

**BAYWAY ISLES-POINT BRITTANY TWO CONDO
CORP, INC**

Balance Sheet
As of 02/28/19

Account	Description	Operating	Reserves	Other	Totals
ASSETS:					
10014	Cash-BB&T Operating	29,748.80			29,748.80
	TOTAL OPERATING CASH	<u>29,748.80</u>	<u>.00</u>	<u>.00</u>	<u>29,748.80</u>
10054	Cash-BB&T Reserves		130,343.24		130,343.24
10055	Cash-Chase Bank Reserves		220,339.72		220,339.72
10068	CD-Bank Ozarks 5686 09/25/19		29,794.10		29,794.10
10069	CD-Bank Ozarks 3646 10/13/19		26,937.78		26,937.78
	TOTAL RESERVE CASH	<u>.00</u>	<u>407,414.84</u>	<u>.00</u>	<u>407,414.84</u>
13000	A/R-Maintenance Fees	961.53			961.53
14030	A/R-PBC03 Accrual	864.62			864.62
14120	A/R-PBAC Accrual Reserve		4,798.25		4,798.25
16020	Prepaid Expense	1,967.58			1,967.58
16050	Prepaid Insurance	15,537.36			15,537.36
20010	Standing Advance-To PBAC	3,804.00			3,804.00
	TOTAL ACCTS RECEIVABLES & PPDs	<u>23,135.09</u>	<u>4,798.25</u>	<u>.00</u>	<u>27,933.34</u>
	TOTAL ASSETS	<u>52,883.89</u>	<u>412,213.09</u>	<u>.00</u>	<u>465,096.98</u>
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LIABILITIES & EQUITY					
LIABILITIES:					
30100	Accounts Payable-Operating	8,612.11			8,612.11
32000	Prepaid Maintenance Fees	8,452.49			8,452.49
	TOTAL LIABILITIES	<u>17,064.60</u>	<u>.00</u>	<u>.00</u>	<u>17,064.60</u>
RESERVES:					
50000	Reserve Fund-Pooling Method		464,660.58		464,660.58
50020	Reserve Fund-Paving		(51,348.28)		(51,348.28)
50095	Reserve Fund-PBAC Facilities		(1,672.83)		(1,672.83)
50096	Reserve Fund-PBAC LRPC		63.25		63.25
	TOTAL RESERVES	<u>.00</u>	<u>411,702.72</u>	<u>.00</u>	<u>411,702.72</u>
EQUITY:					
55990	Retained Earnings-Operating	34,687.06			34,687.06
	Current Year Net Income/(Loss)	2,216.22	(573.62)	.00	1,642.60

**BAYWAY ISLES-POINT BRITTANY TWO CONDO
CORP, INC**

Balance Sheet
As of 02/28/19

Account	Description	Operating	Reserves	Other	Totals
	TOTAL EQUITY	36,903.28	(573.62)	.00	36,329.66
	TOTAL LIABILITIES & EQUITY	53,967.88	411,129.10	.00	465,096.98
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BAYWAY ISLES-POINT BRITTANY TWO CONDO CORP, INC

INCOME & EXPENSE STATEMENT FOR OWNERS

Period: 02/01/19 to 02/28/19

** Current Year Vs. Prior Year **

Current Actual	Same Period Last Year Prior	Variance	Account	Description	Year-To-Date Actual	Year-To-Date Last Year Prior	Variance	Yearly Budget
OPERATING INCOME / EXPENSE STATEMENT								
OPERATING INCOME:								
45,985.04	40,006.79	5,978.25	60100	Maintenance Fees Income	91,970.08	80,013.58	11,956.50	551,822.57
.00	25.00	(25.00)	60300	Late Fees / Owner Interest	.00	50.00	(50.00)	100.00
25.00	50.00	(25.00)	60340	Sale/Lease/Condo Doc/ Income	25.00	75.00	(50.00)	200.00
.00	.00	.00	60360	Miscellaneous Owners Income	601.56	.00	601.56	.00
.46	.00	.46	62000	Interest Income-Operating	.95	.00	.95	.00
9.40	37.46	(28.06)	62050	Interest Income-Reserves	65.38	78.55	(13.17)	600.00
46,019.90	40,119.25	5,900.65		TOTAL OPERATING INCOME	92,662.97	80,217.13	12,445.84	552,722.57
OPERATING EXPENSES:								
Building Share & Custodian								
18,532.89	17,571.29	(961.60)		Building Share of PBAC Exp	37,036.61	35,328.18	(1,708.43)	230,400.89
18,532.89	17,571.29	(961.60)		Bldg Share & Custodi	37,036.61	35,328.18	(1,708.43)	230,400.89
Grounds UpKeep/Contract								
.00	.00	.00	71000	Grounds Material Expense	760.00	200.00	(560.00)	5,000.00
.00	.00	.00		Grounds Upkeep/Contract	760.00	200.00	(560.00)	5,000.00
General Maintenance								
.00	1,841.50	1,841.50	72000	Bldg Structure & Roof Expns	.00	1,841.50	1,841.50	4,000.00
135.00	.00	(135.00)	72100	Paint Expense	135.00	.00	(135.00)	3,000.00
.00	.00	.00	72200	Trash Chute Repairs	.00	.00	.00	1,000.00
.00	.00	.00	72300	Electrical Expense	951.16	.00	(951.16)	1,000.00
.00	499.90	499.90	72350	Generator Operating Cost	.00	499.90	499.90	2,000.00
.00	.00	.00	72400	Plumbing Expense	367.77	.00	(367.77)	5,000.00
.00	.00	.00	72500	Elevator Certificates	.00	.00	.00	150.00
.00	60.00	60.00	72630	Lobby Maint & Replacement	.00	60.00	60.00	400.00
.00	.00	.00	72700	Cleaning Service	.00	.00	.00	1,500.00
135.00	2,401.40	2,266.40		General Maintenance	1,453.93	2,401.40	947.47	18,050.00
Equipment Maintenance								
.00	250.00	250.00	73010	A/C Contract/New/Repair	.00	250.00	250.00	300.00
2,692.39	.00	(2,692.39)	73020	Water Pump Contract/Repair	2,692.39	.00	(2,692.39)	1,000.00
.00	.00	.00	73030	Generator Contract	1,226.02	1,225.99	(.03)	1,200.00
.00	.00	.00	73300	Other Furniture & Equip Main	354.42	37.35	(317.07)	300.00
670.00	670.00	.00	73400	Elevator Contract & Repair	1,340.00	2,169.19	829.19	10,000.00

