

Balance Sheet

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

As of: 12/31/2024

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	1,250.40
PB Operating MM 0081	103,260.16
Savi Bank MMA Reserve Funds 0413	116,748.43
PB Road Asphalt Reserve 4222	3,155.59
Savi Bank Reserve Funds CD 1144 - (3/2025)	107,564.28
Savi Bank Reserve Funds CD 1446 - (11/2024)	102,263.83
Total Cash	434,242.69
Accounts Receivable	23,712.11
TOTAL ASSETS	457,954.80
LIABILITIES & CAPITAL	
Liabilities	
Homeowner prepayments	1,000.75
Accounts Payable	3,262.50
Total Liabilities	4,263.25
Capital	
Reserve Retained Earnings	4,815.83
Operating Retained Earnings	407,190.89
Retained Earnings	329,639.02
Calculated Retained Earnings	229.51
Calculated Prior Years Retained Earnings	-288,183.70
Total Capital	453,691.55
TOTAL LIABILITIES & CAPITAL	457,954.80

Operating Income Statement - Actual v Budget

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

As of: Dec 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	264.17	0.00	4,815.83	0.00	0.00
	Total Reserves Income	264.17	0.00	4,815.83	0.00	0.00
3999	Reserve Pass Through Income					
4001	Reserve Interest - Passthru Account	-264.17	0.00	-4,815.83	0.00	0.00
	Total Reserve Pass Through Income	-264.17	0.00	-4,815.83	0.00	0.00
4000-00	Dues, Fees, Assessments - 415					
4000	Homeowner Assessment and dues	288.34	24,091.67	282,425.88	144,550.02	289,100.00
4125	Late Fees	625.00	0.00	3,150.00	0.00	0.00
4126	HOA Interest for Late Dues	312.50	0.00	1,428.50	0.00	0.00
	Total Dues, Fees, Assessments - 415	1,225.84	24,091.67	287,004.38	144,550.02	289,100.00
4000-00	Operating Income					
4000-6	Move-in Charges	250.00	0.00	500.00	0.00	0.00
	Total Operating Income	250.00	0.00	500.00	0.00	0.00
4002-1	Billed to owners for reimbursement					
4005	Transfer Fees per Transaction	750.00	0.00	2,100.00	0.00	0.00
	Total Billed to owners for reimbursement	750.00	0.00	2,100.00	0.00	0.00
	Total Operating Income	2,225.84	24,091.67	289,604.38	144,550.02	289,100.00
Expense						
5000-1	Administrative Expenses					
6032	SOS WA Registration (License and Permits)	0.00	0.00	0.00	20.00	20.00
6040	Remote Deposit Capture Service	0.24	0.00	1.02	0.00	0.00
6041	Monthly Bank Fees	10.00	5.00	68.46	30.00	60.00
6055	Postage	0.00	25.00	612.87	150.00	300.00

