

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

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

ASSETS

CURRENT ASSETS		
CASH IN BANK - CHECKING	\$	13,553.81
CASH RESERVES		9,700.61
INVESTMENTS-ESCROW RESERVES		84,732.09
ASSESSMENTS RECEIVABLES		<u>3,110.00</u>
 TOTAL CURRENT ASSETS	\$	<u>111,096.51</u>
 TOTAL ASSETS	\$	<u><u>111,096.51</u></u>

LIABILITIES AND FUND BALANCE

CURRENT LIABILITIES		
ACCRUED PAYROLL TAXES	\$	<u>1,976.25</u>
 TOTAL CURRENT LIABILITIES	\$	<u>1,976.25</u>
 FUND BALANCE		
FUND BALANCE, JANUARY 1, 2012		86,667.03
CURRENT EXCESS REVENUES OVER EXPENSES		<u>22,453.23</u>
 TOTAL FUND BALANCE		<u>109,120.26</u>
 TOTAL LIABILITIES AND FUND BALANCE	\$	<u><u>111,096.51</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, 2012

REVENUE		
ASSESSMENTS	\$ 232,517.75	96.55
LAUNDRY CONCESSION	545.25	0.23
REIMBURSEMENTS - SNOW REMOVAL	2,395.00	0.99
REIMBURSEMENTS- ROOF	3,309.50	1.37
DIVIDENDS	1,101.65	0.46
INTEREST	<u>944.99</u>	<u>0.39</u>
TOTAL REVENUE	<u>240,814.14</u>	<u>100.00</u>
EXPENSES		
ADMINISTRATIVE - PART I	34,825.81	14.46
BUILDINGS - PART II	38,165.24	15.85
GROUNDS - PART III	25,131.18	10.44
UTILITIES - PART IV	41,744.73	17.33
SPECIAL PROJECTS - PART V	14,970.00	6.22
INSURANCE	38,881.53	16.15
INTEREST	158.63	0.07
TRASH HAULING	8,583.79	3.56
CLUBHOUSE	<u>15,900.00</u>	<u>6.60</u>
TOTAL EXPENSES	<u>218,360.91</u>	<u>90.68</u>
EXCESS REVENUES OVER EXPENSES	\$ <u><u>22,453.23</u></u>	<u><u>9.32</u></u>

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

ADMINISTRATIVE - PART I

SALARIES	28,700.04	11.92
PAYROLL TAXES	2,341.39	0.97
LEGAL & PROFESSIONAL	3,020.00	1.25
POSTAGE & OFFICE SUPPLIES	185.06	0.08
OFFICE EQUIPMENT & SERVICE	<u>579.32</u>	<u>0.24</u>
	\$ <u>34,825.81</u>	<u>14.46</u>

BUILDING - PART II

CLEANING & MAINTENANCE	11,379.84	4.73
PLUMBING REPAIRS	1,700.00	0.71
EXTERMINATING	4,734.40	1.97
BUILDING REPAIRS	7,165.00	2.98
BUILDING REPAIRS - DECK REIMB	3,491.00	1.45
BUILDING REPAIRS - DIVID WALL	3,600.00	1.49
BUILDING REPAIRS - LAUNDRY	1,000.00	0.42
BUILDING REPAIRS - ROOFING	<u>5,095.00</u>	<u>2.12</u>
	\$ <u>38,165.24</u>	<u>15.85</u>

GROUNDS - PART III

SALT & SNOW REMOVAL	2,395.00	0.99
LAWN SERVICE & LANDSCAPING	12,473.74	5.18
LANDSCAPING - SPECIAL PROJECTS	6,214.44	2.58
LANDSCAPING - TIE WALL	<u>4,048.00</u>	<u>1.68</u>
	\$ <u>25,131.18</u>	<u>10.44</u>

UTILITIES - PART IV

ELECTRICITY	7,445.22	3.09
GAS	3,350.21	1.39
WATER	16,273.01	6.76
SEWER	<u>14,676.29</u>	<u>6.09</u>
	\$ <u>41,744.73</u>	<u>17.33</u>

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SUPPLEMENTAL SCHEDULE
FOR THE TEAR ENDING DECEMBER 31, 2012

SPECIAL PROJECTS

REPAIRS - ASPHALT & SEALING	2,790.00	1.16
REPAIRS - CONCRETE	4,730.00	1.96
NEW FENCES - GROUNDS	1,950.00	0.81
ROOFING	<u>5,500.00</u>	<u>2.28</u>
	\$ <u>14,970.00</u>	<u>6.22</u>

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