

COMPILATION REPORT

of

FORUM WEST CONDOMINIUM - SECTION II

DECEMBER 31, 2022

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

ASSETS

CURRENT ASSETS		
CASH IN BANK - CHECKING	\$	1,717.31
INVESTMENTS-RESERVE BALANCE		104,203.88
ASSESSMENTS RECEIVABLES		5,242.00
LAUNDRY RECEIVABLE		<u>20.75</u>
 TOTAL CURRENT ASSETS		 \$ <u>111,183.94</u>
 TOTAL ASSETS		 \$ <u><u>111,183.94</u></u>

LIABILITIES AND FUND BALANCE

CURRENT LIABILITIES		
ACCRUED PAYROLL TAXES	\$	<u>2,202.42</u>
 TOTAL CURRENT LIABILITIES		 \$ 2,202.42
FUND BALANCE		
FUND BALANCE, JANUARY 1, 2022		111,834.24
CURRENT EXCESS REVENUES OVER EXPENSES		<u>(2,852.72)</u>
 TOTAL FUND BALANCE		 <u>108,981.52</u>
 TOTAL LIABILITIES AND FUND BALANCE		 \$ <u><u>111,183.94</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, 2022

REVENUE		
ASSESSMENTS	\$ 366,668.00	98.24
LAUNDRY CONCESSION	156.75	0.04
REIMBURSEMENTS - SNOW REMOVAL	3,080.00	0.83
DIVIDENDS & INTEREST	<u>3,314.65</u>	<u>0.89</u>
 TOTAL REVENUE	 <u>373,219.40</u>	 <u>100.00</u>
 EXPENSES		
ADMINISTRATIVE - PART 1	43,481.35	11.65
BUILDINGS - PART II	41,645.28	11.16
GROUNDS - PART III	32,189.26	8.62
UTILITIES - PART IV	73,998.69	19.83
SPECIAL PROJECTS - PART V	71,218.25	19.08
INSURANCE	79,842.65	21.39
TRASH HAULING	13,355.60	3.58
CLUBHOUSE	20,232.00	5.42
MISCELLANEOUS	<u>109.04</u>	<u>0.03</u>
 TOTAL EXPENSES	 <u>376,072.12</u>	 <u>100.76</u>
 EXCESS REVENUES OVER EXPENSES	 \$ <u><u>(2,852.72)</u></u>	 <u><u>(0.76)</u></u>

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

ADMINISTRATIVE - PART I		
SALARIES	30,400.08	8.15
EMPLOYEE BENEFITS	5,826.96	1.56
PAYROLL TAXES	2,367.60	0.63
LEGAL & PROFESSIONAL	3,341.90	0.90
POSTAGE & OFFICE SUPPLIES	735.41	0.20
OFFICE EQUIPMENT & SERVICE	<u>809.40</u>	<u>0.22</u>
	\$ <u>43,481.35</u>	<u>11.65</u>
BUILDING - PART II		
CLEANING & MAINTENANCE	16,188.97	4.34
EXTERMINATING	2,602.60	0.70
BUILDING REPAIRS	4,095.75	1.10
BUILDING REPAIRS - DECK REIMB	7,602.40	2.04
BUILDING REPAIRS - DIVID WALL	3,925.00	1.05
BUILDING REPAIRS - FRONT DOOR	2,800.00	0.75
BUILDING REPAIRS - RAILING	4,010.00	1.07
BUILDING REPAIRS - ROOFING	<u>420.56</u>	<u>0.11</u>
	\$ <u>41,645.28</u>	<u>11.16</u>
GROUNDS - PART III		
SALT & SNOW REMOVAL	10,054.00	2.69
LAWN SERVICE & LANDSCAPING	14,892.08	3.99
LANDSCAPING - SPECIAL PROJECTS	3,243.18	0.87
REPAIRS - ASPHALT	<u>4,000.00</u>	<u>1.07</u>
	\$ <u>32,189.26</u>	<u>8.62</u>
UTILITIES - PART IV		
ELECTRICITY	5,983.45	1.60
GAS	2,260.89	0.61
WATER	27,734.33	7.43
SEWER	<u>38,020.02</u>	<u>10.19</u>
	\$ <u>73,998.69</u>	<u>19.83</u>
SPECIAL PROJECTS		
PRESSURE TREATED FENCE	10,183.25	2.73
SEWER LATERAL LINE	14,835.00	3.97
TREE REMOVAL	8,350.00	2.24
ROOFING - NEW	36,750.00	9.85
ROOFING - SHINGLES	<u>1,100.00</u>	<u>0.29</u>
	\$ <u>71,218.25</u>	<u>19.08</u>

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