Balance Sheet

Properties: Useless Bay Colony - Cambridge Dr Langley, WA 98260
As of: 03/31/2025
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	5,909.28
PB Operating MM 0081	85,447.87
Savi Bank MMA Reserve Funds 0413	117,036.55
PB Road Asphalt Reserve 4222	3,127.14
Savi Bank Reserve Funds CD 1144 - (3/2025)	109,049.67
PB CD Reserve Funds 2900 (6/15/25)	103,035.00
Total Cash	**423,605.51**
Accounts Receivable	24,105.31
TOTAL ASSETS	**447,710.82**
LIABILITIES & CAPITAL	
Liabilities	
Homeowner prepayments	1,250.75
Total Liabilities	**1,250.75**
Capital	
Reserve Retained Earnings	7,549.77
Operating Retained Earnings	407,190.89
Retained Earnings	327,626.52
Calculated Retained Earnings	-9,735.91
Calculated Prior Years Retained Earnings	-286,171.20
Total Capital	**446,460.07**
TOTAL LIABILITIES & CAPITAL	**447,710.82**

Operating Income Statement - Actual v Budget

Properties: Useless Bay Colony - Cambridge Dr Langley, WA 98260
As of: Mar 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	500.02	0.00	7,549.77	0.00	0.00
	Total Reserves Income	**500.02**	**0.00**	**7,549.77**	**0.00**	**0.00**
3999	**Reserve Pass Through Income**					
4001	Reserve Interest - Passthru Account	-500.02	0.00	-7,549.77	0.00	0.00
	Total Reserve Pass Through Income	**-500.02**	**0.00**	**-7,549.77**	**0.00**	**0.00**
4000-00	**Dues, Fees, Assessments - 415**					
4000	Homeowner Assessment and dues	138.34	0.00	282,840.90	289,100.00	289,100.00
4000-6	Move-in Charges	250.00	0.00	3,600.00	0.00	0.00
4125	Late Fees	575.00	0.00	4,925.00	0.00	0.00
4126	HOA Interest for Late Dues	310.13	0.00	2,360.82	0.00	0.00
	Total Dues, Fees, Assessments - 415	**1,273.47**	**0.00**	**293,726.72**	**289,100.00**	**289,100.00**
	Total Operating Income	**1,273.47**	**0.00**	**293,726.72**	**289,100.00**	**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	0.18	0.00	1.62	0.00	0.00
6041	Monthly Bank Fees	10.00	5.00	108.46	45.00	60.00
6055	Postage	0.00	25.00	612.87	225.00	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	750.01	1,000.00
6241	Directors Insurance	0.00	708.33	5,105.00	6,375.01	8,500.00
6300	Legal/Attorney - General	742.00	916.66	34,045.81	8,250.02	11,000.00
6300-2	Attorney Fees - Collections	0.00	333.33	0.00	3,000.01	4,000.00
6311	Reserve Study	0.00	166.66	1,461.21	1,500.02	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	0.00	166.66	0.00	1,500.02	2,000.00
6312-1	Property Taxes	265.81	27.08	265.81	243.76	325.00
6312-2	Accounting Audit	0.00	416.66	0.00	3,750.02	5,000.00
	Total Administrative Expenses	**1,017.99**	**2,848.71**	**41,750.05**	**25,658.87**	**34,205.00**
5000-2	**Communications**					
6012	UBC Ambassadors - Division Meetings	0.00	166.66	0.00	1,500.02	2,000.00
6013	UBC Website, Email, & Go Daddy	0.00	6.25	0.00	56.25	75.00
6045	UBC Board Expenses-Annual meeting & public relations	0.00	166.66	356.67	1,500.02	2,000.00
	Total Communications	**0.00**	**339.57**	**356.67**	**3,056.29**	**4,075.00**
5000-3	**Beach Park Utilities**					
5000-6	Maintenance of Access to Porta-Pot	0.00	83.33	1,285.00	750.01	1,000.00
6090	Honey Bucket Pumping	110.00	195.00	864.84	1,755.00	2,340.00
6510	Bayview Beach Water	0.00	37.50	216.49	337.50	450.00
6590	Island Disposal - Garbage	80.85	54.16	399.48	487.52	650.00
	Total Beach Park Utilities	**190.85**	**369.99**	**2,765.81**	**3,330.03**	**4,440.00**
5001-2	**Roads Project**					
6095	UBC Roads - Non-Asphalt Cleaning & Paint	0.00	125.00	21,576.91	1,125.00	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**	**157,145.00**	**157,520.00**
6601-5	**UBG&CC Dues and Fees**					
6601-1	Exercise Room Usage Fees	0.00	1,500.00	0.00	13,500.00	18,000.00
6601-2	Pool Usage Fees	0.00	137.50	0.00	1,237.50	1,650.00
6601-3	Tennis Court Maintenance Usage Fee	0.00	125.00	0.00	1,125.00	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**	**63,354.50**	**68,642.00**
6800-1	**Professional Management Charges & Fees**					
6320	Management Fee Expense	2,250.00	2,833.33	20,493.00	25,500.01	34,000.00
6320-5	Previous Management Fees	0.00	0.00	56.00	0.00	0.00
7040	Prep & Distribution of 1099	0.00	0.00	30.00	0.00	0.00
7065	Notice Posting	-250.00	0.00	-250.00	0.00	0.00

