

Balance Sheet

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

As of: 07/31/2025

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	17,071.22
PB Operating MM 0081	75,645.15
Savi Bank MMA Reserve Funds 0413	117,428.23
PB CD Reserve Funds 2900 (1/15/26)	105,554.73
PB Road Asphalt Reserve 4222	3,089.22
Savi Bank Reserve Funds CD 1144 - (3/17/2026)	109,679.33
Total Cash	428,467.88
Accounts Receivable	14,665.42
TOTAL ASSETS	443,133.30
LIABILITIES & CAPITAL	
Liabilities	
Homeowner prepayments	15,817.51
Accounts Payable	2,210.31
Total Liabilities	18,027.82
Capital	
Reserve Retained Earnings	11,141.99
Operating Retained Earnings	407,190.89
Retained Earnings	322,626.52
Calculated Retained Earnings	-8,648.36
Calculated Prior Years Retained Earnings	-307,205.56
Total Capital	425,105.48
TOTAL LIABILITIES & CAPITAL	443,133.30

Operating Income Statement - Actual v Budget

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

As of: Jul 2025

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					
42-4011	Interest Income - Reserve	148.21	0.00	148.21	0.00	0.00
	Total Reserves Income	148.21	0.00	148.21	0.00	0.00
4000-00	Dues, Fees, Assessments - 415					
40-1010	Move-in Charges	250.00	333.34	250.00	333.34	4,000.00
40-1020	HOA Interest for Late Dues	182.08	0.00	182.08	0.00	0.00
40-4000	Homeowner Assessment and dues	80.00	24,850.00	80.00	24,850.00	298,200.00
	Total Dues, Fees, Assessments - 415	512.08	25,183.34	512.08	25,183.34	302,200.00
	Total Operating Income	660.29	25,183.34	660.29	25,183.34	302,200.00
Expense						
5000-1	Administrative Expenses					
60-1010	Attorney Fees - Collections	0.00	333.34	0.00	333.34	4,000.00
60-1015	Legal/Attorney - General	0.00	833.34	0.00	833.34	10,000.00
60-1035	SOS WA Registration (License and Permits)	0.00	1.67	0.00	1.67	20.00
60-1060	Postage	2,210.31	125.00	2,210.31	125.00	1,500.00
60-1080	Reserve Study	1,461.21	0.00	1,461.21	0.00	0.00
60-1215	Monthly Bank Fees	10.00	10.00	10.00	10.00	120.00
60-1230	Remote Deposit Capture Service	1.08	0.84	1.08	0.84	10.00
60-1305	Tax preparation	2,500.00	41.67	2,500.00	41.67	500.00
60-1310	Accounting Audit	0.00	458.34	0.00	458.34	5,500.00
60-1315	Property Taxes	0.00	27.09	0.00	27.09	325.00
60-1330	Directors Insurance	0.00	583.34	0.00	583.34	7,000.00
60-1815	Office Supplies	0.00	83.34	0.00	83.34	1,000.00
60-4000	Bad Debt - Unlikely to Collect	343.90	0.00	343.90	0.00	0.00
	Total Administrative Expenses	6,526.50	2,497.97	6,526.50	2,497.97	29,975.00

