

**Waterbridge No 5 Assoc Inc.**  
**Sunrise, FL**

**Financial Statement**  
**July 2024**

**Prepared For**  
**The Board Of Directors**

**By:**

**USA Management**  
**9000 Sheridan St, Suite166**  
**Pembroke Pines, FL 33024**

## Water Bridge 5 Assoc Inc.

## Balance Sheet

As of July 31, 2024

	Jul 31, 24
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
BOA-Laundry Acct (6589)	3,559.66
BOA Investment Acct (4828)	41,690.11
Truist Operating Ac	13,049.68
Total Checking/Savings	58,299.45
Accounts Receivable	
Accounts Receivable	7,660.00
Total Accounts Receivable	7,660.00
Total Current Assets	65,959.45
Other Assets	
Exchange 2023-US MGMT	2,270.18
Total Other Assets	2,270.18
<b>TOTAL ASSETS</b>	<b>68,229.63</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	2,269.77
Total Accounts Payable	2,269.77
Other Current Liabilities	
Prepaid Assess	6,426.00
Reserves	50,484.55
Total Other Current Liabilities	56,910.55
Total Current Liabilities	59,180.32
Total Liabilities	59,180.32
Equity	
Retained Earnings	11,652.41
Net Income	-2,603.10
Total Equity	9,049.31
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>68,229.63</b>

**Water Bridge 5 Assoc Inc.  
Profit & Loss Budget Performance**

July 2024

	Jul 24	Budget	Jan - Jul 24	YTD Budget	Annual Budget
<b>Ordinary Income/Expense</b>					
<b>Income</b>					
Application Fees	450.00	37.50	750.00	262.50	450.00
Intrest	0.35		200.05		
Late Fees	175.00	62.50	675.00	437.50	750.00
Laundry Income	150.00	186.67	950.00	1,166.65	2,000.00
Maintenance Income	9,167.00	9,166.67	61,629.00	64,166.65	110,000.00
Misc Income	135.00		135.00		
<b>Total Income</b>	<b>10,077.35</b>	<b>9,433.34</b>	<b>64,339.05</b>	<b>66,033.30</b>	<b>113,200.00</b>
<b>Expense</b>					
<b>Administrative</b>					
Legal Fees	0.00	83.33	1,501.92	583.35	1,000.00
Licence & Permits	100.00	26.67	342.92	186.65	320.00
Office Supplies	8.28	8.33	109.21	58.35	100.00
Postage and Delivery	0.00		61.40		
Property Management Fees	390.00	390.00	2,730.00	2,730.00	4,680.00
Screening	0.00	17.50	140.00	122.50	210.00
Yearend Tax Return	0.00	0.00	0.00	1,000.00	1,000.00
<b>Total Administrative</b>	<b>498.28</b>	<b>525.83</b>	<b>4,885.45</b>	<b>4,680.85</b>	<b>7,310.00</b>
<b>Building Repairs &amp; Maint</b>					
Building Supplies	0.00	16.67	240.10	118.65	200.00
ECOLo Order Control	0.00	100.00	0.00	700.00	1,200.00
Electrical Repairs	350.00	8.33	350.00	58.35	100.00
Elevator Monitoring	208.65	125.00	658.05	875.00	1,500.00
Elevator Serice / Repairs	100.00		1,475.75		
Fire Safety	0.00	25.00	0.00	175.00	300.00
Irrigation Repairs	0.00	41.67	0.00	291.65	500.00
Janitorial	300.00	358.33	2,100.00	2,508.35	4,300.00
Landscaping and Groundskeeping	700.00	350.00	4,875.00	2,450.00	4,200.00
Laundry Maint Repairs	107.00	58.33	337.05	408.35	700.00
Parking Lot Maint & Repairs	0.00	41.67	0.00	291.65	500.00
Pest Control	140.00	140.00	420.00	980.00	1,680.00
Repairs and Maintenance	0.00	250.00	3,213.92	1,750.00	3,000.00
Security Expense	21.75	25.00	151.25	175.00	300.00
Tree Trimming	0.00	95.83	0.00	670.85	1,150.00
<b>Total Building Repairs &amp; Maint</b>	<b>1,927.40</b>	<b>1,835.83</b>	<b>13,821.12</b>	<b>11,450.85</b>	<b>19,630.00</b>
<b>Insurance Expense</b>					
Master Association	3,909.17	896.00	16,047.51	6,272.00	10,752.00
Misc	0.00	2.75	0.00	19.25	33.00
Non-Allocated Contingency Reser	0.00	250.00	1,575.00	1,750.00	3,000.00
Structural Integrity Reserv	0.00	250.00	0.00	1,750.00	3,000.00
<b>Utilities</b>					
Electric	145.48	150.00	1,375.73	1,050.00	1,800.00
Sanitation	98.00		784.00		
Telephone Expense	110.00	56.25	770.00	393.75	675.00
Water & Sewer	4,265.11	2,250.00	15,502.88	15,750.00	27,000.00
<b>Total Utilities</b>	<b>4,618.59</b>	<b>2,456.25</b>	<b>18,432.39</b>	<b>17,193.75</b>	<b>29,475.00</b>
<b>Total Expense</b>	<b>10,953.44</b>	<b>9,349.99</b>	<b>66,942.15</b>	<b>66,450.05</b>	<b>113,200.00</b>
<b>Net Ordinary Income</b>	<b>-876.09</b>	<b>83.35</b>	<b>-2,603.10</b>	<b>-416.75</b>	<b>0.00</b>
<b>Net Income</b>	<b>-876.09</b>	<b>83.35</b>	<b>-2,603.10</b>	<b>-416.75</b>	<b>0.00</b>