

COMPILATION REPORT
of
FORUM WEST CONDOMINIUM - SECTION II
DECEMBER 31, 2016

FORUM WEST CONDOMINIUM - SECTION II
STATEMENT OF ASSETS, LIABILITIES, AND CHANGES IN
FUND BALANCE- MODIFIED CASH BASIS
DECEMBER 31, 2016

ASSETS

CURRENT ASSETS		
CASH IN BANK - CHECKING	\$	19,474.49
INVESTMENTS		84,657.14
ASSESSMENTS RECEIVABLES		3,061.00
MISC RECEIVABLES		<u>27.25</u>
 TOTAL CURRENT ASSETS	\$	<u>107,219.88</u>
 TOTAL ASSETS	\$	<u>107,219.88</u>

LIABILITIES AND FUND BALANCE

CURRENT LIABILITIES		
ACCRUED PAYROLL TAXES	\$	<u>1,707.29</u>
 TOTAL CURRENT LIABILITIES	\$	<u>1,707.29</u>
 FUND BALANCE		
FUND BALANCE, JANUARY 1, 2016		86,756.28
CURRENT EXCESS REVENUES OVER EXPENSES		<u>18,756.31</u>
 TOTAL FUND BALANCE		<u>105,512.59</u>
 TOTAL LIABILITIES AND FUND BALANCE	\$	<u>107,219.88</u>

See Accountant's Compilation Report

FORUM WEST CONDOMINIUM - SECTION II
STATEMENT OF REVENUES AND EXPENSES-
MODIFIED CASH BASIS
FOR THE YEAR ENDING DECEMBER 31, 2016

REVENUE		
ASSESSMENTS	\$ 272,331.50	97.46
LAUNDRY CONCESSION	101.00	0.04
REIMBURSEMENTS - SNOW REMOVAL	3,080.00	1.10
INTEREST	<u>3,915.10</u>	<u>1.40</u>
TOTAL REVENUE	<u>279,427.60</u>	<u>100.00</u>
EXPENSES		
ADMINISTRATIVE - PART 1	35,021.73	12.53
BUILDINGS - PART II	35,476.07	12.70
GROUNDS - PART III	34,746.20	12.43
UTILITIES - PART IV	47,495.09	17.00
SPECIAL PROJECTS - PART V	25,230.00	9.03
INSURANCE	54,092.73	19.36
TRASH HAULING	8,107.53	2.90
CLUBHOUSE	20,232.00	7.24
MISCELLANEOUS	<u>269.94</u>	<u>0.10</u>
TOTAL EXPENSES	<u>260,671.29</u>	<u>93.29</u>
EXCESS REVENUES OVER EXPENSES	\$ <u><u>18,756.31</u></u>	<u><u>6.71</u></u>

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SUPPLEMENTARY INFORMATION

FORUM WEST CONDOMINIUM - SECTION II
SUPPLEMENTAL SCHEDULE
FOR THE YEAR ENDING DECEMBER 31, 2016

ADMINISTRATIVE - PART I

SALARIES	28,700.04	10.27
PAYROLL TAXES	2,237.60	0.80
LEGAL & PROFESSIONAL	2,680.06	0.96
POSTAGE & OFFICE SUPPLIES	587.46	0.21
OFFICE EQUIPMENT & SERVICE	816.57	0.29
	<u>\$ 35,021.73</u>	<u>12.53</u>

BUILDING - PART II

CLEANING & MAINTENANCE	14,386.47	5.15
PLUMBING REPAIRS	3,100.00	1.11
EXTERMINATING	1,475.60	0.53
BUILDING REPAIRS	11,940.00	4.27
BUILDING REPAIRS - DECK REIMB	1,874.00	0.67
BUILDING REPAIRS - SUMP PUMP	2,700.00	0.97
	<u>\$ 35,476.07</u>	<u>12.70</u>

GROUNDS - PART III

SALT & SNOW REMOVAL	4,315.00	1.54
LAWN SERVICE & LANDSCAPING	13,296.96	4.76
LANDSCAPING - SPECIAL PROJECTS	2,784.24	1.00
LANDSCAPING - ENHANCEMENT	4,750.00	1.70
LANDSCAPING - TREE REMOVAL	3,900.00	1.40
LANDSCAPING - VERSA LOCK WALL	5,700.00	2.04
	<u>\$ 34,746.20</u>	<u>12.43</u>

UTILITIES - PART IV

ELECTRICITY	8,008.50	2.87
GAS	2,970.18	1.06
WATER	16,175.74	5.79
SEWER	20,340.67	7.28
	<u>\$ 47,495.09</u>	<u>17.00</u>

SPECIAL PROJECTS

REPAIRS - ASPHALT & SEALING	5,000.00	1.79
REPAIRS - PLANTER BOX	1,450.00	0.52
ROOFING - SHINGLES	8,530.00	3.05
ROOFING - R NOVA	6,450.00	2.31
REPAIRS - DIVIDE WALLS	3,800.00	1.36
	<u>\$ 25,230.00</u>	<u>9.03</u>

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