Operating Income Statement - Actual v Budget

Account Number	Account Name	MTD Actual	MTD Budget	YTD Actual	YTD Budget	Annual Budget
6210-3	Office Supplies	0.00	83.33	97.77	500.02	1,000.00
6241	Directors Insurance	0.00	708.33	5,105.00	4,250.02	8,500.00
6300	Legal/Attorney - General	13,262.50	916.67	27,637.81	5,500.02	11,000.00
6300-2	Attorney Fees - Collections	0.00	333.33	0.00	2,000.02	4,000.00
6311	Reserve Study	0.00	166.67	1,461.21	1,000.02	2,000.00
6312	Tax preparation	0.00	166.67	243.00	1,000.02	2,000.00
6312-1	Property Taxes	0.00	27.08	0.00	162.52	325.00
6312-2	Accounting Audit	0.00	416.67	0.00	2,500.02	5,000.00
Total Administrative Expenses		13,272.74	2,848.75	35,227.14	17,112.66	34,205.00
5000-2	Communications					
6012	UBC Ambassadors - Division Meetings	0.00	166.67	0.00	1,000.02	2,000.00
6013	UBC Website, Email, & Go Daddy	0.00	6.25	0.00	37.50	75.00
6045	UBC Board Expenses-Annual meeting & public relations	0.00	166.67	356.67	1,000.02	2,000.00
Total Communications		0.00	339.59	356.67	2,037.54	4,075.00
5000-3	Beach Park Utilities					
5000-6	Maintenance of Access to Porta-Pot	90.00	83.33	1,825.00	500.02	1,000.00
6090	Honey Bucket Pumping	0.00	195.00	0.00	1,170.00	2,340.00
6510	Bayview Beach Water	0.00	37.50	216.49	225.00	450.00
6590	Island Disposal - Garbage	0.00	54.17	238.35	325.02	650.00
Total Beach Park Utilities		90.00	370.00	2,279.84	2,220.04	4,440.00
5001-2	Roads Project					
6095	UBC Roads - Non-Asphalt Cleaning & Paint	0.00	125.00	21,576.91	750.00	1,500.00
6210	UBC Roads - Asphalt Overlays	0.00	0.00	156,019.20	156,020.00	156,020.00
Total Roads Project		0.00	125.00	177,596.11	156,770.00	157,520.00
6601-5	UBG&CC Dues and Fees					
6601-1	Exercise Room Usage Fees	0.00	1,500.00	0.00	9,000.00	18,000.00
6601-2	Pool Usage Fees	0.00	137.50	0.00	825.00	1,650.00
6601-3	Tennis Court Maintenance Usage Fee	0.00	125.00	0.00	750.00	1,500.00
6601-4	UBG&CC Dues	0.00	0.00	50,977.60	47,492.00	47,492.00
Total UBG&CC Dues and Fees		0.00	1,762.50	50,977.60	58,067.00	68,642.00
6800-1	Professional Management Charges					

Operating Income Statement - Actual v Budget

Account Number	Account Name	MTD Actual	MTD Budget	YTD Actual	YTD Budget	Annual Budget
& Fees						
6320	Management Fee Expense	2,250.00	2,833.33	13,556.00	17,000.02	34,000.00
	Total Professional Management Charges & Fees	2,250.00	2,833.33	13,556.00	17,000.02	34,000.00
7000	Property Management					
5000	Maintenance - Landscapes, entrances, hazards, trees	0.00	416.67	4,199.68	2,500.02	5,000.00
6060	Maintenance - Renewal & Upgrades (signs, gates, etc)	0.00	416.67	0.00	2,500.02	5,000.00
6160	Safety Lighting - Puget Sound Energy	107.32	125.00	641.83	750.00	1,500.00
6205	Safety & Security Patrol @ 70/hr 3hrs X 3 days car stickers	0.00	75.00	0.00	450.00	900.00
6218-2	Maintenance - Right of Way - culverts/drain ditch	0.00	583.33	3,000.00	3,500.02	7,000.00
6281	Mowing - back beach playfield & other lots	1,540.00	166.67	1,540.00	1,000.02	2,000.00
	Total Property Management	1,647.32	1,783.34	9,381.51	10,700.08	21,400.00
	Total Operating Expense	17,260.06	10,062.51	289,374.87	263,907.34	324,282.00
	Total Operating Income	2,225.84	24,091.67	289,604.38	144,550.02	289,100.00
	Total Operating Expense	17,260.06	10,062.51	289,374.87	263,907.34	324,282.00
	NOI - Net Operating Income	-15,034.22	14,029.16	229.51	-119,357.32	-35,182.00
	Total Income	2,225.84	24,091.67	289,604.38	144,550.02	289,100.00
	Total Expense	17,260.06	10,062.51	289,374.87	263,907.34	324,282.00
	Net Income	-15,034.22	14,029.16	229.51	-119,357.32	-35,182.00

Reserve Income Statement - Actual vs Budget

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As of: Dec 2024

Accounting Basis: Accrual

Fund Type: Reserve

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Total Reserve Expense		0.00	0.00	0.00	0.00	0.00
Net Reserve		264.17	0.00	4,815.83	0.00	0.00
Total Income		264.17	0.00	4,815.83	0.00	0.00
Total Expense		0.00	0.00	0.00	0.00	0.00
Net Income		264.17	0.00	4,815.83	0.00	0.00

Annual Budget - Comparative

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