

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

Balance Sheet  
As of 05/31/19

Account	Description	Operating	Reserves	Other	Totals
<b>ASSETS:</b>					
10014	Cash-BB&T Operating	40,374.02			40,374.02
	<b>TOTAL OPERATING CASH</b>	<u>40,374.02</u>	<u>.00</u>	<u>.00</u>	<u>40,374.02</u>
10054	Cash-BB&T Reserves		144,389.45		144,389.45
10055	Cash-Chase Bank Reserves		220,361.82		220,361.82
10068	CD-Bank Ozarks 5686 09/25/19		29,838.21		29,838.21
10069	CD-Bank Ozarks 3646 10/13/19		27,070.96		27,070.96
	<b>TOTAL RESERVE CASH</b>	<u>.00</u>	<u>421,660.44</u>	<u>.00</u>	<u>421,660.44</u>
13000	A/R-Maintenance Fees	1,461.28			1,461.28
13700	A/R-Other	3.75			3.75
14120	A/R-PBAC Accrual Reserve		3,803.67		3,803.67
16050	Prepaid Insurance	13,026.48			13,026.48
	<b>TOTAL ACCTS RECEIVABLES &amp; PPDs</b>	<u>14,491.51</u>	<u>3,803.67</u>	<u>.00</u>	<u>18,295.18</u>
	<b>TOTAL ASSETS</b>	<u>54,865.53</u>	<u>425,464.11</u>	<u>.00</u>	<u>480,329.64</u>
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<b>LIABILITIES &amp; EQUITY</b>					
<b>LIABILITIES:</b>					
30100	Accounts Payable-Operating	6,782.76			6,782.76
32000	Prepaid Maintenance Fees	2,236.66			2,236.66
32070	Deferred Revenue-Other	676.10			676.10
	<b>TOTAL LIABILITIES</b>	<u>9,695.52</u>	<u>.00</u>	<u>.00</u>	<u>9,695.52</u>
<b>RESERVES:</b>					
50000	Reserve Fund-Pooling Method		422,625.24		422,625.24
50095	Reserve Fund-PBAC Facilities		3,185.90		3,185.90
50096	Reserve Fund-PBAC LRPC		15.81		15.81
	<b>TOTAL RESERVES</b>	<u>.00</u>	<u>425,826.95</u>	<u>.00</u>	<u>425,826.95</u>
<b>EQUITY:</b>					
55990	Retained Earnings-Operating	34,993.37			34,993.37
	Current Year Net Income/(Loss)	16,274.10	(6,460.30)	.00	9,813.80
	<b>TOTAL EQUITY</b>	<u>51,267.47</u>	<u>(6,460.30)</u>	<u>.00</u>	<u>44,807.17</u>

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

Balance Sheet  
As of 05/31/19

Account	Description	Operating	Reserves	Other	Totals
		<u>                    </u>	<u>                    </u>	<u>                    </u>	<u>                    </u>
	TOTAL LIABILITIES & EQUITY	60,962.99	419,366.65	.00	480,329.64
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**BAYWAY ISLES-POINT BRITTANY TWO CONDO  
CORP, INC**

**INCOME & EXPENSE STATEMENT FOR OWNERS**  
Period: 05/01/19 to 05/31/19

Actual	Current Period Budget	Variance	Account	Description	Actual	Year-To-Date Budget	Variance	Yearly Budget
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OPERATING INCOME / EXPENSE STATEMENT

OPERATING INCOME:

45,985.04	45,985.21	(.17)	60100	Maintenance Fees Income	229,925.20	229,926.05	(.85)	551,822.57
23.75	.00	23.75	60230	Work Orders	23.75	.00	23.75	.00
.00	.00	.00	60300	Late Fees / Owner Interest	.00	50.00	(50.00)	100.00
25.00	16.67	8.33	60340	Sale/Lease/Condo Doc/ Income	50.00	83.35	(33.35)	200.00
.00	.00	.00	60360	Miscellaneous Owners Income	1,573.56	.00	1,573.56	.00
.00	.00	.00	60400	PBAC Income To Buildings	5,837.22	.00	5,837.22	.00
.41	.00	.41	62000	Interest Income-Operating	2.27	.00	2.27	.00
55.22	50.00	5.22	62050	Interest Income-Reserves	274.41	250.00	24.41	600.00
<u>46,089.42</u>	<u>46,051.88</u>	<u>37.54</u>		<b>TOTAL OPERATING INCOME</b>	<u>237,686.41</u>	<u>230,309.40</u>	<u>7,377.01</u>	<u>552,722.57</u>

OPERATING EXPENSES:

Building Share & Custodian

18,247.05	19,200.07	953.02		Building Share of PBAC Exp	92,001.46	96,000.35	3,998.89	230,400.89
<u>18,247.05</u>	<u>19,200.07</u>	<u>953.02</u>		Bldg Share & Custodi	<u>92,001.46</u>	<u>96,000.35</u>	<u>3,998.89</u>	<u>230,400.89</u>

Grounds UpKeep/Contract

.00	416.67	416.67	71000	Grounds Material Expense	760.00	2,083.35	1,323.35	5,000.00
<u>.00</u>	<u>416.67</u>	<u>416.67</u>		Grounds Upkeep/Contract	<u>760.00</u>	<u>2,083.35</u>	<u>1,323.35</u>	<u>5,000.00</u>

