

Useless Bay Colony

Balance Sheet For 9/30/2025

Assets

Pinnacle Operating 0911	\$288,562.78
Savi Bank MMA Reserve Funds 0413	\$117,524.91
PB CD Reserve Funds 2900 (6/15/25)	\$105,554.73
Pinnacle Road Reserve 0978	\$3,092.69
Savi Bank Reserve Funds CD 1144 - (3/17/2026)	\$110,634.47
Accounts Receivable	\$83,535.31

Total Assets

	\$708,904.89
Total Assets	\$708,904.89

Liabilities

Homeowner prepayments	\$3,849.75
Accounts Payable	\$52,106.64
Accrued Expenses	\$2,210.31

Total Liabilities

\$58,166.70

Equity

Reserve Balance Equity/Retained Earnings	\$335,661.33
Operating Balance Equity/Retained Earnings	\$103,083.80
Net Income	\$211,993.06

Total Equity

	\$650,738.19
Total Liabilities / Equity	\$708,904.89

Useless Bay Colony

Statement of Revenues and Expenses 9/1/2025 - 9/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Funds Income							
Income							
40-1010 - Association Move-in Charges	750.00	416.67	333.33	1,000.00	1,250.01	(250.01)	5,000.00
40-1020 - Interest for Late Charges	-	-	-	182.08	-	182.08	-
40-1030 - Association Returned Item Fee	105.00	-	105.00	105.00	-	105.00	-
40-1100 - Bank Interest Earned - Operating	-	-	-	65.45	-	65.45	-
40-4000 - Homeowner Assessment and dues	(700.00)	24,500.00	(25,200.00)	296,180.00	73,500.00	222,680.00	294,000.00
42-1105 - Reserve Income	-	7,709.54	(7,709.54)	-	23,128.62	(23,128.62)	92,514.52
42-4011 - Interest Income - Reserve	99.66	708.33	(608.67)	1,155.47	2,124.99	(969.52)	8,500.00
Total Income	254.66	33,334.54	(33,079.88)	298,688.00	100,003.62	198,684.38	400,014.52
Total Income	254.66	33,334.54	(33,079.88)	298,688.00	100,003.62	198,684.38	400,014.52

Operating Funds Expense

Administration/Operations							
60-1005 - Additional Contingency	-	41.67	41.67	-	125.01	125.01	500.00
60-1010 - Attorney Fees - Collections	-	333.34	333.34	-	1,000.02	1,000.02	4,000.00
60-1015 - Attorney Fees	2,546.00	2,820.73	274.73	3,233.00	8,462.19	5,229.19	33,848.79
60-1035 - SOS WA Registration (License and Permits)	-	1.67	1.67	-	5.01	5.01	20.00
60-1045 - UBC Ambassadors - Division Meetings	-	16.67	16.67	-	50.01	50.01	200.00
60-1050 - UBC Website, Email, & Go Daddy	-	79.17	79.17	-	237.51	237.51	950.00
60-1055 - UBC Board Expenses-Annual meeting & public relations	-	83.34	83.34	1,141.68	250.02	(891.66)	1,000.00
60-1060 - Postage	1.44	125.00	123.56	4,961.81	375.00	(4,586.81)	1,500.00
60-1080 - Reserve Study	-	121.77	121.77	1,461.21	365.31	(1,095.90)	1,461.21
60-1175 - Notice Processing Fee - Homeowner	-	50.00	50.00	-	150.00	150.00	600.00
60-1215 - Monthly Bank Fees	(26.08)	10.00	36.08	36.08	30.00	(6.08)	120.00
60-1250 - Management Fee Expense	2,500.00	2,733.33	233.33	7,500.00	8,199.99	699.99	32,800.00
60-1305 - Tax preparation	-	41.67	41.67	-	125.01	125.01	500.00
60-1310 - Accounting Audit	5,200.00	416.67	(4,783.33)	7,700.00	1,250.01	(6,449.99)	5,000.00
60-1315 - Property Taxes	-	27.09	27.09	-	81.27	81.27	325.00
60-1330 - Directors Insurance	3,625.00	583.34	(3,041.66)	3,625.00	1,750.02	(1,874.98)	7,000.00
60-1360 - Federal Tax	3,200.00	-	(3,200.00)	3,200.00	-	(3,200.00)	-
60-1370 - Write Offs - (Bad Debt)	-	-	-	343.90	-	(343.90)	-
60-7040 - Prep & Distribution of 1099	-	8.33	8.33	-	24.99	24.99	100.00
Total Administration/Operations	17,046.36	7,493.79	(9,552.57)	33,202.68	22,481.37	(10,721.31)	89,925.00
Buildings and Grounds							
60-1610 - Safety & Security Patrol @ 70/hr 3hrs X 3 days car stickers	-	75.00	75.00	-	225.00	225.00	900.00
60-1650 - Mowing - back beach playground & other lots	-	166.67	166.67	-	500.01	500.01	2,000.00
60-1680 - Honey Bucket Pumping	-	125.00	125.00	220.00	375.00	155.00	1,500.00

