

COMPILATION REPORT

of

FORUM WEST CONDOMINIUM-SECTION I ASSOC

DECEMBER 31, 2022

FORUM WEST CONDOMINIUM-SECTION I ASSOC
STATEMENT OF ASSETS, LIABILITIES, AND CHANGES IN
FUND BALANCE- MODIFIED CASH BASIS
DECEMBER 31, 2022

ASSETS

CURRENT ASSETS			
CASH IN BANK - CHECKING	\$	12,964.03	
INVESTMENTS		25,224.86	
ASSESSMENT RECEIVABLES		<u>3,057.00</u>	
 TOTAL CURRENT ASSETS			\$ <u>41,245.89</u>
 TOTAL ASSETS			\$ <u><u>41,245.89</u></u>

LIABILITIES AND FUND BALANCE

CURRENT LIABILITIES			
ACCRUED PAYROLL TAXES	\$	<u>1,842.18</u>	
 TOTAL CURRENT LIABILITIES			\$ 1,842.18
 FUND BALANCE			
FUND BALANCE, JANUARY 1, 2022		38,325.21	
CURRENT EXCESS REVENUES OVER EXPENSES		<u>1,078.50</u>	
 TOTAL FUND BALANCE			<u>39,403.71</u>
 TOTAL LIABILITIES AND FUND BALANCE			\$ <u><u>41,245.89</u></u>

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FORUM WEST CONDOMINIUM-SECTION I ASSOC
STATEMENT OF REVENUES AND EXPENSES-
MODIFIED CASH BASIS
FOR THE YEAR ENDING DECEMBER 31, 2022

REVENUE		
ASSESSMENTS	\$ 298,760.03	98.69
LAUNDRY CONCESSIONS	25.25	0.01
MISCELLANEOUS	297.78	0.10
REIMBURSEMENTS - SNOW REMOVAL	2,760.00	0.91
DIVIDENDS & INTEREST	<u>880.03</u>	<u>0.29</u>
 TOTAL REVENUE	 <u>302,723.09</u>	 <u>100.00</u>
 EXPENSES		
ADMINISTRATIVE - PART 1	37,424.81	12.36
BUILDINGS - PART II	42,205.51	13.94
GROUNDS - PART III	27,101.39	8.95
UTILITIES - PART IV	55,814.42	18.44
SPECIAL PROJECTS - PART V	40,335.00	13.32
INSURANCE	69,675.35	23.02
TRASH HAULING	10,331.77	3.41
CLUBHOUSE	18,168.00	6.00
MISCELLANEOUS	<u>588.34</u>	<u>0.19</u>
 TOTAL EXPENSES	 <u>301,644.59</u>	 <u>99.64</u>
 EXCESS REVENUES OVER EXPENSES	 \$ <u><u>1,078.50</u></u>	 <u><u>0.36</u></u>

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FORUM WEST CONDOMINIUM-SECTION I ASSOC
SUPPLEMENTAL SCHEDULE
FOR THE YEAR ENDING DECEMBER 31, 2022

ADMINISTRATIVE - PART I		
SALARIES	26,352.72	8.71
EMPLOYEE BENEFITS	5,229.84	1.73
PAYROLL TAXES	2,058.00	0.68
LEGAL & PROFESSIONAL	2,430.00	0.80
POSTAGE & OFFICE SUPPLIES	628.01	0.21
OFFICE EQUIPMENT & SERVICE	<u>726.24</u>	<u>0.24</u>
	\$ <u>37,424.81</u>	<u>12.36</u>
BUILDING - PART II		
CLEANING & MAINTENANCE	14,514.56	4.79
PLUMBING & SEWER REPAIRS	2,674.00	0.88
EXTERMINATING	1,797.40	0.59
BUILDING REPAIRS - GENERAL	5,721.55	1.89
BUILDING REPAIRS - IRON RAIL	4,150.00	1.37
BUILDING REPAIRS-DIVIDING WALL	5,000.00	1.65
BUILDING REPAIRS - DECK REIMB	<u>8,348.00</u>	<u>2.76</u>
	\$ <u>42,205.51</u>	<u>13.94</u>
GROUNDS - PART III		
SALT & SNOW REMOVAL	9,394.00	3.10
LAWN SERVICE & LANDSCAPING	13,595.10	4.49
LANDSCAPING - SPECIAL PROJECTS	2,172.29	0.72
LANDSCAPING - REPLANT NEW WALL	<u>1,940.00</u>	<u>0.64</u>
	\$ <u>27,101.39</u>	<u>8.95</u>
UTILITIES - PART IV		
ELECTRICITY	5,449.25	1.80
GAS	2,495.77	0.82
WATER	19,980.28	6.60
SEWER	<u>27,889.12</u>	<u>9.21</u>
	\$ <u>55,814.42</u>	<u>18.44</u>
SPECIAL PROJECTS - PART V		
SHINGLES/FASCIA	8,860.00	2.93
SEWER LATERAL REPLACEMENT	5,975.00	1.97
STREET REPAIRS (ASPHALT)	9,300.00	3.07
TREE REMOVAL	<u>16,200.00</u>	<u>5.35</u>
	\$ <u>40,335.00</u>	<u>13.32</u>

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