Operating Income Statement - Actual v Budget

Account Number	Account Name	MTD Actual	MTD Budget	YTD Actual	YTD Budget	Annual Budget
	Total Professional Management Charges & Fees	**2,000.00**	**2,833.33**	**20,329.00**	**25,500.01**	**34,000.00**
7000	**Property Management**					
5000	Maintenance - Landscapes, entrances, hazards, trees	0.00	416.66	4,199.68	3,750.02	5,000.00
6060	Maintenance - Renewal & Upgrades (signs, gates, etc)	0.00	416.66	0.00	3,750.02	5,000.00
6160	Safety Lighting - Puget Sound Energey	97.42	125.00	947.71	1,125.00	1,500.00
6205	Safety & Security Patrol @ 70/hr 3hrs X 3 days car stickers	0.00	75.00	0.00	675.00	900.00
6218-2	Maintenance - Right of Way - culverts/drain ditch	0.00	583.33	3,000.00	5,250.01	7,000.00
6281	Mowing - back beach playfield & other lots	0.00	166.66	1,540.00	1,500.02	2,000.00
	Total Property Management	**97.42**	**1,783.31**	**9,687.39**	**16,050.07**	**21,400.00**
	Total Operating Expense	**3,306.26**	**10,062.41**	**303,462.63**	**294,094.77**	**324,282.00**
	Total Operating Income	1,273.47	0.00	293,726.72	289,100.00	289,100.00
	Total Operating Expense	3,306.26	10,062.41	303,462.63	294,094.77	324,282.00
	NOI - Net Operating Income	**-2,032.79**	**-10,062.41**	**-9,735.91**	**-4,994.77**	**-35,182.00**
	Total Income	1,273.47	0.00	293,726.72	289,100.00	289,100.00
	Total Expense	3,306.26	10,062.41	303,462.63	294,094.77	324,282.00
	Net Income	**-2,032.79**	**-10,062.41**	**-9,735.91**	**-4,994.77**	**-35,182.00**

Reserve Income Statement - Actual vs Budget

Properties: Useless Bay Colony - Cambridge Dr Langley, WA 98260
As of: Mar 2025
Accounting Basis: Accrual
Fund Type: Reserve
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	500.02	0.00	7,549.77	0.00	0.00
	Total Reserves Income	**500.02**	**0.00**	**7,549.77**	**0.00**	**0.00**
3999	**Reserve Pass Through Income**					
4001	Reserve Interest - Passthru Account	-500.02	0.00	-7,549.77	0.00	0.00
	Total Reserve Pass Through Income	**-500.02**	**0.00**	**-7,549.77**	**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

Properties: Useless Bay Colony - Cambridge Dr Langley, WA 98260
As of: Mar 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	500.02	0.00	7,549.77	0.00	0.00
	Total Reserves Income	**500.02**	**0.00**	**7,549.77**	**0.00**	**0.00**
3999	**Reserve Pass Through Income**					
4001	Reserve Interest - Passthru Account	-500.02	0.00	-7,549.77	0.00	0.00
	Total Reserve Pass Through Income	**-500.02**	**0.00**	**-7,549.77**	**0.00**	**0.00**
4000-00	**Dues, Fees, Assessments - 415**					
4000	Homeowner Assessment and dues	138.34	0.00	282,840.90	289,100.00	289,100.00
4000-6	Move-in Charges	250.00	0.00	3,600.00	0.00	0.00
4125	Late Fees	575.00	0.00	4,925.00	0.00	0.00
4126	HOA Interest for Late Dues	310.13	0.00	2,360.82	0.00	0.00
	Total Dues, Fees, Assessments - 415	**1,273.47**	**0.00**	**293,726.72**	**289,100.00**	**289,100.00**
	Total Operating Income	**1,273.47**	**0.00**	**293,726.72**	**289,100.00**	**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	0.18	0.00	1.62	0.00	0.00
6041	Monthly Bank Fees	10.00	5.00	108.46	45.00	60.00
6055	Postage	0.00	25.00	612.87	225.00	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	750.01	1,000.00
6241	Directors Insurance	0.00	708.33	5,105.00	6,375.01	8,500.00
6300	Legal/Attorney - General	742.00	916.66	34,045.81	8,250.02	11,000.00
6300-2	Attorney Fees - Collections	0.00	333.33	0.00	3,000.01	4,000.00
6311	Reserve Study	0.00	166.66	1,461.21	1,500.02	2,000.00
6312	Tax preparation	0.00	166.66	0.00	1,500.02	2,000.00
6312-1	Property Taxes	265.81	27.08	265.81	243.76	325.00

