

Waterbridge 3 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 3 Association Inc.
Profit & Loss Budget Performance

October 2024

| | Oct 24 | Budget | Jan - Oct 24 | YTD Budget | Annual Budget |
|----------------------------------|------------------|-----------------|------------------|------------------|-------------------|
| Ordinary Income/Expense | | | | | |
| Income | | | | | |
| Application Fees | 0.00 | 25.00 | 300.00 | 250.00 | 300.00 |
| Late Fees | 100.00 | 41.67 | 1,025.00 | 416.66 | 500.00 |
| Laundry | 310.00 | 83.33 | 2,650.00 | 833.34 | 1,000.00 |
| Maint Fees | 9,261.00 | 9,261.00 | 92,610.00 | 92,610.00 | 111,132.00 |
| Parking Decal | 20.00 | | 290.00 | | |
| Total Income | 9,691.00 | 9,411.00 | 96,875.00 | 94,110.00 | 112,932.00 |
| Expense | | | | | |
| Admin | | | | | |
| Bank Charges | 0.00 | | 10.00 | | |
| Legal Fees | 0.00 | 41.67 | 1,225.00 | 416.66 | 500.00 |
| License, Permits, Taxes | 0.00 | 0.00 | 419.97 | 225.00 | 225.00 |
| Office & Postage | 20.72 | 16.67 | 171.02 | 166.66 | 200.00 |
| Office Supplies | 14.06 | | 14.06 | | |
| Property Management Fees | 390.00 | 390.00 | 3,900.00 | 3,900.00 | 4,680.00 |
| Waterbridge Corp | 1,792.00 | 896.00 | 9,856.00 | 8,960.00 | 10,752.00 |
| Year End Tax Returns | 0.00 | 0.00 | 0.00 | 350.00 | 350.00 |
| Total Admin | 2,216.78 | 1,344.34 | 15,596.05 | 14,018.32 | 16,707.00 |
| Insurance Expense | 2,091.06 | 3,500.00 | 27,589.54 | 35,000.00 | 42,000.00 |
| Repairs & Maint | | | | | |
| Electrical | 0.00 | | 950.00 | | |
| Elevator Service | 1,283.90 | 250.00 | 1,283.90 | 2,500.00 | 3,000.00 |
| Exterminator Service | 56.00 | 150.00 | 560.00 | 1,500.00 | 1,800.00 |
| Fire Equipment Inspection & ... | 0.00 | 41.67 | 454.74 | 416.66 | 500.00 |
| Janitorial Expense | 330.00 | 330.00 | 3,300.00 | 3,300.00 | 3,960.00 |
| Landscaping and Groundskee... | 0.00 | 41.67 | 3,150.00 | 416.66 | 500.00 |
| Laundry Expense | 0.00 | 25.00 | 2,606.52 | 250.00 | 300.00 |
| Lawn Service | 0.00 | 400.00 | 1,214.00 | 4,000.00 | 4,800.00 |
| Maint Repairs / House & Grou... | 693.28 | 416.67 | 6,834.54 | 4,166.66 | 5,000.00 |
| Misc. | 0.00 | 2.08 | 0.00 | 20.84 | 25.00 |
| Non-Allocated Contingency R... | 0.00 | 8.33 | 0.00 | 83.34 | 100.00 |
| Parking Decal /Monitoring | 300.00 | | 1,650.00 | | |
| Security | 91.66 | | 1,529.02 | | |
| Tree Trim | 0.00 | 125.00 | 400.00 | 1,250.00 | 1,500.00 |
| Total Repairs & Maint | 2,754.84 | 1,790.42 | 23,932.72 | 17,904.16 | 21,485.00 |
| Reserve | 0.00 | 250.00 | 0.00 | 2,500.00 | 3,000.00 |
| Screening | 0.00 | 11.67 | 210.00 | 116.66 | 140.00 |
| SIRS Report | 1,575.00 | | 1,575.00 | | |
| Utilities | | | | | |
| Electricity | 270.17 | 333.33 | 2,936.47 | 3,333.34 | 4,000.00 |
| Elevator Telephone | 208.24 | 50.00 | 572.66 | 500.00 | 600.00 |
| Water/Sewer/Garbage | 2,295.94 | 2,083.33 | 26,270.32 | 20,833.34 | 25,000.00 |
| Total Utilities | 2,774.35 | 2,466.66 | 29,779.45 | 24,666.68 | 29,600.00 |
| Total Expense | 11,412.03 | 9,363.09 | 98,682.76 | 94,205.82 | 112,932.00 |
| Net Ordinary Income | -1,721.03 | 47.91 | -1,807.76 | -95.82 | 0.00 |
| Net Income | -1,721.03 | 47.91 | -1,807.76 | -95.82 | 0.00 |

Water Bridge 3 Association Inc.
Balance Sheet
As of October 31, 2024

| | <u>Oct 31, 24</u> |
|---------------------------------------|-------------------------|
| ASSETS | |
| Current Assets | |
| Checking/Savings | |
| Wells Fargo (7231) | 10,222.59 |
| Wells Fargo Operating (4749) | <u>2,186.90</u> |
| Total Checking/Savings | 12,409.49 |
| Accounts Receivable | |
| Accounts Receivable | <u>16,412.53</u> |
| Total Accounts Receivable | <u>16,412.53</u> |
| Total Current Assets | <u>28,822.02</u> |
| TOTAL ASSETS | <u>28,822.02</u> |
| LIABILITIES & EQUITY | |
| Liabilities | |
| Current Liabilities | |
| Accounts Payable | |
| Accounts Payable | <u>3,921.99</u> |
| Total Accounts Payable | <u>3,921.99</u> |
| Total Current Liabilities | <u>3,921.99</u> |
| Total Liabilities | 3,921.99 |
| Equity | |
| Retained Earnings | 26,707.79 |
| Net Income | <u>-1,807.76</u> |
| Total Equity | <u>24,900.03</u> |
| TOTAL LIABILITIES & EQUITY | <u>28,822.02</u> |