

Balance Sheet

Properties: Useless Bay Colony - Cambridge Dr Langley, WA 98260

As of: 07/31/2024

Accounting Basis: Accrual

GL Account Map: Useless Bay Colony

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
PB Operating 8868	61,071.79
PB Operating MM 0081	122,281.78
Savi Bank MMA Reserve Funds 0413	116,261.60
PB Road Asphalt Reserve 4222	3,202.27
Savi Bank Reserve Funds CD 1144 - (3/2025)	105,327.78
Savi Bank Reserve Funds CD 1446 - (11/2024)	101,498.43
Total Cash	509,643.65
Accounts Receivable	58,435.68
TOTAL ASSETS	568,079.33
LIABILITIES & CAPITAL	
Liabilities	
Homeowner prepayments	5,483.27
Accounts Payable	-90.00
Total Liabilities	5,393.27
Capital	
Reserve Retained Earnings	345.40
Operating Retained Earnings	407,190.89
Retained Earnings	329,639.02
Calculated Retained Earnings	114,424.45
Calculated Prior Years Retained Earnings	-288,913.70
Total Capital	562,686.06
TOTAL LIABILITIES & CAPITAL	568,079.33

Operating Income Statement - Actual v Budget

Properties: Useless Bay Colony - Cambridge Dr Langley, WA 98260

As of: Jul 2024

Additional Account Types: None

Accounting Basis: Accrual

GL Account Map: Useless Bay Colony

Level of Detail: Detail View

Account Number	Account Name	MTD Actual	MTD Budget	YTD Actual	YTD Budget	Annual Budget
Income						
1011-0	Reserves Income					
4011	Interest Income - Reserve	345.40	0.00	345.40	0.00	0.00
	Total Reserves Income	345.40	0.00	345.40	0.00	0.00
4000-00	Dues, Fees, Assessments - 415					
4000	Homeowner Assessment and dues	279,991.68	24,091.67	279,991.68	24,091.67	289,100.00
	Total Dues, Fees, Assessments - 415	279,991.68	24,091.67	279,991.68	24,091.67	289,100.00
4000-5	Reserve Interest - Passthru Account	-345.40	0.00	-345.40	0.00	0.00
4002-1	Billed to owners for reimbursement					
4005	Transfer Fees per Transaction	600.00	0.00	600.00	0.00	0.00
	Total Billed to owners for reimbursement	600.00	0.00	600.00	0.00	0.00
	Total Operating Income	280,591.68	24,091.67	280,591.68	24,091.67	289,100.00
Expense						
5000-1	Administrative Expenses					
6032	SOS WA Registration (License and Permits)	0.00	20.00	0.00	20.00	20.00
6040	Remote Deposit Capture Service	5.40	0.00	5.40	0.00	0.00
6041	Monthly Bank Fees	10.00	5.00	10.00	5.00	60.00
6055	Postage/Mailing/Copies	499.02	25.00	499.02	25.00	300.00
6210-3	Office Supplies	0.00	83.34	0.00	83.34	1,000.00
6241	Directors Insurance	0.00	708.34	0.00	708.34	8,500.00
6300	Legal/Attorney - General	5,744.00	916.67	5,744.00	916.67	11,000.00
6300-2	Attorney Fees - Collections	0.00	333.34	0.00	333.34	4,000.00
6311	Reserve Study	1,461.21	166.67	1,461.21	166.67	2,000.00
6312	Tax preparation	0.00	166.67	0.00	166.67	2,000.00
6312-1	Property Taxes	0.00	27.09	0.00	27.09	325.00

