

Useless Bay Colony

Balance Sheet For 11/30/2025

Assets

Pinnacle Operating 0911	\$219,570.58
Savi Bank MMA Reserve Funds 0413	\$117,721.57
PB CD Reserve Funds 2900 (6/15/25)	\$106,616.22
Pinnacle Road Reserve 0978	\$3,099.16
Savi Bank Reserve Funds CD 1144 - (3/17/2026)	\$111,597.93
Accounts Receivable	\$48,993.63

Total Assets

	\$607,599.09
Total Assets	\$607,599.09

Liabilities

Homeowner prepayments	\$4,084.75
Accounts Payable	\$110.00
Accrued Expenses	\$2,210.31

Total Liabilities

\$6,405.06

Equity

Reserve Balance Equity/Retained Earnings	\$335,661.33
Operating Balance Equity/Retained Earnings	\$103,083.80
Net Income	\$162,448.90

Total Equity

	\$601,194.03
Total Liabilities / Equity	\$607,599.09

Useless Bay Colony

Statement of Revenues and Expenses 11/1/2025 - 11/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Funds Income							
Income							
40-1010 - Association Move-in Charges	500.00	416.67	83.33	1,750.00	2,083.35	(333.35)	5,000.00
40-1020 - Interest for Late Charges	571.57	-	571.57	753.65	-	753.65	-
40-1025 - Late Fees	1,775.00	-	1,775.00	1,775.00	-	1,775.00	-
40-1030 - Association Returned Item Fee	-	-	-	70.00	-	70.00	-
40-1100 - Bank Interest Earned - Operating	-	-	-	65.45	-	65.45	-
40-4000 - Homeowner Assessment and dues	742.50	24,500.00	(23,757.50)	295,522.50	122,500.00	173,022.50	294,000.00
42-1105 - Reserve Income	-	7,709.54	(7,709.54)	-	38,547.70	(38,547.70)	92,514.52
42-4011 - Interest Income - Reserve	2,124.89	708.33	1,416.56	3,383.55	3,541.65	(158.10)	8,500.00
Total Income	5,713.96	33,334.54	(27,620.58)	303,320.15	166,672.70	136,647.45	400,014.52
Total Income	5,713.96	33,334.54	(27,620.58)	303,320.15	166,672.70	136,647.45	400,014.52

Operating Funds Expense

Administration/Operations							
60-1005 - Additional Contingency	-	41.67	41.67	-	208.35	208.35	500.00
60-1010 - Attorney Fees - Collections	-	333.33	333.33	-	1,666.69	1,666.69	4,000.00
60-1015 - Attorney Fees	2,928.00	2,820.73	(107.27)	6,482.00	14,103.65	7,621.65	33,848.79
60-1035 - SOS WA Registration (License and Permits)	-	1.67	1.67	-	8.35	8.35	20.00
60-1045 - UBC Ambassadors - Division Meetings	-	16.67	16.67	-	83.35	83.35	200.00
60-1050 - UBC Website, Email, & Go Daddy	-	79.17	79.17	83.96	395.85	311.89	950.00
60-1055 - UBC Board Expenses-Annual meeting & public relations	-	83.33	83.33	1,141.68	416.69	(724.99)	1,000.00
60-1060 - Postage	2.60	125.00	122.40	5,008.17	625.00	(4,383.17)	1,500.00
60-1080 - Reserve Study	-	121.77	121.77	1,461.21	608.85	(852.36)	1,461.21
60-1155 - HOA Certified Letter for Violation	-	-	-	250.00	-	(250.00)	-
60-1165 - Management Additional Services	-	-	-	300.00	-	(300.00)	-
60-1166 - Mileage	-	-	-	217.00	-	(217.00)	-
60-1175 - Notice Processing Fee - Homeowner	(25.00)	50.00	75.00	175.00	250.00	75.00	600.00
60-1215 - Monthly Bank Fees	-	10.00	10.00	36.08	50.00	13.92	120.00
60-1250 - Management Fee Expense	2,500.00	2,733.33	233.33	12,500.00	13,666.65	1,166.65	32,800.00
60-1305 - Tax preparation	100.00	41.67	(58.33)	100.00	208.35	108.35	500.00
60-1310 - Accounting Audit	-	416.67	416.67	7,700.00	2,083.35	(5,616.65)	5,000.00
60-1315 - Property Taxes	-	27.08	27.08	70.09	135.44	65.35	325.00
60-1330 - Directors Insurance	(3,625.00)	583.33	4,208.33	3,625.00	2,916.69	(708.31)	7,000.00
60-1360 - Federal Tax	-	-	-	8,854.00	-	(8,854.00)	-
60-1370 - Write Offs - (Bad Debt)	-	-	-	378.90	-	(378.90)	-
60-7040 - Prep & Distribution of 1099	-	8.33	8.33	-	41.65	41.65	100.00
Total Administration/Operations	1,880.60	7,493.75	5,613.15	48,383.09	37,468.91	(10,914.18)	89,925.00
Buildings and Grounds							

