

Useless Bay Colony

Balance Sheet For 1/31/2026

Assets

Pinnacle Operating 0911	\$163,669.49
Savi Bank MMA Reserve Funds 0413	\$118,122.17
Pinnacle Money Market - 0945	\$13,510.35
Pinnacle Road Reserve 0978	\$43,636.72
Savi Bank Reserve Funds CD 1144 - (3/17/2026)	\$111,597.93
Accounts Receivable	\$44,903.51

Total Assets

	\$495,440.17
Total Assets	\$495,440.17

Liabilities

Homeowner prepayments	\$5,664.75
Accrued Expenses	\$2,210.31

Total Liabilities

\$7,875.06

Equity

Reserve Balance Equity/Retained Earnings	\$227,574.12
Operating Balance Equity/Retained Earnings	\$103,783.80
Net Income	\$156,207.19

Total Equity

	\$487,565.11
Total Liabilities / Equity	\$495,440.17

Useless Bay Colony

Statement of Revenues and Expenses 1/1/2026 - 1/31/2026

	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)	2,250.00	2,916.69	(666.69)	5,000.00
40-1020 - Interest for Late Charges	353.63	-	353.63	1,540.07	-	1,540.07	-
40-1025 - Late Fees	1,000.00	-	1,000.00	4,050.00	-	4,050.00	-
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	(700.00)	24,500.00	(25,200.00)	295,522.50	171,500.00	124,022.50	294,000.00
42-1105 - Reserve Income	5,782.16	-	5,782.16	11,564.32	-	11,564.32	-
Total Income	6,435.79	24,916.67	(18,480.88)	315,062.34	174,416.69	140,645.65	299,000.00
Total Income	6,435.79	24,916.67	(18,480.88)	315,062.34	174,416.69	140,645.65	299,000.00

Operating Funds Expense

Administration/Operations							
60-1010 - Attorney Fees - Collections	-	333.33	333.33	-	2,333.31	2,333.31	4,000.00
60-1015 - Attorney Fees	1,892.00	2,820.73	928.73	9,070.00	19,745.11	10,675.11	33,848.79
60-1035 - SOS WA Registration (License and Permits)	-	1.67	1.67	-	11.69	11.69	20.00
60-1045 - UBC Ambassadors - Division Meetings	-	16.67	16.67	-	116.69	116.69	200.00
60-1050 - UBC Website, Email, & Go Daddy	-	79.17	79.17	83.96	554.19	470.23	950.00
60-1055 - UBC Board Expenses-Annual meeting & public relations	-	83.33	83.33	1,141.68	583.35	(558.33)	1,000.00
60-1060 - Postage	15.33	125.00	109.67	5,415.39	875.00	(4,540.39)	1,500.00
60-1080 - Reserve Study	-	121.77	121.77	1,461.21	852.39	(608.82)	1,461.21
60-1165 - Management Additional Services	50.00	41.67	(8.33)	500.00	291.69	(208.31)	500.00
60-1166 - Mileage	-	-	-	217.00	-	(217.00)	-
60-1175 - Notice Processing Fee - Homeowner	-	50.00	50.00	425.00	350.00	(75.00)	600.00
60-1215 - Monthly Bank Fees	-	10.00	10.00	26.08	70.00	43.92	120.00
60-1250 - Management Fee Expense	2,500.00	2,733.33	233.33	17,500.00	19,133.31	1,633.31	32,800.00
60-1305 - Tax preparation	-	41.67	41.67	100.00	291.69	191.69	500.00
60-1310 - Accounting Audit	-	416.67	416.67	7,700.00	2,916.69	(4,783.31)	5,000.00
60-1315 - Property Taxes	-	27.08	27.08	70.09	189.60	119.51	325.00
60-1330 - Directors Insurance	-	583.33	583.33	3,625.00	4,083.35	458.35	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	35.84	8.33	(27.51)	35.84	58.31	22.47	100.00
Total Administration/Operations	4,493.17	7,493.75	3,000.58	56,604.15	52,456.37	(4,147.78)	89,925.00
Buildings and Grounds							
60-1610 - Safety & Security Patrol @ 70/hr 3hrs X 3 days car stickers	-	75.00	75.00	-	525.00	525.00	900.00
60-1630 - Landscaping - Yard	990.00	-	(990.00)	990.00	-	(990.00)	-