Useless Bay Colony

Statement of Revenues and Expenses 9/1/2025 - 9/30/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Funds Expense							
60-1815 - Office Supplies	-	83.34	83.34	5.59	250.02	244.43	1,000.00
60-1825 - Maintenance - Renewal & Upgrades (signs, gates, etc)	-	166.67	166.67	-	500.01	500.01	2,000.00
60-1865 - Exercise Room Usage Fees	-	1,333.33	1,333.33	-	3,999.99	3,999.99	16,000.00
60-1870 - Pool Usage Fees	-	1,625.00	1,625.00	-	4,875.00	4,875.00	19,500.00
60-1875 - Tennis Court Maintenance Usage Fee	-	250.00	250.00	-	750.00	750.00	3,000.00
60-1880 - UBG&CC Dues	52,105.20	4,238.38	(47,866.82)	52,105.20	12,715.14	(39,390.06)	50,860.48
60-1910 - Maintenance of Access to Porta-Pot	-	125.00	125.00	-	375.00	375.00	1,500.00
Total Buildings and Grounds	52,105.20	8,188.39	(43,916.81)	52,330.79	24,565.17	(27,765.62)	98,260.48
Maintenance							
60-1950 - Maintenance - Right of Way - culverts/drain ditch	-	758.33	758.33	-	2,274.99	2,274.99	9,100.00
60-1975 - Maintenance - Landscapes, entrances, hazards, trees	-	416.67	416.67	-	1,250.01	1,250.01	5,000.00
60-1995 - UBC Roads - Non-Asphalt Cleaning & Paint	-	125.00	125.00	-	375.00	375.00	1,500.00
Total Maintenance	-	1,300.00	1,300.00	-	3,900.00	3,900.00	15,600.00
Utilities							
60-1515 - Safety Lighting - Puget Sound Energy	91.04	125.00	33.96	268.07	375.00	106.93	1,500.00
60-1520 - Island Disposal - Garbage	84.00	58.34	(25.66)	168.00	175.02	7.02	700.00
60-1570 - Bayview Beach Water	-	41.67	41.67	725.40	125.01	(600.39)	500.00
Total Utilities	175.04	225.01	49.97	1,161.47	675.03	(486.44)	2,700.00
Reserve/Special Assessments							
60-2130 - Road Reserve Contribution	-	5,782.16	5,782.16	-	17,346.48	17,346.48	69,385.89
60-2145 - Reserve Contribution from Dues	-	1,927.39	1,927.39	-	5,782.17	5,782.17	23,128.63
Total Reserve/Special Assessments	-	7,709.55	7,709.55	-	23,128.65	23,128.65	92,514.52
Total Expense	69,326.60	24,916.74	(44,409.86)	86,694.94	74,750.22	(11,944.72)	299,000.00
Operating Funds Net Total	(69,071.94)	8,417.80	(77,489.74)	211,993.06	25,253.40	186,739.66	101,014.52
Net Total	(69,071.94)	8,417.80	(77,489.74)	211,993.06	25,253.40	186,739.66	101,014.52