

Useless Bay Colony

Balance Sheet as of 4/30/2026

Assets	Operating Funds	Reserve	Total
Assets			
10-1000 - Pinnacle Operating 0911	\$157,372.68		\$157,372.68
10-1500 - Operating Funds in Transit	\$5,000.00		\$5,000.00
12-2000 - Savi Bank MMA Reserve Funds 0413		\$118,799.29	\$118,799.29
12-2500 - Reserve Funds in Transit		\$188,870.06	\$188,870.06
12-4100 - Savi Bank Reserve Funds CD 1144 - (3/17/2026)		\$112,868.14	\$112,868.14
20-1013 - Accounts Receivable	\$207,532.89		\$207,532.89
Total Assets	\$369,905.57	\$420,537.49	\$790,443.06
Total Assets	\$369,905.57	\$420,537.49	\$790,443.06
Liabilities / Equity			
Liabilities			
30-2020 - Homeowner prepayments	\$4,070.00		\$4,070.00
Total Liabilities	\$4,070.00		\$4,070.00
Equity			
20-3020 - Reserve Balance Equity/Retained Earnings		\$335,760.98	\$335,760.98
20-3030 - Operating Balance Equity/Retained Earnings	\$105,994.11		\$105,994.11
20-3095 - Net Income	\$259,841.46	\$84,776.51	\$344,617.97
Total Equity	\$365,835.57	\$420,537.49	\$786,373.06
Total Liabilities / Equity	\$369,905.57	\$420,537.49	\$790,443.06

Useless Bay Colony

Statement of Revenues and Expenses 4/1/2026 - 4/30/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Funds Income							
Income							
40-1010 - Association Move-in Charges	-	416.67	(416.67)	3,000.00	4,166.70	(1,166.70)	5,000.00
40-1020 - Interest for Late Charges	306.30	-	306.30	2,367.22	-	2,367.22	-
40-1025 - Late Fees	800.00	-	800.00	6,175.00	-	6,175.00	-
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	231,550.00	24,500.00	207,050.00	524,272.50	245,000.00	279,272.50	294,000.00
Total Income	232,656.30	24,916.67	207,739.63	535,950.17	249,166.70	286,783.47	299,000.00
Total Income	232,656.30	24,916.67	207,739.63	535,950.17	249,166.70	286,783.47	299,000.00

Operating Funds Expense

Administration/Operations							
60-1010 - Attorney Fees - Collections	-	333.33	333.33	-	3,333.30	3,333.30	4,000.00
60-1015 - Attorney Fees	3,009.00	2,820.73	(188.27)	15,286.96	28,207.30	12,920.34	33,848.79
60-1035 - SOS WA Registration (License and Permits)	-	1.66	1.66	-	16.68	16.68	20.00
60-1040 - Miscellaneous	-	-	-	113.35	-	(113.35)	-
60-1045 - UBC Ambassadors - Division Meetings	-	16.67	16.67	-	166.70	166.70	200.00
60-1050 - UBC Website, Email, & Go Daddy	-	79.17	79.17	204.02	791.70	587.68	950.00
60-1055 - UBC Board Expenses-Annual meeting & public relations	-	83.33	83.33	1,741.68	833.34	(908.34)	1,000.00
60-1060 - Postage	70.18	125.00	54.82	5,488.53	1,250.00	(4,238.53)	1,500.00
60-1080 - Reserve Study	-	121.77	121.77	1,461.21	1,217.70	(243.51)	1,461.21
60-1165 - Management Additional Services	-	41.67	41.67	500.00	416.70	(83.30)	500.00
60-1166 - Mileage	-	-	-	217.00	-	(217.00)	-
60-1175 - Notice Processing Fee - Homeowner	-	50.00	50.00	425.00	500.00	75.00	600.00
60-1215 - Monthly Bank Fees	-	10.00	10.00	26.08	100.00	73.92	120.00
60-1250 - Management Fee Expense	2,500.00	2,733.33	233.33	25,000.00	27,333.30	2,333.30	32,800.00
60-1305 - Tax preparation	-	41.66	41.66	100.00	416.68	316.68	500.00
60-1310 - Accounting Audit	-	416.67	416.67	7,700.00	4,166.70	(3,533.30)	5,000.00
60-1315 - Property Taxes	530.45	27.08	(503.37)	600.54	270.84	(329.70)	325.00
60-1330 - Directors Insurance	-	583.33	583.33	3,625.00	5,833.34	2,208.34	7,000.00
60-1360 - Federal Tax	-	-	-	8,854.00	-	(8,854.00)	-
60-1370 - Write Offs - (Bad Debt)	-	-	-	378.90	-	(378.90)	-
60-7040 - Prep & Distribution of 1099	-	8.33	8.33	35.84	83.30	47.46	100.00
Total Administration/Operations	6,109.63	7,493.73	1,384.10	71,758.11	74,937.58	3,179.47	89,925.00
Buildings and Grounds							
60-1610 - Safety & Security Patrol @ 70/hr 3hrs X 3 days car stickers	-	75.00	75.00	-	750.00	750.00	900.00
60-1630 - Landscaping - Yard	-	-	-	990.00	-	(990.00)	-

