

Useless Bay Colony

Balance Sheet For 10/31/2025

Assets

Pinnacle Operating 0911	\$199,859.41
Savi Bank MMA Reserve Funds 0413	\$117,624.81
PB CD Reserve Funds 2900 (6/15/25)	\$105,554.73
Pinnacle Road Reserve 0978	\$3,095.98
Savi Bank Reserve Funds CD 1144 - (3/17/2026)	\$110,634.47
Accounts Receivable	\$69,931.97

Total Assets

	\$606,701.37
Total Assets	\$606,701.37

Liabilities

Homeowner prepayments	\$3,984.75
Accrued Expenses	\$2,210.31

Total Liabilities

\$6,195.06

Equity

Reserve Balance Equity/Retained Earnings	\$335,661.33
Operating Balance Equity/Retained Earnings	\$103,083.80
Net Income	\$161,761.18

Total Equity

	\$600,506.31
Total Liabilities / Equity	\$606,701.37

Useless Bay Colony

Statement of Revenues and Expenses 10/1/2025 - 10/31/2025

	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)	1,250.00	1,666.68	(416.68)	5,000.00
40-1020 - Interest for Late Charges	-	-	-	182.08	-	182.08	-
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	1,400.00	24,500.00	(23,100.00)	297,580.00	98,000.00	199,580.00	294,000.00
42-1105 - Reserve Income	-	7,709.54	(7,709.54)	-	30,838.16	(30,838.16)	92,514.52
42-4011 - Interest Income - Reserve	103.19	708.33	(605.14)	1,258.66	2,833.32	(1,574.66)	8,500.00
Total Income	1,753.19	33,334.54	(31,581.35)	300,406.19	133,338.16	167,068.03	400,014.52
Total Income	1,753.19	33,334.54	(31,581.35)	300,406.19	133,338.16	167,068.03	400,014.52

Operating Funds Expense

Administration/Operations							
60-1005 - Additional Contingency	-	41.67	41.67	-	166.68	166.68	500.00
60-1010 - Attorney Fees - Collections	-	333.34	333.34	-	1,333.36	1,333.36	4,000.00
60-1015 - Attorney Fees	321.00	2,820.73	2,499.73	3,554.00	11,282.92	7,728.92	33,848.79
60-1035 - SOS WA Registration (License and Permits)	-	1.67	1.67	-	6.68	6.68	20.00
60-1045 - UBC Ambassadors - Division Meetings	-	16.67	16.67	-	66.68	66.68	200.00
60-1050 - UBC Website, Email, & Go Daddy	83.96	79.17	(4.79)	83.96	316.68	232.72	950.00
60-1055 - UBC Board Expenses-Annual meeting & public relations	-	83.34	83.34	1,141.68	333.36	(808.32)	1,000.00
60-1060 - Postage	43.76	125.00	81.24	5,005.57	500.00	(4,505.57)	1,500.00
60-1080 - Reserve Study	-	121.77	121.77	1,461.21	487.08	(974.13)	1,461.21
60-1155 - HOA Certified Letter for Violation	250.00	-	(250.00)	250.00	-	(250.00)	-
60-1165 - Management Additional Services	300.00	-	(300.00)	300.00	-	(300.00)	-
60-1166 - Mileage	217.00	-	(217.00)	217.00	-	(217.00)	-
60-1175 - Notice Processing Fee - Homeowner	200.00	50.00	(150.00)	200.00	200.00	-	600.00
60-1215 - Monthly Bank Fees	-	10.00	10.00	36.08	40.00	3.92	120.00
60-1250 - Management Fee Expense	2,500.00	2,733.33	233.33	10,000.00	10,933.32	933.32	32,800.00
60-1305 - Tax preparation	-	41.67	41.67	-	166.68	166.68	500.00
60-1310 - Accounting Audit	-	416.67	416.67	7,700.00	1,666.68	(6,033.32)	5,000.00
60-1315 - Property Taxes	70.09	27.09	(43.00)	70.09	108.36	38.27	325.00
60-1330 - Directors Insurance	3,625.00	583.34	(3,041.66)	7,250.00	2,333.36	(4,916.64)	7,000.00
60-1360 - Federal Tax	5,654.00	-	(5,654.00)	8,854.00	-	(8,854.00)	-
60-1370 - Write Offs - (Bad Debt)	35.00	-	(35.00)	378.90	-	(378.90)	-
60-7040 - Prep & Distribution of 1099	-	8.33	8.33	-	33.32	33.32	100.00
Total Administration/Operations	13,299.81	7,493.79	(5,806.02)	46,502.49	29,975.16	(16,527.33)	89,925.00
Buildings and Grounds							
60-1610 - Safety & Security Patrol @ 70/hr 3hrs X 3 days car stickers	-	75.00	75.00	-	300.00	300.00	900.00