Useless Bay Colony

Statement of Revenues and Expenses 11/1/2025 - 11/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Funds Expense							
60-1610 - Safety & Security Patrol @ 70/hr 3hrs X 3 days car stickers	-	75.00	75.00	-	375.00	375.00	900.00
60-1650 - Mowing - back beach playfield & other lots	-	166.67	166.67	-	833.35	833.35	2,000.00
60-1680 - Honey Bucket Pumping	110.00	125.00	15.00	440.00	625.00	185.00	1,500.00
60-1815 - Office Supplies	-	83.33	83.33	5.59	416.69	411.10	1,000.00
60-1825 - Maintenance - Renewal & Upgrades (signs, gates, etc)	-	166.67	166.67	-	833.35	833.35	2,000.00
60-1865 - Exercise Room Usage Fees	-	1,333.33	1,333.33	17,804.71	6,666.65	(11,138.06)	16,000.00
60-1870 - Pool Usage Fees	-	1,625.00	1,625.00	17,118.15	8,125.00	(8,993.15)	19,500.00
60-1875 - Tennis Court Maintenance Usage Fee	-	250.00	250.00	-	1,250.00	1,250.00	3,000.00
60-1880 - UBG&CC Dues	-	4,238.37	4,238.37	52,105.20	21,191.89	(30,913.31)	50,860.48
60-1910 - Maintenance of Access to Porta- Pot	-	125.00	125.00	-	625.00	625.00	1,500.00
Total Buildings and Grounds	110.00	8,188.37	8,078.37	87,473.65	40,941.93	(46,531.72)	98,260.48
Maintenance							
60-1950 - Maintenance - Right of Way - culverts/drain ditch	-	758.33	758.33	3,372.80	3,791.65	418.85	9,100.00
60-1975 - Maintenance - Landscapes, entrances, hazards, trees	50.00	416.67	366.67	197.15	2,083.35	1,886.20	5,000.00
60-1995 - UBC Roads - Non-Asphalt Cleaning & Paint	-	125.00	125.00	-	625.00	625.00	1,500.00
Total Maintenance	50.00	1,300.00	1,250.00	3,569.95	6,500.00	2,930.05	15,600.00
Utilities							
60-1515 - Safety Lighting - Puget Sound Energy	101.35	125.00	23.65	466.87	625.00	158.13	1,500.00
60-1520 - Island Disposal - Garbage	84.29	58.33	(25.96)	252.29	291.69	39.40	700.00
60-1570 - Bayview Beach Water	-	41.67	41.67	725.40	208.35	(517.05)	500.00
Total Utilities	185.64	225.00	39.36	1,444.56	1,125.04	(319.52)	2,700.00
Reserve/Special Assessments							
60-2130 - Road Reserve Contribution	-	5,782.16	5,782.16	-	28,910.80	28,910.80	69,385.89
60-2145 - Reserve Contribution from Dues	-	1,927.39	1,927.39	-	9,636.95	9,636.95	23,128.63
Total Reserve/Special Assessments	-	7,709.55	7,709.55	-	38,547.75	38,547.75	92,514.52
Total Expense	2,226.24	24,916.67	22,690.43	140,871.25	124,583.63	(16,287.62)	299,000.00
Operating Funds Net Total	3,487.72	8,417.87	(4,930.15)	162,448.90	42,089.07	120,359.83	101,014.52
Net Total	3,487.72	8,417.87	(4,930.15)	162,448.90	42,089.07	120,359.83	101,014.52