

COMPILATION REPORT
of
FORUM WEST CONDOMINIUM-SECTION I ASSOC
DECEMBER 31, 2012

FORUM WEST CONDOMINIUM-SECTION I ASSOC
STATEMENT OF ASSETS, LIABILITIES, AND CHANGES IN
FUND BALANCE- MODIFIED CASH BASIS
DECEMBER 31, 2012

ASSETS

CURRENT ASSETS		
CASH IN BANK - CHECKING	\$	746.89
INVESTMENTS-ESCROW RESERVES		38,463.80
ASSESSMENT RECEIVABLES		<u>6,817.00</u>
 TOTAL CURRENT ASSETS	\$	<u>46,027.69</u>
 TOTAL ASSETS	\$	<u>46,027.69</u>

LIABILITIES AND FUND BALANCE

CURRENT LIABILITIES		
ACCRUED PAYROLL TAXES	\$	<u>1,628.29</u>
 TOTAL CURRENT LIABILITIES	\$	1,628.29
 FUND BALANCE		
FUND BALANCE, JANUARY 1, 2012		46,471.83
CURRENT EXCESS REVENUES OVER EXPENSES		<u>(2,072.43)</u>
 TOTAL FUND BALANCE		<u>44,399.40</u>
 TOTAL LIABILITIES AND FUND BALANCE	\$	<u>46,027.69</u>

See Accountant's Compilation Report

FORUM WEST CONDOMINIUM-SECTION I ASSOC
STATEMENT OF REVENUES AND EXPENSES-
MODIFIED CASH BASIS
FOR THE YEAR ENDING DECEMBER 31, 2012

REVENUE		
ASSESSMENTS	\$ 198,640.00	97.77
LAUNDRY CONCESSIONS	1,209.00	0.60
REIMBURSEMENTS - SNOW REMOVAL	2,395.00	1.18
DIVIDENDS	492.53	0.24
INTEREST	<u>439.35</u>	<u>0.22</u>
TOTAL REVENUE	<u>203,175.88</u>	<u>100.00</u>
EXPENSES		
ADMINISTRATIVE - PART 1	30,406.37	14.97
BUILDINGS - PART II	31,017.52	15.27
GROUND - PART III	17,390.55	8.56
UTILITIES - PART IV	45,679.40	22.48
SPECIAL PROJECTS - PART V	24,799.50	12.21
INSURANCE	33,887.13	16.68
TRASH HAULING	7,786.14	3.83
CLUBHOUSE	14,100.00	6.94
MISCELLANEOUS	<u>181.70</u>	<u>0.09</u>
TOTAL EXPENSES	<u>205,248.31</u>	<u>101.02</u>
EXCESS REVENUES OVER EXPENSES	\$ <u>(2,072.43)</u>	(<u>1.02</u>)

See Accountant's Compilation Report

FORUM WEST CONDOMINIUM-SECTION I ASSOC
SUPPLEMENTAL SCHEDULE
FOR THE YEAR ENDING DECEMBER 31, 2012

ADMINISTRATIVE - PART I

SALARIES	25,336.80	12.47
PAYROLL TAXES	2,026.55	1.00
LEGAL & PROFESSIONAL	2,207.55	1.09
POSTAGE & OFFICE SUPPLIES	316.24	0.16
OFFICE EQUIPMENT & SERVICE	519.23	0.26
	<u>30,406.37</u>	<u>14.97</u>
	\$	

BUILDING - PART II

CLEANING & MAINTENANCE	10,503.57	5.17
PLUMBING & CLEANING - SEWAGE	1,655.00	0.81
PLUMBING REPAIRS	1,900.00	0.94
EXTERMINATING	3,895.60	1.92
BUILDING REPAIRS - INTERIOR	300.00	0.15
BUILDING REPAIRS - GENERAL	6,635.00	3.27
BUILDING REPAIRS - ROOFING	1,940.00	0.95
BUILDING REPAIRS - DECK REIMB	4,188.35	2.06
	<u>31,017.52</u>	<u>15.27</u>
	\$	

GROUNDS - PART III

SALT & SNOW REMOVAL	2,395.00	1.18
LAWN SERVICE & LANDSCAPING	11,174.40	5.50
LANDSCAPING - SPECIAL PROJECTS	2,167.40	1.07
REPAIRS - STREETS	1,653.75	0.81
	<u>17,390.55</u>	<u>8.56</u>
	\$	

UTILITIES - PART IV

ELECTRICITY	8,447.42	4.16
GAS	2,105.33	1.04
WATER	19,075.48	9.39
SEWER	16,051.17	7.90
	<u>45,679.40</u>	<u>22.48</u>
	\$	

SPECIAL PROJECTS - PART V

CONCRETE	6,835.00	3.36
ROOF - NEW	10,964.50	5.40
SHINGLES/FASCIA	7,000.00	3.45
	<u>24,799.50</u>	<u>12.21</u>
	\$	

See Accountant's Compilation Report