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Statement of Revenues and Expenses 10/1/2025 - 10/31/2025

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Funds Expense							
60-1650 - Mowing - back beach playfield & other lots	-	166.67	166.67	-	666.68	666.68	2,000.00
60-1680 - Honey Bucket Pumping	110.00	125.00	15.00	330.00	500.00	170.00	1,500.00
60-1815 - Office Supplies	-	83.34	83.34	5.59	333.36	327.77	1,000.00
60-1825 - Maintenance - Renewal & Upgrades (signs, gates, etc)	-	166.67	166.67	-	666.68	666.68	2,000.00
60-1865 - Exercise Room Usage Fees	17,804.71	1,333.33	(16,471.38)	17,804.71	5,333.32	(12,471.39)	16,000.00
60-1870 - Pool Usage Fees	17,118.15	1,625.00	(15,493.15)	17,118.15	6,500.00	(10,618.15)	19,500.00
60-1875 - Tennis Court Maintenance Usage Fee	-	250.00	250.00	-	1,000.00	1,000.00	3,000.00
60-1880 - UBG&CC Dues	-	4,238.38	4,238.38	52,105.20	16,953.52	(35,151.68)	50,860.48
60-1910 - Maintenance of Access to Porta-Pot	-	125.00	125.00	-	500.00	500.00	1,500.00
Total Buildings and Grounds	35,032.86	8,188.39	(26,844.47)	87,363.65	32,753.56	(54,610.09)	98,260.48
Maintenance							
60-1950 - Maintenance - Right of Way - culverts/drain ditch	3,372.80	758.33	(2,614.47)	3,372.80	3,033.32	(339.48)	9,100.00
60-1975 - Maintenance - Landscapes, entrances, hazards, trees	147.15	416.67	269.52	147.15	1,666.68	1,519.53	5,000.00
60-1995 - UBC Roads - Non-Asphalt Cleaning & Paint	-	125.00	125.00	-	500.00	500.00	1,500.00
Total Maintenance	3,519.95	1,300.00	(2,219.95)	3,519.95	5,200.00	1,680.05	15,600.00
Utilities							
60-1515 - Safety Lighting - Puget Sound Energy	97.45	125.00	27.55	365.52	500.00	134.48	1,500.00
60-1520 - Island Disposal - Garbage	-	58.34	58.34	168.00	233.36	65.36	700.00
60-1570 - Bayview Beach Water	-	41.67	41.67	725.40	166.68	(558.72)	500.00
Total Utilities	97.45	225.01	127.56	1,258.92	900.04	(358.88)	2,700.00
Reserve/Special Assessments							
60-2130 - Road Reserve Contribution	-	5,782.16	5,782.16	-	23,128.64	23,128.64	69,385.89
60-2145 - Reserve Contribution from Dues	-	1,927.39	1,927.39	-	7,709.56	7,709.56	23,128.63
Total Reserve/Special Assessments	-	7,709.55	7,709.55	-	30,838.20	30,838.20	92,514.52
Total Expense	51,950.07	24,916.74	(27,033.33)	138,645.01	99,666.96	(38,978.05)	299,000.00
Operating Funds Net Total	(50,196.88)	8,417.80	(58,614.68)	161,761.18	33,671.20	128,089.98	101,014.52
Net Total	(50,196.88)	8,417.80	(58,614.68)	161,761.18	33,671.20	128,089.98	101,014.52