Useless Bay Colony

Statement of Revenues and Expenses 1/1/2026 - 1/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Funds Expense							
60-1650 - Mowing - back beach playfield & other lots	-	166.67	166.67	-	1,166.69	1,166.69	2,000.00
60-1680 - Honey Bucket Pumping	110.00	125.00	15.00	660.00	875.00	215.00	1,500.00
60-1815 - Office Supplies	-	83.33	83.33	5.59	583.35	577.76	1,000.00
60-1825 - Maintenance - Renewal & Upgrades (signs, gates, etc)	-	166.67	166.67	222.87	1,166.69	943.82	2,000.00
60-1865 - Exercise Room Usage Fees	-	1,333.33	1,333.33	17,804.71	9,333.31	(8,471.40)	16,000.00
60-1870 - Pool Usage Fees	-	1,625.00	1,625.00	17,118.15	11,375.00	(5,743.15)	19,500.00
60-1875 - Tennis Court Maintenance Usage Fee	-	250.00	250.00	-	1,750.00	1,750.00	3,000.00
60-1880 - UBG&CC Dues	-	4,238.37	4,238.37	52,105.20	29,668.63	(22,436.57)	50,860.48
60-1910 - Maintenance of Access to Porta-Pot	-	125.00	125.00	-	875.00	875.00	1,500.00
Total Buildings and Grounds	1,100.00	8,188.37	7,088.37	88,906.52	57,318.67	(31,587.85)	98,260.48
Maintenance							
60-1950 - Maintenance - Right of Way - culverts/drain ditch	-	758.33	758.33	3,372.80	5,308.31	1,935.51	9,100.00
60-1975 - Maintenance - Landscapes, entrances, hazards, trees	-	416.67	416.67	197.15	2,916.69	2,719.54	5,000.00
60-1995 - UBC Roads - Non-Asphalt Cleaning & Paint	1,800.00	125.00	(1,675.00)	1,800.00	875.00	(925.00)	1,500.00
Total Maintenance	1,800.00	1,300.00	(500.00)	5,369.95	9,100.00	3,730.05	15,600.00
Utilities							
60-1515 - Safety Lighting - Puget Sound Energy	102.76	125.00	22.24	673.79	875.00	201.21	1,500.00
60-1520 - Island Disposal - Garbage	84.93	58.33	(26.60)	337.22	408.35	71.13	700.00
60-1570 - Bayview Beach Water	-	41.67	41.67	725.40	291.69	(433.71)	500.00
Total Utilities	187.69	225.00	37.31	1,736.41	1,575.04	(161.37)	2,700.00
Reserve/Special Assessments							
60-2130 - Road Reserve Contribution	-	5,782.16	5,782.16	28,910.80	40,475.12	11,564.32	69,385.89
60-2145 - Reserve Contribution from Dues	1,927.39	1,927.39	-	13,491.73	13,491.73	-	23,128.63
Total Reserve/Special Assessments	1,927.39	7,709.55	5,782.16	42,402.53	53,966.85	11,564.32	92,514.52
Total Expense	9,508.25	24,916.67	15,408.42	195,019.56	174,416.93	(20,602.63)	299,000.00
Operating Funds Net Total	(3,072.46)	-	(3,072.46)	120,042.78	(.24)	120,043.02	-

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Statement of Revenues and Expenses 1/1/2026 - 1/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Income							
42-1105 - Reserve Income	1,927.39	7,709.54	(5,782.15)	42,402.53	53,966.78	(11,564.25)	92,514.52
42-4011 - Interest Income - Reserve	664.77	708.33	(43.56)	5,336.20	4,958.31	377.89	8,500.00
Total Income	2,592.16	8,417.87	(5,825.71)	47,738.73	58,925.09	(11,186.36)	101,014.52
Total Income	2,592.16	8,417.87	(5,825.71)	47,738.73	58,925.09	(11,186.36)	101,014.52
Reserve Expense							
Administration/Operations							
60-1215 - Monthly Bank Fees	-	-	-	10.00	-	(10.00)	-
Total Administration/Operations	-	-	-	10.00	-	(10.00)	-
Reserve/Special Assessments							
60-2130 - Road Reserve Contribution	5,782.16	-	(5,782.16)	11,564.32	-	(11,564.32)	-
Total Reserve/Special Assessments	5,782.16	-	(5,782.16)	11,564.32	-	(11,564.32)	-
Total Expense	5,782.16	-	(5,782.16)	11,574.32	-	(11,574.32)	-
Reserve Net Total	(3,190.00)	8,417.87	(11,607.87)	36,164.41	58,925.09	(22,760.68)	101,014.52
Net Total	(6,262.46)	8,417.87	(14,680.33)	156,207.19	58,924.85	97,282.34	101,014.52