Useless Bay Colony

Statement of Revenues and Expenses 4/1/2026 - 4/30/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Funds Expense							
60-1650 - Mowing - back beach playfield & other lots	-	166.66	166.66	-	1,666.68	1,666.68	2,000.00
60-1680 - Honey Bucket Pumping	-	125.00	125.00	885.50	1,250.00	364.50	1,500.00
60-1815 - Office Supplies	-	83.33	83.33	5.59	833.34	827.75	1,000.00
60-1825 - Maintenance - Renewal & Upgrades (signs, gates, etc)	-	166.66	166.66	222.87	1,666.68	1,443.81	2,000.00
60-1865 - Exercise Room Usage Fees	-	1,333.33	1,333.33	31,265.65	13,333.30	(17,932.35)	16,000.00
60-1870 - Pool Usage Fees	-	1,625.00	1,625.00	31,687.41	16,250.00	(15,437.41)	19,500.00
60-1875 - Tennis Court Maintenance Usage Fee	-	250.00	250.00	2,570.83	2,500.00	(70.83)	3,000.00
60-1880 - UBG&CC Dues	-	4,238.37	4,238.37	52,105.20	42,383.74	(9,721.46)	50,860.48
60-1910 - Maintenance of Access to Porta-Pot	-	125.00	125.00	-	1,250.00	1,250.00	1,500.00
Total Buildings and Grounds	-	8,188.35	8,188.35	119,733.05	81,883.74	(37,849.31)	98,260.48
Maintenance							
60-1950 - Maintenance - Right of Way - culverts/drain ditch	-	758.33	758.33	3,372.80	7,583.30	4,210.50	9,100.00
60-1975 - Maintenance - Landscapes, entrances, hazards, trees	-	416.66	416.66	197.15	4,166.68	3,969.53	5,000.00
60-1995 - UBC Roads - Non-Asphalt Cleaning & Paint	-	125.00	125.00	1,800.00	1,250.00	(550.00)	1,500.00
Total Maintenance	-	1,299.99	1,299.99	5,369.95	12,999.98	7,630.03	15,600.00
Utilities							
60-1515 - Safety Lighting - Puget Sound Energy	110.18	125.00	14.82	1,003.93	1,250.00	246.07	1,500.00
60-1520 - Island Disposal - Garbage	-	58.33	58.33	422.77	583.34	160.57	700.00
60-1570 - Bayview Beach Water	-	41.66	41.66	725.40	416.68	(308.72)	500.00
Total Utilities	110.18	224.99	114.81	2,152.10	2,250.02	97.92	2,700.00
Reserve/Special Assessments							
60-2130 - Road Reserve Contribution	5,782.16	5,782.16	-	57,821.60	57,821.60	-	69,385.89
60-2145 - Reserve Contribution from Dues	1,927.39	1,927.39	-	19,273.90	19,273.90	-	23,128.63
Total Reserve/Special Assessments	7,709.55	7,709.55	-	77,095.50	77,095.50	-	92,514.52
Total Expense	13,929.36	24,916.61	10,987.25	276,108.71	249,166.82	(26,941.89)	299,000.00
Operating Funds Net Total	218,726.94	.06	218,726.88	259,841.46	(.12)	259,841.58	-