General Maintenance

.00	333.33	333.33	72000	Bldg Structure & Roof Exps	1,800.00	1,666.65	(133.35)	4,000.00
.00	250.00	250.00	72100	Paint Expense	135.00	1,250.00	1,115.00	3,000.00
.00	83.33	83.33	72200	Trash Chute Repairs	.00	416.65	416.65	1,000.00
.00	83.33	83.33	72300	Electrical Expense	951.16	416.65	(534.51)	1,000.00
.00	166.67	166.67	72350	Generator Operating Cost	.00	833.35	833.35	2,000.00
1,187.81	416.67	(771.14)	72400	Plumbing Expense	1,555.58	2,083.35	527.77	5,000.00
150.00	12.50	(137.50)	72500	Elevator Certificates	150.00	62.50	(87.50)	150.00
.00	33.33	33.33	72630	Lobby Maint & Replacement	.00	166.65	166.65	400.00
.00	125.00	125.00	72700	Cleaning Service	.00	625.00	625.00	1,500.00
<u>1,337.81</u>	<u>1,504.16</u>	<u>166.35</u>		<b>General Maintenance</b>	<u>4,591.74</u>	<u>7,520.80</u>	<u>2,929.06</u>	<u>18,050.00</u>

Equipment Maintenance

.00	25.00	25.00	73010	A/C Contract/New/Repair	125.00	125.00	.00	300.00
.00	83.33	83.33	73020	Water Pump Contract/Repair	4,466.77	416.65	(4,050.12)	1,000.00
.00	100.00	100.00	73030	Generator Contract	1,226.02	500.00	(726.02)	1,200.00
.00	25.00	25.00	73300	Other Furniture & Equip Main	764.33	125.00	(639.33)	300.00

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

**INCOME & EXPENSE STATEMENT FOR OWNERS**

Period: 05/01/19 to 05/31/19

Actual	Current Period		Account	Description	Actual	Year-To-Date		Yearly Budget
	Budget	Variance				Budget	Variance	
670.00	833.33	163.33	73400	Elevator Contract & Repair	3,350.00	4,166.65	816.65	10,000.00
670.00	1,066.66	396.66		Equipment Maintenance	9,932.12	5,333.30	(4,598.82)	12,800.00
Equipment Purchases								
1,134.00	583.33	(550.67)	74600	Safety & Emergency Equipment	3,061.48	2,916.65	(144.83)	7,000.00
1,134.00	583.33	(550.67)		Equipment Purchases	3,061.48	2,916.65	(144.83)	7,000.00
Services Miscellaneous								
57.00	1,250.00	1,193.00	75100	Professional & Legal Fees	577.50	6,250.00	5,672.50	15,000.00
.00	.00	.00	75150	State Condominium Fees	312.00	312.00	.00	312.00
61.25	5.17	(56.08)	75160	State Corporation Fees	61.25	25.85	(35.40)	62.00
103.62	.00	(103.62)	75350	Finance Cost	518.10	.00	(518.10)	.00
285.90	287.50	1.60	75500	Exterminating Contract	1,429.50	1,437.50	8.00	3,450.00
507.77	1,542.67	1,034.90		Services Miscellaneous	2,898.35	8,025.35	5,127.00	18,824.00
Purchases Miscellaneous								
4,978.23	5,250.00	271.77	76000	Insurance Expense	24,891.15	26,250.00	1,358.85	63,000.00
.00	100.00	100.00	76100	Office Supplies & Misc.	284.43	500.00	215.57	1,200.00
4.00	25.00	21.00	76150	Postage Expense	199.61	125.00	(74.61)	300.00
.00	8.33	8.33	76200	Light Bulb Expenses	.00	41.65	41.65	100.00
.00	8.33	8.33	76300	Cleaning Supplies	.00	41.65	41.65	100.00
4,982.23	5,391.66	409.43		Purchases Miscellaneous	25,375.19	26,958.30	1,583.11	64,700.00
Utilities and Other Costs								
659.68	625.00	(34.68)	78100	Electricity	3,834.55	3,125.00	(709.55)	7,500.00
3,163.90	3,050.00	(113.90)	78300	Water/Sewer/Container Fees	16,720.20	15,250.00	(1,470.20)	36,600.00
39.72	41.67	1.95	78400	Telephone Expense	198.60	208.35	9.75	500.00
3,380.76	3,388.00	7.24	78500	Cable TV & Internet Service	16,927.36	16,940.00	12.64	40,656.00
.00	.00	.00	78900	Bank Service Charges/Coupons	253.50	231.00	(22.50)	250.00
7,244.06	7,104.67	(139.39)		Utilities and Other Cos	37,934.21	35,754.35	(2,179.86)	85,506.00
Reserve Funding								
8,916.67	8,916.67	.00	79600	Reserve Expense-Pooling Meth	44,583.35	44,583.35	.00	107,000.00
877.19	.00	(877.19)	79610	Reserve Expense-PBAC Capital	4,385.95	.00	(4,385.95)	.00
(732.37)	286.81	1,019.18	79611	Reserves Expense-PBAC LRPC	2,074.35	1,434.05	(640.30)	3,441.68
55.22	.00	(55.22)	79900	Reserve Expense-Interest	274.41	.00	(274.41)	.00
9,116.71	9,203.48	86.77		Reserve Funding	51,318.06	46,017.40	(5,300.66)	110,441.68

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

INCOME & EXPENSE STATEMENT FOR OWNERS  
Period: 05/01/19 to 05/31/19

Actual	Current Period Budget	Variance	Account	Description	Actual	Year-To-Date Budget	Variance	Yearly Budget
43,239.63	46,013.37	2,773.74		TOTAL OPERATING EXPENSES	227,872.61	230,609.85	2,737.24	552,722.57
<u>2,849.79</u>	<u>38.51</u>	<u>2,811.28</u>		Current Year Net Inc / (loss)	<u>9,813.80</u>	<u>(300.45)</u>	<u>10,114.25</u>	<u>.00</u>
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