

COMPILATION REPORT

of

FORUM WEST CONDOMINIUM - SECTION II

DECEMBER 31, 2021

FORUM WEST CONDOMINIUM - SECTION II
STATEMENT OF ASSETS, LIABILITIES, AND CHANGES IN
FUND BALANCE- MODIFIED CASH BASIS
DECEMBER 31, 2021

ASSETS

CURRENT ASSETS		
CASH IN BANK - CHECKING	\$	3,648.30
INVESTMENTS-RESERVE BALANCE		100,889.23
ASSESSMENTS RECEIVABLES		<u>9,273.00</u>
 TOTAL CURRENT ASSETS	 \$	 <u>113,810.53</u>
 TOTAL ASSETS	 \$	 <u><u>113,810.53</u></u>

LIABILITIES AND FUND BALANCE

CURRENT LIABILITIES		
ACCRUED PAYROLL TAXES	\$	<u>1,976.29</u>
 TOTAL CURRENT LIABILITIES	 \$	 1,976.29
FUND BALANCE		
FUND BALANCE, JANUARY 1, 2021		96,589.14
CURRENT EXCESS REVENUES OVER EXPENSES		<u>15,245.10</u>
 TOTAL FUND BALANCE		 <u>111,834.24</u>
 TOTAL LIABILITIES AND FUND BALANCE	 \$	 <u><u>113,810.53</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, 2021

REVENUE		
ASSESSMENTS	\$ 335,280.00	98.04
REIMBURSEMENTS - SNOW REMOVAL	3,080.00	0.90
DIVIDENDS	<u>3,627.66</u>	<u>1.06</u>
 TOTAL REVENUE	 <u>341,987.66</u>	 <u>100.00</u>
 EXPENSES		
ADMINISTRATIVE - PART I	41,482.01	12.13
BUILDINGS - PART II	57,368.44	16.78
GROUNDS - PART III	47,348.42	13.85
UTILITIES - PART IV	67,805.48	19.83
SPECIAL PROJECTS - PART V	16,025.00	4.69
INSURANCE	65,703.70	19.21
TRASH HAULING	10,676.75	3.12
CLUBHOUSE	20,232.00	5.92
MISCELLANEOUS	<u>100.76</u>	<u>0.03</u>
 TOTAL EXPENSES	 <u>326,742.56</u>	 <u>95.54</u>
 EXCESS REVENUES OVER EXPENSES	 \$ <u><u>15,245.10</u></u>	 <u><u>4.46</u></u>

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FORUM WEST CONDOMINIUM - SECTION II
 SUPPLEMENTAL SCHEDULE
 FOR THE YEAR ENDING DECEMBER 31, 2021

ADMINISTRATIVE - PART I

SALARIES	28,700.04	8.39
EMPLOYEE BENEFITS	5,199.96	1.52
PAYROLL TAXES	2,237.68	0.65
LEGAL & PROFESSIONAL	3,621.25	1.06
POSTAGE & OFFICE SUPPLIES	982.71	0.29
OFFICE EQUIPMENT & SERVICE	<u>740.37</u>	<u>0.22</u>
	\$ <u>41,482.01</u>	<u>12.13</u>

BUILDING - PART II

CLEANING & MAINTENANCE	15,678.55	4.58
PLUMBING REPAIRS	2,649.50	0.77
EXTERMINATING	2,077.60	0.61
BUILDING REPAIRS	6,486.41	1.90
BUILDING REPAIRS - DECK REIMB	17,535.00	5.13
BUILDING REPAIRS - DIVID WALL	9,450.00	2.76
BUILDING REPAIRS -DOOR& WINDOW	2,841.38	0.83
BUILDING REPAIRS - ROOFING	<u>650.00</u>	<u>0.19</u>
	\$ <u>57,368.44</u>	<u>16.78</u>

GROUNDS - PART III

SALT & SNOW REMOVAL	8,200.00	2.40
LAWN SERVICE & LANDSCAPING	14,092.08	4.12
LANDSCAPING - SPECIAL PROJECTS	2,063.34	0.60
LANDSCAPING - TREES	1,905.00	0.56
LANDSCAPING - BLOCK WALL	15,488.00	4.53
REPAIRS - ASPHALT	<u>5,600.00</u>	<u>1.64</u>
	\$ <u>47,348.42</u>	<u>13.85</u>

UTILITIES - PART IV

ELECTRICITY	5,432.65	1.59
GAS	2,305.41	0.67
WATER	28,614.23	8.37
SEWER	<u>31,453.19</u>	<u>9.20</u>
	\$ <u>67,805.48</u>	<u>19.83</u>

SPECIAL PROJECTS

ROOFING - SHINGLES	<u>16,025.00</u>	<u>4.69</u>
	\$ <u>16,025.00</u>	<u>4.69</u>

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