Useless Bay Colony

Statement of Revenues and Expenses 4/1/2026 - 4/30/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Income							
42-1105 - Reserve Income	7,709.55	7,709.54	.01	77,095.50	77,095.40	.10	92,514.52
42-4011 - Interest Income - Reserve	375.51	708.33	(332.82)	7,691.01	7,083.30	607.71	8,500.00
Total Income	8,085.06	8,417.87	(332.81)	84,786.51	84,178.70	607.81	101,014.52
Total Income	8,085.06	8,417.87	(332.81)	84,786.51	84,178.70	607.81	101,014.52
Reserve Expense							
Administration/Operations							
60-1215 - Monthly Bank Fees	-	-	-	10.00	-	(10.00)	-
Total Administration/Operations	-	-	-	10.00	-	(10.00)	-
Total Expense	-	-	-	10.00	-	(10.00)	-
Reserve Net Total	8,085.06	8,417.87	(332.81)	84,776.51	84,178.70	597.81	101,014.52
Net Total	226,812.00	8,417.93	218,394.07	344,617.97	84,178.58	260,439.39	101,014.52

Useless Bay Colony

Fiscal Year 2025 Annual Budget Comparison

	FY 2024 7/1/2024 - 6/30/2025		FY 2025 7/1/2025 - 4/30/2026		FY 2026 7/1/2026 ~
	Budget	Actual	Budget	Actual (YTD)	Proposed Budget
Operating Fund					
Income					
Income					
40-1010 - Association Move-in Charges	-	-	5,000.00	3,000.00	3,000.00
40-1145 - 2023 - 2024 Estimated Holdover	37,390.42	-	-	-	-
40-4000 - Homeowner Assessment and dues	289,100.00	-	294,000.00	524,272.50	232,100.00
Total Income	326,490.42	-	299,000.00	527,272.50	235,100.00
Total Income	326,490.42	-	299,000.00	527,272.50	235,100.00
Expense					
Administration/Operations					
60-1010 - Attorney Fees - Collections	4,000.00	-	4,000.00	-	4,000.00
60-1015 - Attorney Fees	11,000.00	-	33,848.79	15,286.96	20,000.00
60-1035 - SOS WA Registration (License and Permits)	20.00	-	20.00	-	20.00
60-1045 - UBC Ambassadors - Division Meetings	2,000.00	-	200.00	-	200.00
60-1050 - UBC Website, Email, & Go Daddy	75.00	-	950.00	204.02	2,000.00
60-1055 - UBC Board Expenses-Annual meeting & public relations	2,000.00	-	1,000.00	1,741.68	2,000.00
60-1060 - Postage	300.00	-	1,500.00	5,488.53	7,500.00
60-1080 - Reserve Study	2,000.00	-	1,461.21	1,461.21	1,461.21
60-1165 - Management Additional Services	-	-	500.00	500.00	1,000.00
60-1166 - Mileage	-	-	-	217.00	750.00
60-1175 - Notice Processing Fee - Homeowner	-	-	600.00	425.00	400.00
60-1215 - Monthly Bank Fees	60.00	-	120.00	26.08	120.00
60-1230 - Remote Deposit Capture Service	-	-	-	-	10.00
60-1250 - Management Fee Expense	34,000.00	-	32,800.00	25,000.00	36,000.00
60-1305 - Tax preparation	2,000.00	-	500.00	100.00	250.00
60-1310 - Accounting Audit	5,000.00	-	5,000.00	7,700.00	2,700.00
60-1315 - Property Taxes	325.00	-	325.00	600.54	325.00
60-1330 - Directors Insurance	8,500.00	-	7,000.00	3,625.00	6,000.00
60-1360 - Federal Tax	-	-	-	8,854.00	10,000.00

