

**Waterbridge 5 Assoc Inc**  
**Sunrise, FL**

**Financial Statement**  
**October 2024**

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

**By:**

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

Water Bridge 5 Assoc Inc.  
Profit & Loss Budget Performance

October 2024

	Oct 24	Budget	Jan - Oct 24	YTD Budget	Annual Budget
<b>Ordinary Income/Expense</b>					
<b>Income</b>					
Application Fees	150.00	37.50	900.00	375.00	450.00
Intrest	0.35		201.09		
Late Fees	150.00	62.50	1,050.00	625.00	750.00
Laundry Income	150.00	166.67	1,210.00	1,666.66	2,000.00
Maintenance Income	9,166.50	9,166.67	89,128.50	91,666.66	110,000.00
Misc Income	0.00		135.00		
Pool Key	0.00		0.00		
<b>Total Income</b>	<b>9,616.85</b>	<b>9,433.34</b>	<b>92,624.59</b>	<b>94,333.32</b>	<b>113,200.00</b>
<b>Expense</b>					
<b>Administrative</b>					
Legal Fees	0.00	83.33	1,854.01	833.34	1,000.00
Licence & Permits	0.00	26.67	461.72	266.66	320.00
Master Association	864.00	896.00	9,504.00	8,960.00	10,752.00
Office Supplies	11.10	8.33	203.31	83.34	100.00
Property Management Fees	390.00	390.00	3,900.00	3,900.00	4,680.00
Screening	70.00	17.50	420.00	175.00	210.00
Yearend Tax Return	0.00	0.00	0.00	1,000.00	1,000.00
<b>Total Administrative</b>	<b>1,335.10</b>	<b>1,421.83</b>	<b>16,343.04</b>	<b>15,218.34</b>	<b>18,062.00</b>
<b>Building Repairs &amp; Maint</b>					
Building Supplies	0.00	16.67	240.10	166.66	200.00
ECOLo Order Control	98.00	100.00	1,176.00	1,000.00	1,200.00
Electrical Repairs	0.00	8.33	350.00	83.34	100.00
Elevator Monitoring	0.00	125.00	866.70	1,250.00	1,500.00
Elevator Service / Repairs	100.00		1,775.75		
Fire Safety	0.00	25.00	0.00	250.00	300.00
Irrigation Repairs	0.00	41.67	0.00	416.66	500.00
Janitorial	300.00	358.33	3,015.38	3,583.34	4,300.00
Landscaping and Groundskeeping	0.00	350.00	5,731.00	3,500.00	4,200.00
Laundry Maint Repairs	0.00	58.33	690.15	583.34	700.00
Parking Lot Maint & Repairs	0.00	41.67	0.00	416.66	500.00
Pest Control	0.00	140.00	560.00	1,400.00	1,680.00
Repairs and Maintenance	0.00	250.00	3,313.92	2,500.00	3,000.00
Security Expense	0.00	25.00	194.75	250.00	300.00
Tree Trimming	0.00	95.83	0.00	958.34	1,150.00
<b>Total Building Repairs &amp; Maint</b>	<b>498.00</b>	<b>1,635.83</b>	<b>17,913.75</b>	<b>16,358.34</b>	<b>19,630.00</b>
<b>Insurance</b>					
Insurance Expense	2,089.81	3,333.33	27,585.62	33,333.34	40,000.00
<b>Total Insurance</b>	<b>2,089.81</b>	<b>3,333.33</b>	<b>27,585.62</b>	<b>33,333.34</b>	<b>40,000.00</b>
<b>Misc</b>	0.00	2.75	0.00	27.50	33.00
Non-Allocated Contingency Reser	0.00	250.00	0.00	2,500.00	3,000.00
Structural Integrity Reserv	0.00	250.00	3,150.00	2,500.00	3,000.00
<b>Utilities</b>					
Electric	154.07	150.00	1,784.52	1,500.00	1,800.00
Telephone Expense	110.00	56.25	1,100.00	562.50	675.00
Water & Sewer	2,087.97	2,250.00	22,317.62	22,500.00	27,000.00
<b>Total Utilities</b>	<b>2,352.04</b>	<b>2,456.25</b>	<b>25,202.14</b>	<b>24,562.50</b>	<b>29,475.00</b>
<b>Total Expense</b>	<b>6,274.95</b>	<b>9,349.99</b>	<b>90,194.55</b>	<b>94,500.02</b>	<b>113,200.00</b>
<b>Net Ordinary Income</b>	<b>3,341.90</b>	<b>83.35</b>	<b>2,430.04</b>	<b>-166.70</b>	<b>0.00</b>
<b>Net Income</b>	<b>3,341.90</b>	<b>83.35</b>	<b>2,430.04</b>	<b>-166.70</b>	<b>0.00</b>

Water Bridge 5 Assoc Inc.  
**Balance Sheet**  
As of October 31, 2024

	<u>Oct 31, 24</u>
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
BOA-Laundry Acct (6589)	3,533.11
BOA Investment Acct (4828)	41,691.15
Truist Operating Ac	14,393.10
Total Checking/Savings	<u>59,617.36</u>
Accounts Receivable	
Accounts Receivable	11,547.50
Total Accounts Receivable	<u>11,547.50</u>
Total Current Assets	<u>71,164.86</u>
<b>TOTAL ASSETS</b>	<b><u>71,164.86</u></b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	2,442.04
Total Accounts Payable	<u>2,442.04</u>
Other Current Liabilities	
Reserves	50,484.55
Total Other Current Liabilities	<u>50,484.55</u>
Total Current Liabilities	<u>52,926.59</u>
Total Liabilities	52,926.59
Equity	
Retained Earnings	15,808.23
Net Income	2,430.04
Total Equity	<u>18,238.27</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b><u>71,164.86</u></b>