

Balance Sheet

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

As of: 08/31/2024

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	75,957.04
PB Operating MM 0081	122,504.43
Savi Bank MMA Reserve Funds 0413	116,360.07
PB Road Asphalt Reserve 4222	3,192.93
Savi Bank Reserve Funds CD 1144 - (3/2025)	106,440.16
Savi Bank Reserve Funds CD 1446 - (11/2024)	102,263.83
Total Cash	526,718.46
Accounts Receivable	32,572.80
TOTAL ASSETS	559,291.26
LIABILITIES & CAPITAL	
Liabilities	
Homeowner prepayments	2,840.25
Total Liabilities	2,840.25
Capital	
Reserve Retained Earnings	2,544.96
Operating Retained Earnings	407,190.89
Retained Earnings	329,639.02
Calculated Retained Earnings	105,989.84
Calculated Prior Years Retained Earnings	-288,913.70
Total Capital	556,451.01
TOTAL LIABILITIES & CAPITAL	559,291.26

Operating Income Statement - Actual v Budget

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

As of: Aug 2024

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	2,199.56	0.00	2,544.96	0.00	0.00
	Total Reserves Income	2,199.56	0.00	2,544.96	0.00	0.00
4000-00	Dues, Fees, Assessments - 415					
4000	Homeowner Assessment and dues	2,383.34	24,091.67	282,375.02	48,183.34	289,100.00
4001	Reserve Interest - Passthru Account	-2,199.56	0.00	-2,544.96	0.00	0.00
4125	Late Fees	1,300.00	0.00	1,300.00	0.00	0.00
4126	HOA Interest for Late Dues	42.12	0.00	42.12	0.00	0.00
	Total Dues, Fees, Assessments - 415	1,525.90	24,091.67	281,172.18	48,183.34	289,100.00
4002-1	Billed to owners for reimbursement					
4005	Transfer Fees per Transaction	0.00	0.00	600.00	0.00	0.00
	Total Billed to owners for reimbursement	0.00	0.00	600.00	0.00	0.00
	Total Operating Income	3,725.46	24,091.67	284,317.14	48,183.34	289,100.00
Expense						
5000-1	Administrative Expenses					
6032	SOS WA Registration (License and Permits)	0.00	0.00	0.00	20.00	20.00
6040	Remote Deposit Capture Service	2.34	0.00	7.74	0.00	0.00
6041	Monthly Bank Fees	10.00	5.00	20.00	10.00	60.00
6055	Postage/Mailing/Copies	84.87	25.00	583.89	50.00	300.00
6210-3	Office Supplies	97.77	83.34	97.77	166.68	1,000.00
6241	Directors Insurance	0.00	708.34	0.00	1,416.68	8,500.00
6300	Legal/Attorney - General	4,477.31	916.67	10,221.31	1,833.34	11,000.00
6300-2	Attorney Fees - Collections	0.00	333.34	0.00	666.68	4,000.00
6311	Reserve Study	0.00	166.67	1,461.21	333.34	2,000.00

