENSES	\$	<u>(17,558.31)</u>	<u>(5.12)</u>

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FORUM WEST CONDOMINIUM - SECTION II
 SUPPLEMENTAL SCHEDULE
 FOR THE YEAR ENDING DECEMBER 31, 2020

ADMINISTRATIVE - PART I		
SALARIES	28,700.04	8.38
EMPLOYEE BENEFITS	5,432.00	1.59
PAYROLL TAXES	2,237.52	0.65
LEGAL & PROFESSIONAL	3,819.50	1.11
POSTAGE & OFFICE SUPPLIES	960.09	0.28
OFFICE EQUIPMENT & SERVICE	<u>1,371.50</u>	<u>0.40</u>
	\$ <u>42,520.65</u>	<u>12.41</u>
BUILDING - PART II		
CLEANING & MAINTENANCE	15,359.90	4.48
PLUMBING REPAIRS	775.00	0.23
EXTERMINATING	2,586.40	0.75
BUILDING REPAIRS	15,455.85	4.51
BUILDING REPAIRS - DECK REIMB	7,930.00	2.31
BUILDING REPAIRS - DIVID WALL	5,975.00	1.74
BUILDING REPAIRS - FOUNDATION	1,200.00	0.35
BUILDING REPAIRS - FRONT DOOR	2,005.20	0.59
BUILDING REPAIRS - ROOFING	<u>750.00</u>	<u>0.22</u>
	\$ <u>52,037.35</u>	<u>15.19</u>
GROUNDS - PART III		
SALT & SNOW REMOVAL	5,370.00	1.57
LAWN SERVICE & LANDSCAPING	14,092.08	4.11
LANDSCAPING - SPECIAL PROJECTS	4,188.34	1.22
LANDSCAPING - TREES	1,750.00	0.51
LANDSCAPING - BLOCK WALL	6,125.00	1.79
REPAIRS - ASPHALT	<u>8,100.00</u>	<u>2.36</u>
	\$ <u>39,625.42</u>	<u>11.56</u>
UTILITIES - PART IV		
ELECTRICITY	5,271.50	1.54
GAS	2,169.14	0.63
WATER	25,087.84	7.32
SEWER	<u>26,016.71</u>	<u>7.59</u>
	\$ <u>58,545.19</u>	<u>17.08</u>
SPECIAL PROJECTS		
REPAIRS - CONCRETE	3,855.00	1.12
ROOFING - NEW	50,242.83	14.66
ROOFING - SHINGLES	13,560.00	3.96
ROOFING - R NOVA	<u>13,500.00</u>	<u>3.94</u>
	\$ <u>81,157.83</u>	<u>23.68</u>

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