Operating Income Statement - Actual v Budget

Account Number	Account Name	MTD Actual	MTD Budget	YTD Actual	YTD Budget	Annual Budget
5000-2	Communications					
60-1050	UBC Website, Email, & Go Daddy	0.00	6.25	0.00	6.25	75.00
60-1055	UBC Board Expenses-Annual meeting & public relations	0.00	83.34	0.00	83.34	1,000.00
6012	UBC Ambassadors - Division Meetings	0.00	83.34	0.00	83.34	1,000.00
	Total Communications	0.00	172.93	0.00	172.93	2,075.00
5000-3	Beach Park Utilities					
60-1545	Island Disposal - Garbage	84.00	58.34	84.00	58.34	700.00
60-1570	Bayview Beach Water	0.00	41.67	0.00	41.67	500.00
60-1680	Honey Bucket Pumping	110.00	125.00	110.00	125.00	1,500.00
60-1910	Maintenance of Access to Porta-Pot	0.00	125.00	0.00	125.00	1,500.00
	Total Beach Park Utilities	194.00	350.01	194.00	350.01	4,200.00
5001-2	Roads Project					
60-1995	UBC Roads - Non-Asphalt Cleaning & Paint	0.00	125.00	0.00	125.00	1,500.00
	Total Roads Project	0.00	125.00	0.00	125.00	1,500.00
6600-00	Reserve Funds					
60-2130	Playground Reserve Contribution	0.00	6,847.46	0.00	6,847.46	82,169.52
60-2145	Reserve Contribution from Dues	0.00	4,818.34	0.00	4,818.34	57,820.00
	Total Reserve Funds	0.00	11,665.80	0.00	11,665.80	139,989.52
6601-5	UBG&CC Dues and Fees					
60-1865	Exercise Room Usage Fees	0.00	1,500.00	0.00	1,500.00	18,000.00
60-1870	Pool Usage Fees	0.00	141.67	0.00	141.67	1,700.00
60-1875	Tennis Court Maintenance Usage Fee	0.00	125.00	0.00	125.00	1,500.00
60-1880	UBG&CC Dues	0.00	4,238.38	0.00	4,238.38	50,860.48
	Total UBG&CC Dues and Fees	0.00	6,005.05	0.00	6,005.05	72,060.48
6800-1	Professional Management Charges & Fees					
6320	Management Fee Expense	2,500.00	2,833.34	2,500.00	2,833.34	34,000.00
	Total Professional Management Charges & Fees	2,500.00	2,833.34	2,500.00	2,833.34	34,000.00
7000	Property Management					
60-1540	Safety Lighting - Puget Sound Energy	88.15	125.00	88.15	125.00	1,500.00

Operating Income Statement - Actual v Budget

Account Number	Account Name	MTD Actual	MTD Budget	YTD Actual	YTD Budget	Annual Budget
60-1610	Safety & Security Patrol @ 70/hr 3hrs X 3 days car stickers	0.00	75.00	0.00	75.00	900.00
60-1650	Mowing - back beach playfield & other lots	0.00	166.67	0.00	166.67	2,000.00
60-1825	Maintenance - Renewal & Upgrades (signs, gates, etc)	0.00	166.67	0.00	166.67	2,000.00
60-1950	Maintenance - Right of Way - culverts/drain ditch	0.00	583.34	0.00	583.34	7,000.00
60-1975	Maintenance - Landscapes, entrances, hazards, trees	0.00	416.67	0.00	416.67	5,000.00
Total Property Management		88.15	1,533.35	88.15	1,533.35	18,400.00
Total Operating Expense		9,308.65	25,183.45	9,308.65	25,183.45	302,200.00
Total Operating Income		660.29	25,183.34	660.29	25,183.34	302,200.00
Total Operating Expense		9,308.65	25,183.45	9,308.65	25,183.45	302,200.00
NOI - Net Operating Income		-8,648.36	-0.11	-8,648.36	-0.11	0.00
Total Income		660.29	25,183.34	660.29	25,183.34	302,200.00
Total Expense		9,308.65	25,183.45	9,308.65	25,183.45	302,200.00
Net Income		-8,648.36	-0.11	-8,648.36	-0.11	0.00

Reserve Income Statement - Actual vs Budget

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As of: Jul 2025

Accounting Basis: Accrual

Fund Type: Reserve

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Level of Detail: Detail View

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Total Reserve Income		148.21	0.00	148.21	0.00	0.00
Total Reserve Income		148.21	0.00	148.21	0.00	0.00
Total Reserve Expense		0.00	0.00	0.00	0.00	0.00
Net Reserve		148.21	0.00	148.21	0.00	0.00
Total Income		148.21	0.00	148.21	0.00	0.00
Total Expense		0.00	0.00	0.00	0.00	0.00
Net Income		148.21	0.00	148.21	0.00	0.00

Annual Budget - Comparative

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