Operating Income Statement - Actual v Budget

Account Number	Account Name	MTD Actual	MTD Budget	YTD Actual	YTD Budget	Annual Budget
6312	Tax preparation	192.00	166.67	192.00	333.34	2,000.00
6312-1	Property Taxes	0.00	27.09	0.00	54.18	325.00
6312-2	Accounting Audit	0.00	416.67	0.00	833.34	5,000.00
Total Administrative Expenses		4,864.29	2,848.79	12,583.92	5,717.58	34,205.00
5000-2	Communications					
6012	UBC Ambassadors - Division Meetings	0.00	166.67	0.00	333.34	2,000.00
6013	UBC Website, Email, & Go Daddy	0.00	6.25	0.00	12.50	75.00
6045	UBC Board Expenses-Annual meeting & public relations	356.67	166.67	356.67	333.34	2,000.00
Total Communications		356.67	339.59	356.67	679.18	4,075.00
5000-3	Beach Park Utilities					
5000-6	Maintenance of Access to Porta-Pot	180.00	83.34	180.00	166.68	1,000.00
6090	Honey Bucket Pumping	0.00	195.00	0.00	390.00	2,340.00
6510	Bayview Beach Water	108.12	37.50	108.12	75.00	450.00
6590	Island Disposal - Garbage	78.91	54.17	78.91	108.34	650.00
Total Beach Park Utilities		367.03	370.01	367.03	740.02	4,440.00
5001-2	Roads Project					
6095	UBC Roads - Non-Asphalt Cleaning & Paint	0.00	125.00	0.00	250.00	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	156,019.20	156,270.00	157,520.00
6601-5	UBG&CC Dues and Fees					
6601-1	Exercise Room Usage Fees	0.00	1,500.00	0.00	3,000.00	18,000.00
6601-2	Pool Usage Fees	0.00	137.50	0.00	275.00	1,650.00
6601-3	Tennis Court Maintenance Usage Fee	0.00	125.00	0.00	250.00	1,500.00
6601-4	UBG&CC Dues 24-25	0.00	0.00	0.00	47,492.00	47,492.00
Total UBG&CC Dues and Fees		0.00	1,762.50	0.00	51,017.00	68,642.00
6800-1	Professional Management Charges & Fees					
6320	Management Fee Expense	2,250.00	2,833.34	4,556.00	5,666.68	34,000.00
Total Professional Management Charges & Fees		2,250.00	2,833.34	4,556.00	5,666.68	34,000.00
7000	Property Management					
5000	Maintenance - Landscapes,	4,199.68	416.67	4,199.68	833.34	5,000.00

Operating Income Statement - Actual v Budget

Account Number	Account Name	MTD Actual	MTD Budget	YTD Actual	YTD Budget	Annual Budget
	entrances, hazards, trees					
6060	Maintenance - Renewal & Upgrades (signs, gates, etc)	0.00	416.67	0.00	833.34	5,000.00
6160	Safety Lighting - Puget Sound Energy	122.40	125.00	244.80	250.00	1,500.00
6205	Safety & Security Patrol @ 70/hr 3hrs X 3 days car stickers	0.00	75.00	0.00	150.00	900.00
6218-2	Maintenance - Right of Way - culverts/drain ditch	0.00	583.34	0.00	1,166.68	7,000.00
6281	Mowing - back beach playfield & other lots	0.00	166.67	0.00	333.34	2,000.00
Total Property Management		4,322.08	1,783.35	4,444.48	3,566.70	21,400.00
Total Operating Expense		12,160.07	10,062.58	178,327.30	223,657.16	324,282.00
Total Operating Income		3,725.46	24,091.67	284,317.14	48,183.34	289,100.00
Total Operating Expense		12,160.07	10,062.58	178,327.30	223,657.16	324,282.00
NOI - Net Operating Income		-8,434.61	14,029.09	105,989.84	-175,473.82	-35,182.00
Total Income		3,725.46	24,091.67	284,317.14	48,183.34	289,100.00
Total Expense		12,160.07	10,062.58	178,327.30	223,657.16	324,282.00
Net Income		-8,434.61	14,029.09	105,989.84	-175,473.82	-35,182.00

Reserve Income Statement - Actual vs Budget

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

As of: Aug 2024

Accounting Basis: Accrual

Fund Type: Reserve

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Level of Detail: Detail View

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Total Reserve Income		2,199.56	0.00	2,544.96	0.00	0.00
Total Reserve Income		2,199.56	0.00	2,544.96	0.00	0.00
Total Reserve Expense		0.00	0.00	0.00	0.00	0.00
Net Reserve		2,199.56	0.00	2,544.96	0.00	0.00
Total Income		2,199.56	0.00	2,544.96	0.00	0.00
Total Expense		0.00	0.00	0.00	0.00	0.00
Net Income		2,199.56	0.00	2,544.96	0.00	0.00

Annual Budget - Comparative

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