Annual Budget - Comparative

Account Number	Account Name	MTD Actual	MTD Budget	YTD Actual	YTD Budget	Annual Budget
6312-2	Accounting Audit	0.00	416.66	0.00	3,750.02	5,000.00
	Total Administrative Expenses	**1,017.99**	**2,848.71**	**41,750.05**	**25,658.87**	**34,205.00**
5000-2	**Communications**					
6012	UBC Ambassadors - Division Meetings	0.00	166.66	0.00	1,500.02	2,000.00
6013	UBC Website, Email, & Go Daddy	0.00	6.25	0.00	56.25	75.00
6045	UBC Board Expenses-Annual meeting & public relations	0.00	166.66	356.67	1,500.02	2,000.00
	Total Communications	**0.00**	**339.57**	**356.67**	**3,056.29**	**4,075.00**
5000-3	**Beach Park Utilities**					
5000-6	Maintenance of Access to Porta-Pot	0.00	83.33	1,285.00	750.01	1,000.00
6090	Honey Bucket Pumping	110.00	195.00	864.84	1,755.00	2,340.00
6510	Bayview Beach Water	0.00	37.50	216.49	337.50	450.00
6590	Island Disposal - Garbage	80.85	54.16	399.48	487.52	650.00
	Total Beach Park Utilities	**190.85**	**369.99**	**2,765.81**	**3,330.03**	**4,440.00**
5001-2	**Roads Project**					
6095	UBC Roads - Non-Asphalt Cleaning & Paint	0.00	125.00	21,576.91	1,125.00	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**	**157,145.00**	**157,520.00**
6601-5	**UBG&CC Dues and Fees**					
6601-1	Exercise Room Usage Fees	0.00	1,500.00	0.00	13,500.00	18,000.00
6601-2	Pool Usage Fees	0.00	137.50	0.00	1,237.50	1,650.00
6601-3	Tennis Court Maintenance Usage Fee	0.00	125.00	0.00	1,125.00	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**	**63,354.50**	**68,642.00**
6800-1	**Professional Management Charges & Fees**					
6320	Management Fee Expense	2,250.00	2,833.33	20,493.00	25,500.01	34,000.00
6320-5	Previous Management Fees	0.00	0.00	56.00	0.00	0.00
7040	Prep & Distribution of 1099	0.00	0.00	30.00	0.00	0.00
7065	Notice Posting	-250.00	0.00	-250.00	0.00	0.00
	Total Professional Management Charges & Fees	**2,000.00**	**2,833.33**	**20,329.00**	**25,500.01**	**34,000.00**
7000	**Property Management**					
5000	Maintenance - Landscapes, entrances, hazards, trees	0.00	416.66	4,199.68	3,750.02	5,000.00
6060	Maintenance - Renewal & Upgrades (signs, gates, etc)	0.00	416.66	0.00	3,750.02	5,000.00
6160	Safety Lighting - Puget Sound Energey	97.42	125.00	947.71	1,125.00	1,500.00
6205	Safety & Security Patrol @ 70/hr 3hrs X 3 days car stickers	0.00	75.00	0.00	675.00	900.00

Annual Budget - Comparative

Account Number	Account Name	MTD Actual	MTD Budget	YTD Actual	YTD Budget	Annual Budget
6218-2	Maintenance - Right of Way - culverts/drain ditch	0.00	583.33	3,000.00	5,250.01	7,000.00
6281	Mowing - back beach playfield & other lots	0.00	166.66	1,540.00	1,500.02	2,000.00
	Total Property Management	**97.42**	**1,783.31**	**9,687.39**	**16,050.07**	**21,400.00**
	Total Operating Expense	**3,306.26**	**10,062.41**	**303,462.63**	**294,094.77**	**324,282.00**
	Total Operating Income	1,273.47	0.00	293,726.72	289,100.00	289,100.00
	Total Operating Expense	3,306.26	10,062.41	303,462.63	294,094.77	324,282.00
	NOI - Net Operating Income	**-2,032.79**	**-10,062.41**	**-9,735.91**	**-4,994.77**	**-35,182.00**
	Total Income	1,273.47	0.00	293,726.72	289,100.00	289,100.00
	Total Expense	3,306.26	10,062.41	303,462.63	294,094.77	324,282.00
	Net Income	**-2,032.79**	**-10,062.41**	**-9,735.91**	**-4,994.77**	**-35,182.00**