

Balance Sheet

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

As of: 05/31/2025

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	3,329.60
PB Operating MM 0081	85,546.25
Savi Bank MMA Reserve Funds 0413	117,232.22
PB Road Asphalt Reserve 4222	3,108.17
Savi Bank Reserve Funds CD 1144 - (3/17/2026)	109,679.33
PB CD Reserve Funds 2900 (6/15/25)	103,035.00
Total Cash	421,930.57
Accounts Receivable	17,306.51
TOTAL ASSETS	439,237.08
LIABILITIES & CAPITAL	
Liabilities	
Homeowner prepayments	1,250.83
Bad Debt	-3,484.62
Total Liabilities	-2,233.79
Capital	
Reserve Retained Earnings	8,474.51
Operating Retained Earnings	407,190.89
Retained Earnings	327,626.52
Calculated Retained Earnings	-18,188.63
Calculated Prior Years Retained Earnings	-283,632.42
Total Capital	441,470.87
TOTAL LIABILITIES & CAPITAL	439,237.08

Operating Income Statement - Actual v Budget

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

As of: May 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					
4011	Interest Income - Reserve	778.86	0.00	8,474.51	0.00	0.00
	Total Reserves Income	778.86	0.00	8,474.51	0.00	0.00
3999	Reserve Pass Through Income					
4001	Reserve Interest - Passthru Account	-778.86	0.00	-8,474.51	0.00	0.00
	Total Reserve Pass Through Income	-778.86	0.00	-8,474.51	0.00	0.00
4000-00	Dues, Fees, Assessments - 415					
4000	Homeowner Assessment and dues	138.26	0.00	284,517.50	289,100.00	289,100.00
4000-6	Move-in Charges	250.00	0.00	4,350.00	0.00	0.00
4006	HOA CCR Violation Fee	0.00	0.00	250.00	0.00	0.00
4125	Late Fees	0.00	0.00	4,925.00	0.00	0.00
4126	HOA Interest for Late Dues	0.00	0.00	2,401.62	0.00	0.00
	Total Dues, Fees, Assessments - 415	388.26	0.00	296,444.12	289,100.00	289,100.00
	Total Operating Income	388.26	0.00	296,444.12	289,100.00	289,100.00
Expense						
5000-1	Administrative Expenses					
6032	SOS WA Registration (License and Permits)	0.00	0.00	20.00	20.00	20.00
6040	Remote Deposit Capture Service	0.30	0.00	2.58	0.00	0.00
6041	Monthly Bank Fees	10.00	5.00	128.46	55.00	60.00
6055	Postage	0.00	25.00	619.77	275.00	300.00
6061	CAI Board Education	0.00	0.00	51.50	0.00	0.00
6210-3	Office Supplies	0.00	83.33	97.77	916.67	1,000.00
6241	Directors Insurance	2,294.00	708.33	7,399.00	7,791.67	8,500.00
6300	Legal/Attorney - General	0.00	916.66	34,045.81	10,083.34	11,000.00
6300-2	Attorney Fees - Collections	0.00	333.33	0.00	3,666.67	4,000.00

Operating Income Statement - Actual v Budget

Account Number	Account Name	MTD Actual	MTD Budget	YTD Actual	YTD Budget	Annual Budget
6311	Reserve Study	0.00	166.66	1,461.21	1,833.34	2,000.00
6312	Tax preparation	0.00	166.66	0.00	1,833.34	2,000.00
6312-1	Property Taxes	0.00	27.08	265.81	297.92	325.00
6312-2	Accounting Audit	0.00	416.66	0.00	4,583.34	5,000.00
Total Administrative Expenses		2,304.30	2,848.71	44,091.91	31,356.29	34,205.00
5000-2	Communications					
6012	UBC Ambassadors - Division Meetings	0.00	166.66	0.00	1,833.34	2,000.00
6013	UBC Website, Email, & Go Daddy	0.00	6.25	0.00	68.75	75.00
6045	UBC Board Expenses-Annual meeting & public relations	0.00	166.66	356.67	1,833.34	2,000.00
Total Communications		0.00	339.57	356.67	3,735.43	4,075.00
5000-3	Beach Park Utilities					
5000-6	Maintenance of Access to Porta-Pot	0.00	83.33	1,285.00	916.67	1,000.00
6090	Honey Bucket Pumping	110.00	195.00	1,084.84	2,145.00	2,340.00
6510	Bayview Beach Water	0.00	37.50	216.49	412.50	450.00
6590	Island Disposal - Garbage	90.28	54.16	489.76	595.84	650.00
Total Beach Park Utilities		200.28	369.99	3,076.09	4,070.01	4,440.00
5001-2	Roads Project					
6095	UBC Roads - Non-Asphalt Cleaning & Paint	0.00	125.00	21,576.91	1,375.00	1,500.00
6210	UBC Roads - Asphalt Overlays	0.00	0.00	156,019.20	156,020.00	156,020.00
Total Roads Project		0.00	125.00	177,596.11	157,395.00	157,520.00
6601-5	UBG&CC Dues and Fees					
6601-1	Exercise Room Usage Fees	0.00	1,500.00	0.00	16,500.00	18,000.00
6601-2	Pool Usage Fees	0.00	137.50	0.00	1,512.50	1,650.00
6601-3	Tennis Court Maintenance Usage Fee	0.00	125.00	0.00	1,375.00	1,500.00
6601-4	UBG&CC Dues	0.00	0.00	50,977.60	47,492.00	47,492.00
Total UBG&CC Dues and Fees		0.00	1,762.50	50,977.60	66,879.50	68,642.00
6800-1	Professional Management Charges & Fees					
6320	Management Fee Expense	2,700.00	2,833.33	25,200.00	31,166.67	34,000.00
6320-5	Previous Management Fees	0.00	0.00	331.00	0.00	0.00
7040	Prep & Distribution of 1099	0.00	0.00	30.00	0.00	0.00

