

Useless Bay Colony

Balance Sheet For 3/31/2026

Assets

Pinnacle Operating 0911	\$143,809.73
Savi Bank MMA Reserve Funds 0413	\$118,604.32
Pinnacle Reserve MMA - 0945	\$125,682.40
Pinnacle Road Reserve 0978	\$55,297.57
Savi Bank Reserve Funds CD 1144 - (3/17/2026)	\$112,868.14
Accounts Receivable	\$43,539.68

Total Assets

	\$599,801.84
Total Assets	\$599,801.84

Liabilities

Homeowner prepayments	\$7,184.75
Accounts Payable	\$30,601.03

Total Liabilities

\$37,785.78

Equity

Reserve Balance Equity/Retained Earnings	\$347,325.30
Operating Balance Equity/Retained Earnings	\$94,429.79
Net Income	\$120,260.97

Total Equity

	\$562,016.06
Total Liabilities / Equity	\$599,801.84

Useless Bay Colony

Statement of Revenues and Expenses 3/1/2026 - 3/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Funds Income							
Income							
40-1010 - Association Move-in Charges	250.00	416.67	(166.67)	3,000.00	3,750.03	(750.03)	5,000.00
40-1020 - Interest for Late Charges	334.30	-	334.30	2,165.92	-	2,165.92	-
40-1025 - Late Fees	875.00	-	875.00	5,625.00	-	5,625.00	-
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	-	24,500.00	(24,500.00)	294,822.50	220,500.00	74,322.50	294,000.00
Total Income	1,459.30	24,916.67	(23,457.37)	305,748.87	224,250.03	81,498.84	299,000.00
Total Income	1,459.30	24,916.67	(23,457.37)	305,748.87	224,250.03	81,498.84	299,000.00

Operating Funds Expense

Administration/Operations							
60-1010 - Attorney Fees - Collections	-	333.33	333.33	-	2,999.97	2,999.97	4,000.00
60-1015 - Attorney Fees	2,691.96	2,820.73	128.77	12,277.96	25,386.57	13,108.61	33,848.79
60-1035 - SOS WA Registration (License and Permits)	-	1.66	1.66	-	15.02	15.02	20.00
60-1040 - Miscellaneous	-	-	-	113.35	-	(113.35)	-
60-1045 - UBC Ambassadors - Division Meetings	-	16.67	16.67	-	150.03	150.03	200.00
60-1050 - UBC Website, Email, & Go Daddy	204.02	79.17	(124.85)	204.02	712.53	508.51	950.00
60-1055 - UBC Board Expenses-Annual meeting & public relations	600.00	83.33	(516.67)	1,741.68	750.01	(991.67)	1,000.00
60-1060 - Postage	-	125.00	125.00	5,418.35	1,125.00	(4,293.35)	1,500.00
60-1080 - Reserve Study	-	121.77	121.77	1,461.21	1,095.93	(365.28)	1,461.21
60-1165 - Management Additional Services	-	41.67	41.67	500.00	375.03	(124.97)	500.00
60-1166 - Mileage	-	-	-	217.00	-	(217.00)	-
60-1175 - Notice Processing Fee - Homeowner	-	50.00	50.00	425.00	450.00	25.00	600.00
60-1215 - Monthly Bank Fees	-	10.00	10.00	26.08	90.00	63.92	120.00
60-1250 - Management Fee Expense	2,500.00	2,733.33	233.33	22,500.00	24,599.97	2,099.97	32,800.00
60-1305 - Tax preparation	-	41.66	41.66	100.00	375.02	275.02	500.00
60-1310 - Accounting Audit	-	416.67	416.67	7,700.00	3,750.03	(3,949.97)	5,000.00
60-1315 - Property Taxes	-	27.08	27.08	70.09	243.76	173.67	325.00
60-1330 - Directors Insurance	-	583.33	583.33	3,625.00	5,250.01	1,625.01	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	35.84	74.97	39.13	100.00
Total Administration/Operations	5,995.98	7,493.73	1,497.75	65,648.48	67,443.85	1,795.37	89,925.00
Buildings and Grounds							
60-1610 - Safety & Security Patrol @ 70/hr 3hrs X 3 days car stickers	-	75.00	75.00	-	675.00	675.00	900.00
60-1630 - Landscaping - Yard	-	-	-	990.00	-	(990.00)	-
60-1650 - Mowing - back beach playfield & other lots	-	166.66	166.66	-	1,500.02	1,500.02	2,000.00

