

Board Report | Association Fund Balance Sheet (Accrual)

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

As of: 07/31/2026

Accounting Basis: Accrual

Level of Detail: Detail View

Account Name	Operating	Reserve	Total
ASSETS			
Cash			
Operating Account	237,396.07		237,396.07
Maintenance Reserves Account		189,031.29	189,031.29
Total Cash	237,396.07	189,031.29	426,427.36
Accounts Receivable	96,505.87		96,505.87
TOTAL ASSETS	333,901.94	189,031.29	522,933.23
LIABILITIES & CAPITAL			
Liabilities			
Prepaid Income	5,778.76		5,778.76
Accounts Payable	1,712.02		1,712.02
Total Liabilities	7,490.78	0.00	7,490.78
Capital			
Retained Earnings	-90,926.09		-90,926.09
Reserve Equity		104,093.55	104,093.55
Calculated Retained Earnings	-32,926.36	110.52	-32,815.84
Calculated Prior Years Retained Earnings	450,263.61	84,827.22	535,090.83
Total Capital	326,411.16	189,031.29	515,442.45
TOTAL LIABILITIES & CAPITAL	333,901.94	189,031.29	522,933.23

Board Report | Fund Income Statement: Operating Funds (Accrual)

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

As of: Jul 2026

Accounting Basis: Accrual

Fund Type: Operating

Level of Detail: Detail View

Account Name	MTD Actual	MTD Budget	YTD Actual	YTD Budget	Annual Budget
Income					
ASSOCIATION INCOME					
Association Assessment	0.00	19,341.67	0.00	38,683.34	135,391.65
Homeowner Opening Balance	0.00	0.00	-892.00	0.00	0.00
Total ASSOCIATION INCOME	0.00	19,341.67	-892.00	38,683.34	135,391.65
FEES					
Moving Fees (In/Out)	0.00	250.00	0.00	500.00	1,750.00
Total FEES	0.00	250.00	0.00	500.00	1,750.00
Total Operating Income	0.00	19,591.67	-892.00	39,183.34	137,141.65
Expense					
UTILITIES					
Electricity	0.00	125.00	0.00	250.00	875.00
Garbage & Recycling	0.00	58.33	85.55	116.66	408.35
Water & Sewer	0.00	83.33	0.00	166.66	583.35
Total UTILITIES	0.00	266.66	85.55	533.32	1,866.70
INSURANCE					
Insurance Policies	0.00	500.00	4,609.00	1,000.00	3,500.00
Total INSURANCE	0.00	500.00	4,609.00	1,000.00	3,500.00
PROFESSIONAL SERVICES					
Accounting Services & Audit	0.00	266.67	0.00	533.34	1,866.65
Legal Services	0.00	1,666.67	3,992.00	3,333.34	11,666.65
Legal Services - Collection & Delinquency	0.00	333.33	0.00	666.66	2,333.35
Management Services	2,500.00	3,000.00	5,000.00	6,000.00	21,000.00
Reserve Study	0.00	121.77	0.00	243.54	852.36
Security Patrol Service	0.00	75.00	0.00	150.00	525.00
Management Services - Extra	715.00	83.33	715.00	166.66	583.35
Total PROFESSIONAL SERVICES	3,215.00	5,546.77	9,707.00	11,093.54	38,827.36

Board Report | Fund Income Statement: Operating Funds (Accrual)

Account Name	MTD Actual	MTD Budget	YTD Actual	YTD Budget	Annual Budget
GENERAL & ADMINISTRATIVE					
Banking Fee	0.00	10.83	0.00	21.66	75.85
Licenses, Fees & Permits	0.00	1.67	20.00	3.34	11.65
Mailings, Printing, Postage & Admin Fees	1,725.71	625.00	4,196.39	1,250.00	4,375.00
Meeting Expense	881.52	100.00	881.52	200.00	700.00
Misc. Administrative Fees	0.00	62.50	0.00	125.00	437.50
Office Supplies	0.00	41.67	0.00	83.34	291.65
Newsletter	0.00	33.33	0.00	66.66	233.35
Website Maintenance	0.00	166.67	0.00	333.34	1,166.65
Bad Debt Operating	0.00	125.00	0.00	250.00	875.00
Federal Tax	0.00	833.33	0.00	1,666.66	5,833.35
Real Estate Property Tax	0.00	27.08	0.00	54.16	189.60
Total GENERAL & ADMINISTRATIVE	2,607.23	2,027.08	5,097.91	4,054.16	14,189.60
MAINTENANCE & REPAIRS					
Concrete	0.00	8,346.26	0.00	16,692.52	58,423.86
General Exterior Maintenance & Repairs	0.00	125.00	0.00	250.00	875.00
Sidewalks & Pathways	0.00	758.33	0.00	1,516.66	5,308.35
General Maintenance & Repairs	0.00	158.33	0.00	316.66	1,108.35
Plumbing - Pump/lift station	0.00	125.00	0.00	250.00	875.00
LANDSCAPING & GROUNDS	1,526.00	416.67	12,188.40	833.34	2,916.65
General Landscaping Services	0.00	166.67	0.00	333.34	1,166.65
Portable Toilet Contract	231.00	125.00	346.50	250.00	875.00
Total MAINTENANCE & REPAIRS	1,757.00	10,221.26	12,534.90	20,442.52	71,548.86
RESERVE FUNDING					
General Reserve Funding	0.00	946.55	0.00	1,893.10	6,625.88
Total RESERVE FUNDING	0.00	946.55	0.00	1,893.10	6,625.88
Total Operating Expense	7,579.23	19,508.32	32,034.36	39,016.64	136,558.40
Total Operating Income	0.00	19,591.67	-892.00	39,183.34	137,141.65
Total Operating Expense	7,579.23	19,508.32	32,034.36	39,016.64	136,558.40
NOI - Net Operating Income	-7,579.23	83.35	-32,926.36	166.70	583.25
Total Income	0.00	19,591.67	-892.00	39,183.34	137,141.65
Total Expense	7,579.23	19,508.32	32,034.36	39,016.64	136,558.40

Board Report | Fund Income Statement: Operating Funds (Accrual)

Account Name	MTD Actual	MTD Budget	YTD Actual	YTD Budget	Annual Budget
Net Income	-7,579.23	83.35	-32,926.36	166.70	583.25

Board Report | Fund Income Statement: Reserve Funds (Accrual)

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

As of: Jul 2026

Accounting Basis: Accrual

Fund Type: Reserve

Level of Detail: Detail View

Account Name	MTD Actual	MTD Budget	YTD Actual	YTD Budget	Annual Budget
Income					
RESERVE INCOME					
Reserve Income - Reserve Funding	0.00	946.55	0.00	1,893.10	6,625.88
Reserve Income - Reserve Interest	56.17	0.00	110.52	0.00	0.00
Total RESERVE INCOME	56.17	946.55	110.52	1,893.10	6,625.88
Total Reserve Income	56.17	946.55	110.52	1,893.10	6,625.88
Total Reserve Income	56.17	946.55	110.52	1,893.10	6,625.88
Total Reserve Expense	0.00	0.00	0.00	0.00	0.00
Net Reserve	56.17	946.55	110.52	1,893.10	6,625.88
Total Income	56.17	946.55	110.52	1,893.10	6,625.88
Total Expense	0.00	0.00	0.00	0.00	0.00
Net Income	56.17	946.55	110.52	1,893.10	6,625.88