

Waterbridge 1 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

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Water Bridge 1 Association Inc

Balance Sheet

As of October 31, 2024

11/25/24

Accrual Basis

	Oct 31, 24
ASSETS	
Current Assets	
Checking/Savings	
TD Bank (Driveway 3072)	0.01
TD Bank (Figa 6512)	0.01
TD Bank (Paint 3064)	0.01
TD Bank (Roof 3452)	0.01
TD Bank Op Acct (3494)	-275.54
Total Checking/Savings	-275.50
Accounts Receivable	
Accounts Receivable	13,874.22
Total Accounts Receivable	13,874.22
Total Current Assets	13,598.72
TOTAL ASSETS	13,598.72
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	29,509.95
Total Accounts Payable	29,509.95
Other Current Liabilities	
Reserves	
Reserve	84,805.00
Reserve- Driveway	42,511.26
Reserve- Roof	118,487.41
Reserve - Painting	84,175.33
Total Reserves	329,979.00
Uncleated checks from Prior Mgm	3,791.68
Total Other Current Liabilities	333,770.68
Total Current Liabilities	363,280.63
Total Liabilities	363,280.63
Equity	
Retained Earnings	-299,830.46
Net Income	-49,851.45
Total Equity	-349,681.91
TOTAL LIABILITIES & EQUITY	13,598.72

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11/25/24

Accrual Basis

Water Bridge 1 Association Inc
Profit & Loss Budget Performance

October 2024

	Oct 24	Budget	Jan - Oct 24	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
Application Fee	150.00	50.00	1,050.00	500.00	600.00
Intrest Income	0.00	33.33	0.66	333.34	400.00
Late Fees	275.00	83.33	2,900.00	833.34	1,000.00
Laundry Income	621.00	833.33	5,485.79	8,333.34	10,000.00
Maintenance Fees	27,264.00	27,071.50	272,140.08	270,715.00	324,858.00
MISC	29.00		29.00		
Surplus 2023	0.00	215.83	0.00	2,158.34	2,590.00
Total Income	28,339.00	28,287.32	281,605.53	282,873.38	339,448.00
Expense					
Admin					
Accounting Fees -Tax Return	0.00	0.00	0.00	350.00	350.00
Bank Fee	30.00	35.00	402.98	350.00	420.00
Credit & Criminal Reports	70.00	23.33	490.00	233.34	280.00
Legal	0.00	83.33	1,829.87	833.34	1,000.00
License, Permits & Div Corp	0.00	66.67	4,527.75	666.68	800.00
Office/Postage and Delivery	166.72	33.33	893.78	333.34	400.00
Property Management Fees	1,195.00	1,195.00	10,755.00	11,950.00	14,340.00
Taxes	0.00	0.00	0.00	100.00	100.00
Waterbridge Corp	3,072.00	3,072.00	24,576.00	30,720.00	36,864.00
Total Admin	4,533.72	4,508.66	43,275.38	45,538.68	54,554.00
Insurance					
Insurance Expense	14,391.88	8,750.00	92,821.30	87,500.00	105,000.00
Total Insurance	14,391.88	8,750.00	92,821.30	87,500.00	105,000.00
Repairs & Maint					
Building Supplies	0.00	54.25	3,773.34	542.50	651.00
Elevator Svc & Repairs	0.00	315.00	7,814.20	3,150.00	3,780.00
Fire Safety & Inspection	305.00		2,981.42		
Irrigation System	0.00	120.00	0.00	1,200.00	1,440.00
Janitorial Svc	1,000.00	1,139.00	10,346.50	11,390.00	13,668.00
Landscaping and Groundskeeping	725.00	166.67	6,149.43	1,866.68	2,000.00
Laundry Equipment Contract	0.00	83.33	3,350.66	833.34	1,000.00
Lawn Svc	0.00	562.50	2,200.00	5,625.00	6,750.00
Non-Allocated Contingency Reser	0.00	833.33	0.00	8,333.34	10,000.00
Pest Control	322.80	223.75	3,497.20	2,237.50	2,885.00
Plumbing Expense	0.00	500.00	5,333.72	5,000.00	6,000.00
Repairs and Maintenance	4,811.75	416.67	71,568.93	4,166.66	5,000.00
Southern Chute Door Contract	0.00	180.00	0.00	1,600.00	1,920.00
Structural Integrity Reserv Stu	0.00	500.00	3,200.00	5,000.00	6,000.00
Total Repairs & Maint	7,164.55	5,074.50	120,215.40	50,745.00	60,894.00
Utilities					
Electric	690.69	741.67	7,286.90	7,416.66	8,900.00
Telephone Expense	0.00	175.00	1,888.08	1,750.00	2,100.00
Water, Sewer & Sanitation	8,310.39	9,000.00	65,971.92	90,000.00	108,000.00
Total Utilities	9,001.08	9,916.67	75,144.90	99,166.66	119,000.00
Total Expense	35,091.23	28,249.83	331,456.98	282,948.34	339,448.00
Net Ordinary Income	-6,752.23	37.49	-49,851.45	-74.96	0.00
Net Income	-6,752.23	37.49	-49,851.45	-74.98	0.00