Useless Bay Colony

Statement of Revenues and Expenses 3/1/2026 - 3/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Funds Expense							
60-1680 - Honey Bucket Pumping	115.50	125.00	9.50	885.50	1,125.00	239.50	1,500.00
60-1815 - Office Supplies	-	83.33	83.33	5.59	750.01	744.42	1,000.00
60-1825 - Maintenance - Renewal & Upgrades (signs, gates, etc)	-	166.66	166.66	222.87	1,500.02	1,277.15	2,000.00
60-1865 - Exercise Room Usage Fees	13,460.94	1,333.33	(12,127.61)	31,265.65	11,999.97	(19,265.68)	16,000.00
60-1870 - Pool Usage Fees	14,569.26	1,625.00	(12,944.26)	31,687.41	14,625.00	(17,062.41)	19,500.00
60-1875 - Tennis Court Maintenance Usage Fee	2,570.83	250.00	(2,320.83)	2,570.83	2,250.00	(320.83)	3,000.00
60-1880 - UBG&CC Dues	-	4,238.37	4,238.37	52,105.20	38,145.37	(13,959.83)	50,860.48
60-1910 - Maintenance of Access to Porta-Pot	-	125.00	125.00	-	1,125.00	1,125.00	1,500.00
Total Buildings and Grounds	30,716.53	8,188.35	(22,528.18)	119,733.05	73,695.39	(46,037.66)	98,260.48
Maintenance							
60-1950 - Maintenance - Right of Way - culverts/drain ditch	-	758.33	758.33	3,372.80	6,824.97	3,452.17	9,100.00
60-1975 - Maintenance - Landscapes, entrances, hazards, trees	-	416.66	416.66	197.15	3,750.02	3,552.87	5,000.00
60-1995 - UBC Roads - Non-Asphalt Cleaning & Paint	-	125.00	125.00	1,800.00	1,125.00	(675.00)	1,500.00
Total Maintenance	-	1,299.99	1,299.99	5,369.95	11,699.99	6,330.04	15,600.00
Utilities							
60-1515 - Safety Lighting - Puget Sound Energy	110.73	125.00	14.27	893.75	1,125.00	231.25	1,500.00
60-1520 - Island Disposal - Garbage	85.55	58.33	(27.22)	422.77	525.01	102.24	700.00
60-1570 - Bayview Beach Water	-	41.66	41.66	725.40	375.02	(350.38)	500.00
Total Utilities	196.28	224.99	28.71	2,041.92	2,025.03	(16.89)	2,700.00
Reserve/Special Assessments							
60-2130 - Road Reserve Contribution	5,782.16	5,782.16	-	52,039.44	52,039.44	-	69,385.89
60-2145 - Reserve Contribution from Dues	1,927.39	1,927.39	-	17,346.51	17,346.51	-	23,128.63
Total Reserve/Special Assessments	7,709.55	7,709.55	-	69,385.95	69,385.95	-	92,514.52
Total Expense	44,618.34	24,916.61	(19,701.73)	262,179.35	224,250.21	(37,929.14)	299,000.00
Operating Funds Net Total	(43,159.04)	.06	(43,159.10)	43,569.52	(.18)	43,569.70	-

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Statement of Revenues and Expenses 3/1/2026 - 3/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Income							
42-1105 - Reserve Income	7,709.55	7,709.54	.01	69,385.95	69,385.86	.09	92,514.52
42-4011 - Interest Income - Reserve	685.08	708.33	(23.25)	7,315.50	6,374.97	940.53	8,500.00
Total Income	8,394.63	8,417.87	(23.24)	76,701.45	75,760.83	940.62	101,014.52
Total Income	8,394.63	8,417.87	(23.24)	76,701.45	75,760.83	940.62	101,014.52

Reserve Expense

Administration/Operations							
60-1215 - Monthly Bank Fees	-	-	-	10.00	-	(10.00)	-
Total Administration/Operations	-	-	-	10.00	-	(10.00)	-
Total Expense	-	-	-	10.00	-	(10.00)	-
Reserve Net Total	8,394.63	8,417.87	(23.24)	76,691.45	75,760.83	930.62	101,014.52
Net Total	(34,764.41)	8,417.93	(43,182.34)	120,260.97	75,760.65	44,500.32	101,014.52