

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

Balance Sheet
As of 07/31/19

Account	Description	Operating	Reserves	Other	Totals
ASSETS:					
10014	Cash-BB&T Operating	58,384.33			58,384.33
	TOTAL OPERATING CASH	<u>58,384.33</u>	<u>.00</u>	<u>.00</u>	<u>58,384.33</u>
10054	Cash-BB&T Reserves		210,449.99		210,449.99
10055	Cash-Chase Bank Reserves		220,376.48		220,376.48
10068	CD-Bank Ozarks 5686 09/25/19		29,860.65		29,860.65
10069	CD-Bank Ozarks 3646 10/13/19		27,138.91		27,138.91
	TOTAL RESERVE CASH	<u>.00</u>	<u>487,826.03</u>	<u>.00</u>	<u>487,826.03</u>
13000	A/R-Maintenance Fees	563.93			563.93
13700	A/R-Other	3.75			3.75
14120	A/R-PBAC Accrual Reserve		3,214.29		3,214.29
16050	Prepaid Insurance	11,352.56			11,352.56
	TOTAL ACCTS RECEIVABLES & PPDs	<u>11,920.24</u>	<u>3,214.29</u>	<u>.00</u>	<u>15,134.53</u>
	TOTAL ASSETS	<u>70,304.57</u>	<u>491,040.32</u>	<u>.00</u>	<u>561,344.89</u>
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LIABILITIES & EQUITY					
LIABILITIES:					
30100	Accounts Payable-Operating	8,366.03			8,366.03
30200	Accrued Accounts Payable	3,389.21			3,389.21
32000	Prepaid Maintenance Fees	3,551.03			3,551.03
32070	Deferred Revenue-Other	659.20			659.20
	TOTAL LIABILITIES	<u>15,965.47</u>	<u>.00</u>	<u>.00</u>	<u>15,965.47</u>
RESERVES:					
50000	Reserve Fund-Pooling Method		436,561.53		436,561.53
50020	Reserve Fund-Paving		51,348.28		51,348.28
50095	Reserve Fund-PBAC Facilities		3,410.68		3,410.68
50096	Reserve Fund-PBAC LRPC		(280.17)		(280.17)
	TOTAL RESERVES	<u>.00</u>	<u>491,040.32</u>	<u>.00</u>	<u>491,040.32</u>
EQUITY:					
55990	Retained Earnings-Operating	38,064.44			38,064.44
	Current Year Net Income/(Loss)	24,313.71	(8,039.05)	.00	16,274.66

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

Balance Sheet
As of 07/31/19

Account	Description	Operating	Reserves	Other	Totals
		<u>62,378.15</u>	<u>(8,039.05)</u>	<u>.00</u>	<u>54,339.10</u>
TOTAL EQUITY					
		<u>78,343.62</u>	<u>483,001.27</u>	<u>.00</u>	<u>561,344.89</u>
TOTAL LIABILITIES & EQUITY		=====	=====	=====	=====

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

INCOME & EXPENSE STATEMENT FOR OWNERS
Period: 07/01/19 to 07/31/19

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	321,895.28	321,896.47	(1.19)	551,822.57
.00	.00	.00	60230	Work Orders	23.75	.00	23.75	.00
.00	25.00	(25.00)	60300	Late Fees / Owner Interest	.00	75.00	(75.00)	100.00
.00	16.67	(16.67)	60340	Sale/Lease/Condo Doc/ Income	50.00	116.69	(66.69)	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
.55	.00	.55	62000	Interest Income-Operating	3.26	.00	3.26	.00
55.90	50.00	5.90	62050	Interest Income-Reserves	386.26	350.00	36.26	600.00
<u>46,041.49</u>	<u>46,076.88</u>	<u>(35.39)</u>		TOTAL OPERATING INCOME	<u>329,769.33</u>	<u>322,438.16</u>	<u>7,331.17</u>	<u>552,722.57</u>

OPERATING EXPENSES:

Building Share & Custodian

17,205.27	19,200.07	1,994.80		Building Share of PBAC Exp	126,659.63	134,400.49	7,740.86	230,400.89
<u>17,205.27</u>	<u>19,200.07</u>	<u>1,994.80</u>		Bldging Share & Custodi	<u>126,659.63</u>	<u>134,400.49</u>	<u>7,740.86</u>	<u>230,400.89</u>

Grounds UpKeep/Contract

.00	416.67	416.67	71000	Grounds Material Expense	760.00	2,916.69	2,156.69	5,000.00
<u>.00</u>	<u>416.67</u>	<u>416.67</u>		Grounds Upkeep/Contract	<u>760.00</u>	<u>2,916.69</u>	<u>2,156.69</u>	<u>5,000.00</u>