Operating Income Statement - Actual v Budget

Account Number	Account Name	MTD Actual	MTD Budget	YTD Actual	YTD Budget	Annual Budget
7065	Notice Posting	-225.00	0.00	0.00	0.00	0.00
	Total Professional Management Charges & Fees	2,475.00	2,833.33	25,561.00	31,166.67	34,000.00
7000	Property Management					
5000	Maintenance - Landscapes, entrances, hazards, trees	0.00	416.66	4,199.68	4,583.34	5,000.00
6060	Maintenance - Renewal & Upgrades (signs, gates, etc)	0.00	416.66	0.00	4,583.34	5,000.00
6160	Safety Lighting - Puget Sound Energy	91.30	125.00	1,133.69	1,375.00	1,500.00
6205	Safety & Security Patrol @ 70/hr 3hrs X 3 days car stickers	0.00	75.00	0.00	825.00	900.00
6218-2	Maintenance - Right of Way - culverts/drain ditch	3,100.00	583.33	6,100.00	6,416.67	7,000.00
6281	Mowing - back beach playfield & other lots	0.00	166.66	1,540.00	1,833.34	2,000.00
	Total Property Management	3,191.30	1,783.31	12,973.37	19,616.69	21,400.00
	Total Operating Expense	8,170.88	10,062.41	314,632.75	314,219.59	324,282.00
	Total Operating Income	388.26	0.00	296,444.12	289,100.00	289,100.00
	Total Operating Expense	8,170.88	10,062.41	314,632.75	314,219.59	324,282.00
	NOI - Net Operating Income	-7,782.62	-10,062.41	-18,188.63	-25,119.59	-35,182.00
	Total Income	388.26	0.00	296,444.12	289,100.00	289,100.00
	Total Expense	8,170.88	10,062.41	314,632.75	314,219.59	324,282.00
	Net Income	-7,782.62	-10,062.41	-18,188.63	-25,119.59	-35,182.00

Reserve Income Statement - Actual vs Budget

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

As of: May 2025

Accounting Basis: Accrual

Fund Type: Reserve

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Level of Detail: Detail View

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4001	Reserve Interest - Passthru Account	-778.86	0.00	-8,474.51	0.00	0.00
	Total Reserve Pass Through Income	-778.86	0.00	-8,474.51	0.00	0.00
	Total Reserve Income	0.00	0.00	0.00	0.00	0.00
	Total Reserve Income	0.00	0.00	0.00	0.00	0.00
	Total Reserve Expense	0.00	0.00	0.00	0.00	0.00
	Net Reserve	0.00	0.00	0.00	0.00	0.00
	Total Income	0.00	0.00	0.00	0.00	0.00
	Total Expense	0.00	0.00	0.00	0.00	0.00
	Net Income	0.00	0.00	0.00	0.00	0.00

Annual Budget - Comparative

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6055	Postage	0.00	25.00	619.77	275.00	300.00
6061	CAI Board Education	0.00	0.00	51.50	0.00	0.00
6210-3	Office Supplies	0.00	83.33	97.77	916.67	1,000.00
6241	Directors Insurance	2,294.00	708.33	7,399.00	7,791.67	8,500.00
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