

Bayway Isles – Point Brittany Two Condominium Corporation, Inc.
 Budget for period January 1, 2019 through December 31, 2019
 78 Units

ACCOUNT	DESCRIPTION	2018 APPROVED BUDGET	2019 APPROVED BUDGET
OPERATING INCOME:			
60100	Maintenance Fees Income	\$ 480,084.00	\$ 551,822.57
60300	Late Fees / Owner Interest	\$ 100.00	\$ 100.00
60340	Sale/Lease/Condo Doc/ Income	\$ 150.00	\$ 200.00
62050	Interest Income-Reserves	\$ 300.00	\$ 600.00
TOTAL OPERATING INCOME		\$ 480,634.00	\$ 552,722.57
 OPERATING EXPENSES:			
Buidling Share & Custodian			
	Bldg Share & Custodian	\$ 214,029.00	\$ 230,400.89
 Grounds Upkeep/Contract			
	71000 Grounds Material Expense	\$ 5,000.00	\$ 5,000.00
	Grounds Upkeep/Contract	\$ 5,000.00	\$ 5,000.00
 General Maintenance			
	72000 Bldg Structure & Roof Expens	\$ 2,000.00	\$ 4,000.00
	72100 Paint Expense	\$ 1,000.00	\$ 3,000.00
	72200 Trash Chute Repairs	\$ 300.00	\$ 1,000.00
	72300 Electrical Expense	\$ 1,000.00	\$ 1,000.00
	72350 Generator Operating Cost	\$ 2,000.00	\$ 2,000.00
	72400 Plumbing Expense	\$ 5,000.00	\$ 5,000.00
	72500 Elevator Certificates	\$ 150.00	\$ 150.00
	72630 Lobby Maint & Replacement	\$ 250.00	\$ 400.00
	72XX1 Cleaning Service	\$ -	\$ 1,500.00
	General Maintenance	\$ 11,700.00	\$ 18,050.00

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Equipment Maintenance			
73010	A/C Contract/New/Repair	\$ 300.00	\$ 300.00
73020	Water Pump Contract/Repair	\$ 1,000.00	\$ 1,000.00
73030	Generator Contract	\$ 1,200.00	\$ 1,200.00
73300	Other Furniture & Equip Main	\$ 300.00	\$ 300.00
73400	Elevator Contract & Repair	\$ 10,000.00	\$ 10,000.00
Equipment Maintenance		\$ 12,800.00	\$ 12,800.00
Equipment Purchases			
74600	Safety & Emergency Equipment	\$ 7,000.00	\$ 7,000.00
Equipment Purchases		\$ 7,000.00	\$ 7,000.00
Services Misc.			
75100	Professional & Legal Fees	\$ 2,000.00	\$ 15,000.00
75150	State Condominium Fees	\$ 312.00	\$ 312.00
75160	State Corporation Fees	\$ 62.00	\$ 62.00
75500	Exterminating Contract	\$ 3,400.00	\$ 3,450.00
Services Misc.		\$ 5,774.00	\$ 18,824.00
Purchases Misc.			
76000	Insurance Expense	\$ 76,000.00	\$ 63,000.00
76100	Office Supplies & Misc.	\$ 1,200.00	\$ 1,200.00
76150	Postage Expense	\$ 250.00	\$ 300.00
76200	Light Bulb Expenses	\$ 200.00	\$ 100.00
76300	Cleaning Supplies	\$ 100.00	\$ 100.00
Purchases Misc.		\$ 77,750.00	\$ 64,700.00

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Utilities and Other Costs			
78100	Electricity	\$ 12,000.00	\$ 7,500.00
78300	Water/Sewer/Container Fees	\$ 34,000.00	\$ 36,600.00
78400	Telephone Expense	\$ 500.00	\$ 500.00
78500	Cable Television Service	\$ 28,000.00	\$ 40,656.00
78900	Bank Service Charges/Coupons	\$ 250.00	\$ 250.00
Utilities and Other Cos		\$ 74,750.00	\$ 85,506.00
TOTAL OPERATING EXPENSES		\$ 408,803.00	\$ 442,280.89
Reserve Funding			
79600	Reserve Expense-Pooling Meth	\$ 49,662.00	\$ 107,000.00
79610	Reserve Expense-PBAC Capital	\$ 22,169.00	\$ 3,441.68
79900	Reserve Expense-Interest	\$ -	\$ -
Reserve Funding		\$ 71,831.00	\$ 110,441.68
TOTAL OPERATING AND RESERVES		\$ 480,634.00	\$ 552,722.57

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MAINTENANCE FEES

Spreading algorithm: using unit size over 78 units over 77 units
 Annual to be spread: **\$ 510,854.57** **\$ 312.00** **\$ 40,656.00**

	Number of identical units	Unit Share of Monthly Expense	Unit's Monthly Fee	Unit Share of Monthly Expense	Unit's Monthly Fee	Unit Share of Monthly Expense	Unit's Monthly Fee	Unit's Total Monthly Fee
01 and 08 Units	19	0.001137	\$ 580.63	0.001068	\$ 0.33	0.001082	\$ 44.00	\$ 624.96
02 thru 07 Units	54	0.001017	\$ 519.54	0.001068	\$ 0.33	0.001082	\$ 44.00	\$ 563.87
Unit 1002	1	0.001556	\$ 794.68	0.001068	\$ 0.33	0.001082	\$ 44.00	\$ 839.01
Unit 1004	1	0.001436	\$ 733.50	0.001068	\$ 0.33	0.001082	\$ 44.00	\$ 777.84
Unit 1008	1	0.001795	\$ 916.90	0.001068	\$ 0.33	0.001082	\$ 44.00	\$ 961.23
Unit 105+106	1	0.002034	\$ 1,039.08	0.002137	\$ 0.67	0.001082	\$ 44.00	\$ 1,083.74

Building's Monthly Income from Units **\$ 45,985.04**

Building's Annual Income from Units **\$ 551,820.48**