**BAYWAY ISLES-POINT BRITTANY TWO CONDO
CORP, INC**

INCOME & EXPENSE STATEMENT FOR OWNERS

Period: 02/01/19 to 02/28/19

** Current Year Vs. Prior Year **

Current Actual	Same Period Last Year Prior	Last Year Variance	Account	Description	Year-To-Date Actual	Year-To-Date Prior	Last Year Variance	Yearly Budget
3,362.39	920.00	(2,442.39)		Equipment Maintenance	5,612.83	3,682.53	(1,930.30)	12,800.00
Equipment Purchases								
231.00	751.94	520.94	74600	Safety & Emergency Equipment	1,079.24	1,169.24	90.00	7,000.00
231.00	751.94	520.94		Equipment Purchases	1,079.24	1,169.24	90.00	7,000.00
Services Miscellaneous								
228.00	142.50	(85.50)	75100	Professional & Legal Fees	228.00	142.50	(85.50)	15,000.00
.00	.00	.00	75150	State Condominium Fees	312.00	312.00	.00	312.00
.00	.00	.00	75160	State Corporation Fees	.00	.00	.00	62.00
103.62	.00	(103.62)	75350	Finance Cost	207.24	.00	(207.24)	.00
285.90	295.90	10.00	75500	Exterminating Contract	571.80	618.80	47.00	3,450.00
617.52	438.40	(179.12)		Services Miscellaneous	1,319.04	1,073.30	(245.74)	18,824.00
Purchases Miscellaneous								
4,978.23	5,113.88	135.65	76000	Insurance Expense	9,956.46	10,640.76	684.30	63,000.00
3.56	.00	(3.56)	76100	Office Supplies & Misc.	3.56	44.51	40.95	1,200.00
18.69	42.71	24.02	76150	Postage Expense	78.83	52.96	(25.87)	300.00
.00	.00	.00	76200	Light Bulb Expenses	.00	.00	.00	100.00
.00	.00	.00	76300	Cleaning Supplies	.00	.00	.00	100.00
5,000.48	5,156.59	156.11		Purchases Miscellaneous	10,038.85	10,738.23	699.38	64,700.00
Utilities and Other Costs								
850.86	886.90	36.04	78100	Electricity	1,508.01	1,518.64	10.63	7,500.00
3,505.37	2,728.47	(776.90)	78300	Water/Sewer/Container Fees	6,632.60	4,601.59	(2,031.01)	36,600.00
39.72	39.80	.08	78400	Telephone Expense	79.44	79.60	.16	500.00
3,388.61	2,231.03	(1,157.58)	78500	Cable TV & Internet Service	6,777.23	4,372.68	(2,404.55)	40,656.00
.00	.00	.00	78900	Bank Service Charges/Coupons	250.25	250.25	.00	250.00
7,784.56	5,886.20	(1,898.36)		Utilities and Other Cos	15,247.53	10,822.76	(4,424.77)	85,506.00
Reserve Funding								
8,916.67	4,138.50	(4,778.17)	79600	Reserve Expense-Pooling Meth	17,833.34	8,277.00	(9,556.34)	107,000.00
.00	1,847.41	1,847.41	79610	Reserve Expense-PBAC Capital	.00	3,694.82	3,694.82	.00
286.81	.00	(286.81)	79611	Reserves Expense-PBAC LRPC	573.62	.00	(573.62)	3,441.68
9.40	37.46	28.06	79900	Reserve Expense-Interest	65.38	78.55	13.17	.00
9,212.88	6,023.37	(3,189.51)		Reserve Funding	18,472.34	12,050.37	(6,421.97)	110,441.68
44,876.72	39,149.19	(5,727.53)		TOTAL OPERATING EXPENSES	91,020.37	77,466.01	(13,554.36)	552,722.57

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INCOME & EXPENSE STATEMENT FOR OWNERS

Period: 02/01/19 to 02/28/19

** Current Year Vs. Prior Year **

Current Actual	Same Period Last Year Prior	Variance	Account	Description	Year-To-Date Actual	Year-To-Date Last Year Prior	Variance	Yearly Budget
1,143.18	970.06	173.12		Current Year Net Inc / (loss	1,642.60	2,751.12	(1,108.52)	.00
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**BAYWAY ISLES-POINT BRITTANY TWO CONDO
 CORP, INC**

Reserve Statement
 As of 02/28/19

		BEGINNING OF YEAR	YTD ALLOCATION	YTD DISBURSEMENT	AVAILABLE BALANCE
RESERVES:					
50000	Reserve Fund-Pooling Method	446,761.86	17,901.72	3.00	464,660.58
50020	Reserve Fund-Paving	0.00	0.00	51,348.28	(51,348.28)
50095	Reserve Fund-PBAC Facilities	(1,019.53)	1,083.99	1,737.29	(1,672.83)
50096	Reserve Fund-PBAC LRPC	0.00	573.62	510.37	63.25
TOTAL RESERVES		445,742.33	19,559.33	53,598.94	411,702.72
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