Operating Income Statement - Actual v Budget

Account Number	Account Name	MTD Actual	MTD Budget	YTD Actual	YTD Budget	Annual Budget
6312-2	Accounting Audit	0.00	416.67	0.00	416.67	5,000.00
	Total Administrative Expenses	7,719.63	2,868.79	7,719.63	2,868.79	34,205.00
5000-2	Communications					
6012	UBC Ambassadors - Division Meetings	0.00	166.67	0.00	166.67	2,000.00
6013	UBC Website, Email, & Go Daddy	0.00	6.25	0.00	6.25	75.00
6045	UBC Board Expenses-Annual meeting & public relations	0.00	166.67	0.00	166.67	2,000.00
	Total Communications	0.00	339.59	0.00	339.59	4,075.00
5000-3	Beach Park Utilities					
5000-6	Maintenance of Access to Porta-Pot	0.00	83.34	0.00	83.34	1,000.00
6090	Honey Bucket Pumping	0.00	195.00	0.00	195.00	2,340.00
6510	Bayview Beach Water	0.00	37.50	0.00	37.50	450.00
6590	Island Disposal - Garbage	0.00	54.17	0.00	54.17	650.00
	Total Beach Park Utilities	0.00	370.01	0.00	370.01	4,440.00
5001-2	Roads Project					
6095	UBC Roads - Non-Asphalt Cleaning & Paint	0.00	125.00	0.00	125.00	1,500.00
6210	UBC Roads - Asphalt Overlays	156,019.20	156,020.00	156,019.20	156,020.00	156,020.00
	Total Roads Project	156,019.20	156,145.00	156,019.20	156,145.00	157,520.00
6601-5	UBG&CC Dues and Fees					
6601-1	Exercise Room Usage Fees	0.00	1,500.00	0.00	1,500.00	18,000.00
6601-2	Pool Usage Fees	0.00	137.50	0.00	137.50	1,650.00
6601-3	Tennis Court Maintenance Usage Fee	0.00	125.00	0.00	125.00	1,500.00
6601-4	UBG&CC Dues 24-25	0.00	47,492.00	0.00	47,492.00	47,492.00
	Total UBG&CC Dues and Fees	0.00	49,254.50	0.00	49,254.50	68,642.00
6800-1	Professional Management Charges & Fees					
6320	Management Fee Expense	2,306.00	2,833.34	2,306.00	2,833.34	34,000.00
	Total Professional Management Charges & Fees	2,306.00	2,833.34	2,306.00	2,833.34	34,000.00
7000	Property Management					
5000	Maintenance - Landscapes, entrances, hazards, trees	0.00	416.67	0.00	416.67	5,000.00
6060	Maintenance - Renewal & Upgrades	0.00	416.67	0.00	416.67	5,000.00

Operating Income Statement - Actual v Budget

Account Number	Account Name	MTD Actual	MTD Budget	YTD Actual	YTD Budget	Annual Budget
	(signs, gates, etc)					
6160	Safety Lighting - Puget Sound Energy	122.40	125.00	122.40	125.00	1,500.00
6205	Safety & Security Patrol @ 70/hr 3hrs X 3 days car stickers	0.00	75.00	0.00	75.00	900.00
6218-2	Maintenance - Right of Way - culverts/drain ditch	0.00	583.34	0.00	583.34	7,000.00
6281	Mowing - back beach playfield & other lots	0.00	166.67	0.00	166.67	2,000.00
Total Property Management		122.40	1,783.35	122.40	1,783.35	21,400.00
Total Operating Expense		166,167.23	213,594.58	166,167.23	213,594.58	324,282.00
Total Operating Income		280,591.68	24,091.67	280,591.68	24,091.67	289,100.00
Total Operating Expense		166,167.23	213,594.58	166,167.23	213,594.58	324,282.00
NOI - Net Operating Income		114,424.45	-189,502.91	114,424.45	-189,502.91	-35,182.00
Total Income		280,591.68	24,091.67	280,591.68	24,091.67	289,100.00
Total Expense		166,167.23	213,594.58	166,167.23	213,594.58	324,282.00
Net Income		114,424.45	-189,502.91	114,424.45	-189,502.91	-35,182.00

Reserve Income Statement - Actual vs Budget

Properties: Useless Bay Colony - Cambridge Dr Langley, WA 98260

As of: Jul 2024

Accounting Basis: Accrual

Fund Type: Reserve

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Level of Detail: Detail View

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Income						
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4011	Interest Income - Reserve	345.40	0.00	345.40	0.00	0.00
Total Reserves Income		345.40	0.00	345.40	0.00	0.00
Total Reserve Income		345.40	0.00	345.40	0.00	0.00
Total Reserve Income		345.40	0.00	345.40	0.00	0.00
Total Reserve Expense		0.00	0.00	0.00	0.00	0.00
Net Reserve		345.40	0.00	345.40	0.00	0.00
Total Income		345.40	0.00	345.40	0.00	0.00
Total Expense		0.00	0.00	0.00	0.00	0.00
Net Income		345.40	0.00	345.40	0.00	0.00

Annual Budget - Comparative

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Additional Account Types: None

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Annual Budget - Comparative

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	3 days car stickers					
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