Useless Bay Colony

Fiscal Year 2025 Annual Budget Comparison

Expense	FY 2024 7/1/2024 - 6/30/2025		FY 2025 7/1/2025 - 4/30/2026		FY 2026 7/1/2026 ~
	Budget	Actual	Budget	Actual (YTD)	Proposed Budget
60-1370 - Write Offs - (Bad Debt)	-	-	-	378.90	1,500.00
60-7040 - Prep & Distribution of 1099	-	-	100.00	35.84	250.00
Total Administration/Operations	71,280.00	-	89,925.00	71,644.76	96,486.21
Buildings and Grounds					
60-1610 - Safety & Security Patrol @ 70/hr 3hrs X 3 days car stickers	900.00	-	900.00	-	900.00
60-1650 - Mowing - back beach playfield & other lots	2,000.00	-	2,000.00	-	2,000.00
60-1680 - Honey Bucket Pumping	2,340.00	-	1,500.00	885.50	1,500.00
60-1815 - Office Supplies	1,000.00	-	1,000.00	5.59	500.00
60-1825 - Maintenance - Renewal & Upgrades (signs, gates, etc)	5,000.00	-	2,000.00	222.87	1,900.00
60-1865 - Exercise Room Usage Fees	18,000.00	-	16,000.00	31,265.65	-
60-1870 - Pool Usage Fees	1,650.00	-	19,500.00	31,687.41	-
60-1875 - Tennis Court Maintenance Usage Fee	1,500.00	-	3,000.00	2,570.83	-
60-1880 - UBG&CC Dues	49,700.42	-	50,860.48	52,105.20	-
60-1910 - Maintenance of Access to Porta-Pot	1,000.00	-	1,500.00	-	1,500.00
Total Buildings and Grounds	83,090.42	-	98,260.48	118,743.05	8,300.00
Maintenance					
60-1920 - UBC Roads - Asphalt Overlays	156,020.00	-	-	-	-
60-1950 - Maintenance - Right of Way - culverts/drain ditch	7,000.00	-	9,100.00	3,372.80	9,100.00
60-1975 - Maintenance - Landscapes, entrances, hazards, trees	5,000.00	-	5,000.00	197.15	5,000.00
60-1995 - UBC Roads - Non-Asphalt Cleaning & Paint	1,500.00	-	1,500.00	1,800.00	1,500.00
Total Maintenance	169,520.00	-	15,600.00	5,369.95	15,600.00
Utilities					
60-1515 - Safety Lighting - Puget Sound Energy	1,500.00	-	1,500.00	1,003.93	1,500.00
60-1520 - Island Disposal - Garbage	650.00	-	700.00	422.77	700.00
60-1570 - Bayview Beach Water	450.00	-	500.00	725.40	1,000.00
Total Utilities	2,600.00	-	2,700.00	2,152.10	3,200.00
Reserve/Special Assessments					
60-2130 - Road Reserve Contribution	-	-	69,385.89	57,821.60	100,155.16

Useless Bay Colony

Fiscal Year 2025 Annual Budget Comparison

	FY 2024		FY 2025		FY 2026
	7/1/2024 - 6/30/2025		7/1/2025 - 4/30/2026		7/1/2026 ~
	Budget	Actual	Budget	Actual (YTD)	Proposed Budget
Expense					
60-2145 - Reserve Contribution from Dues	-	-	23,128.63	19,273.90	11,358.63
Total Reserve/Special Assessments	-	-	92,514.52	77,095.50	111,513.79
Total Expense	326,490.42	-	299,000.00	275,005.36	235,100.00
Operating Fund Net Total	-	-	-	252,267.14	-
Reserve Fund					
Income					
Income					
42-1105 - Reserve Income	-	-	92,514.52	77,095.50	111,513.79
42-4011 - Interest Income - Reserve	-	-	8,500.00	7,691.01	-
Total Income	-	-	101,014.52	84,786.51	111,513.79
Total Income	-	-	101,014.52	84,786.51	111,513.79
Reserve Fund Net Total	-	-	101,014.52	84,786.51	111,513.79
Net Total	-	-	101,014.52	337,053.65	111,513.79