

Two Bratenahl Place Condominium Association

Balance Sheet

December 31, 2016

	<u>Assets</u>		
	Operating Fund	Replacement Fund	Total
<b>Current Assets:</b>			
Cash – Key Bank Checking	370,178		370,178
Cash Reserve Accounts		824,454	824,454
Petty Cash	354		354
<b>Total Cash</b>	<b>370,532</b>	<b>824,454</b>	<b>1,194,986</b>
Accounts Receivable	22,580		22,580
Allowance for Bad Debt	(2,323)		(2,323)
Land		200,000	200,000
<b>Total Current Assets</b>	<b>390,789</b>	<b>1,024,454</b>	<b>1,415,243</b>

Liabilities and Fund Balance

<b>Current Liabilities:</b>			
Pre-paid Maintenance Fees			
Deferred Revenues - Utilities	38,452		38,452
Accounts Payable	59,758		59,758
Payroll Liabilities	4,391		4,391
Provision for Income Taxes	0		0
<b>Total Current Liabilities</b>	<b>102,601</b>	<b>0</b>	<b>102,601</b>

<b>Fund Balance:</b>			
Replacement Fund		796,439	796,439
Fund Balance	249,320		249,320
Current Year Gain / Loss	38,868	228,015	266,883
<b>Total Fund Balance</b>	<b>288,188</b>	<b>1,024,454</b>	<b>1,312,642</b>
<b>Total Liabilities and Fund Balance</b>	<b>390,789</b>	<b>1,024,454</b>	<b>1,415,243</b>

**Two Bratenahl Place Condominium Association**  
**Statement of Revenues and Expenses**  
**For the Twelve Months Ended December 31, 2016**

	Operating Fund	Replacement Fund	Total
<b>Revenues:</b>			
Maintenance Fees	910,292	285,757	1,196,049
Garage	1,600		1,600
Pool	27,403		27,403
Interest Income	378	824	1,202
Late Fees & Misc.	6,256		6,256
Laundry Income	1,729		1,729
Rented Space	2,694		2,694
Picnic Grounds	4,333		4,333
<b>Total Revenues</b>	<b>954,685</b>	<b>286,581</b>	<b>1,241,266</b>
<b>Expenses:</b>			
Extraordinary Operating - Admin	26,654		26,654
Bratenahl Place One Charges	90,125		90,125
Capital Maintenance Expenses		58,566	58,566
Contracted Services	81,521		81,521
Gross Wages	349,663		349,663
Grounds	39,215		39,215
Insurance - Hazard & Liability	48,865		48,865
Maintenance, Office	75,438		75,438
Decorating	16,321		16,321
Other - Entertainment	14,231		14,231
Payroll Expenses & Payroll Taxes	115,589		115,589
Pool	33,735		33,735
Professional	24,460		24,460
<b>Total Expenses</b>	<b>915,817</b>	<b>58,566</b>	<b>974,383</b>
Excess (Deficiency) of Revenues			
Over Expenses Before Income Tax	38,868	228,015	266,883
Provision for Income Tax	0	0	0
<b>Excess (Deficiency) of Revenues</b>	<b>38,868</b>	<b>228,015</b>	<b>266,883</b>
<b>Over Expenses</b>			

**Two Bratenahl Place Condominium Association**  
**Statement of Changes in Fund Balances**  
**December 31, 2016**

	Operating Fund	Replacement Fund	Total
<b>Beginning Balance – January 1, 2016:</b>	249,320	796,439	1,045,759
Add:			
Excess (Deficiency) of Revenues			
Over Expenses For This Year	38,868	228,015	266,883
<b>Ending Balance – December 31, 2016</b>	<b>288,188</b>	<b>1,024,454</b>	<b>1,312,642</b>