General Maintenance

.00	333.33	333.33	72000	Bldg Structure & Roof Exps	3,042.37	2,333.31	(709.06)	4,000.00
.00	250.00	250.00	72100	Paint Expense	542.75	1,750.00	1,207.25	3,000.00
.00	83.33	83.33	72200	Trash Chute Repairs	.00	583.31	583.31	1,000.00
(352.00)	83.33	435.33	72300	Electrical Expense	719.16	583.31	(135.85)	1,000.00
139.28	166.67	27.39	72350	Generator Operating Cost	139.28	1,166.69	1,027.41	2,000.00
.00	416.67	416.67	72400	Plumbing Expense	1,721.50	2,916.69	1,195.19	5,000.00
.00	12.50	12.50	72500	Elevator Certificates	150.00	87.50	(62.50)	150.00
.00	33.33	33.33	72630	Lobby Maint & Replacement	.00	233.31	233.31	400.00
.00	125.00	125.00	72700	Cleaning Service	.00	875.00	875.00	1,500.00
<u>(212.72)</u>	<u>1,504.16</u>	<u>1,716.88</u>		General Maintenance	<u>6,315.06</u>	<u>10,529.12</u>	<u>4,214.06</u>	<u>18,050.00</u>

Equipment Maintenance

.00	25.00	25.00	73010	A/C Contract/New/Repair	125.00	175.00	50.00	300.00
.00	83.33	83.33	73020	Water Pump Contract/Repair	4,466.77	583.31	(3,883.46)	1,000.00
.00	100.00	100.00	73030	Generator Contract	1,226.02	700.00	(526.02)	1,200.00
100.00	25.00	(75.00)	73300	Other Furniture & Equip Main	970.26	175.00	(795.26)	300.00

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

**INCOME & EXPENSE STATEMENT FOR OWNERS
Period: 07/01/19 to 07/31/19**

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	4,690.00	5,833.31	1,143.31	10,000.00
770.00	1,066.66	296.66		Equipment Maintenance	11,478.05	7,466.62	(4,011.43)	12,800.00
Equipment Purchases								
848.24	583.33	(264.91)	74600	Safety & Emergency Equipment	3,909.72	4,083.31	173.59	7,000.00
848.24	583.33	(264.91)		Equipment Purchases	3,909.72	4,083.31	173.59	7,000.00
Services Miscellaneous								
1,625.00	1,250.00	(375.00)	75100	Professional & Legal Fees	2,202.50	8,750.00	6,547.50	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	122.50	36.19	(86.31)	62.00
103.62	.00	(103.62)	75350	Insurance Finance Cost	725.34	.00	(725.34)	.00
285.90	287.50	1.60	75500	Exterminating Contract	2,001.30	2,012.50	11.20	3,450.00
2,075.77	1,542.67	(533.10)		Services Miscellaneous	5,363.64	11,110.69	5,747.05	18,824.00
Purchases Miscellaneous								
4,978.23	5,250.00	271.77	76000	Insurance Expense	34,847.61	36,750.00	1,902.39	63,000.00
.96	100.00	99.04	76100	Office Supplies & Misc.	285.39	700.00	414.61	1,200.00
5.00	25.00	20.00	76150	Postage Expense	207.11	175.00	(32.11)	300.00
44.76	8.33	(36.43)	76200	Light Bulb Expenses	44.76	58.31	13.55	100.00
.00	8.33	8.33	76300	Cleaning Supplies	.00	58.31	58.31	100.00
5,028.95	5,391.66	362.71		Purchases Miscellaneous	35,384.87	37,741.62	2,356.75	64,700.00
Utilities and Other Costs								
672.44	625.00	(47.44)	78100	Electricity	5,261.15	4,375.00	(886.15)	7,500.00
4,041.04	3,050.00	(991.04)	78300	Water/Sewer/Container Fees	23,300.13	21,350.00	(1,950.13)	36,600.00
39.72	41.67	1.95	78400	Telephone Expense	278.04	291.69	13.65	500.00
3,380.76	3,388.00	7.24	78500	Cable TV & Internet Service	23,688.88	23,716.00	27.12	40,656.00
.00	.00	.00	78900	Bank Service Charges/Coupons	253.50	231.00	(22.50)	250.00
8,133.96	7,104.67	(1,029.29)		Utilities and Other Cos	52,781.70	49,963.69	(2,818.01)	85,506.00
Reserve Funding								
8,916.67	8,916.67	.00	79600	Reserve Expense-Pooling Meth	62,416.69	62,416.69	.00	107,000.00
.00	.00	.00	79610	Reserve Expense-PBAC Capital	5,263.25	.00	(5,263.25)	.00
286.81	286.81	.00	79611	Reserves Expense-PBAC LRPC	2,775.80	2,007.67	(768.13)	3,441.68
55.90	.00	(55.90)	79900	Reserve Expense-Interest	386.26	.00	(386.26)	.00
9,259.38	9,203.48	(55.90)		Reserve Funding	70,842.00	64,424.36	(6,417.64)	110,441.68

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

INCOME & EXPENSE STATEMENT FOR OWNERS
Period: 07/01/19 to 07/31/19

Actual	Current Period Budget	Variance	Account	Description	Actual	Year-To-Date Budget	Variance	Yearly Budget
43,108.85	46,013.37	2,904.52		TOTAL OPERATING EXPENSES	313,494.67	322,636.59	9,141.92	552,722.57
<u>2,932.64</u>	<u>63.51</u>	<u>2,869.13</u>		Current Year Net Inc / (loss)	<u>16,274.66</u>	<u>(198.43)</u>	<u>16,473.09</u>	<u>.00</u>
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