

**Waterbridge No 6 Assoc Inc.**  
**Sunrise, FL**

**Financial Statement**  
**March 2024**

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

**By:**

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

**Waterbridge # 6 Assoc Inc**  
**Balance Sheet**  
 As of March 31, 2024

	Mar 31, 24
<b>ASSETS</b>	
<b>Current Assets</b>	
Checking/Savings	
Centerstate Spec Assess (776)	17,016.28
BB&T Rent Account (5018)	6,293.45
BB&T General Account	37,630.04
<b>Total Checking/Savings</b>	60,939.77
Accounts Receivable	
Accounts Receivable	4,483.97
<b>Total Accounts Receivable</b>	4,483.97
<b>Other Current Assets</b>	
Prepaid Building Repairs ( Cent	470,602.00
Undeposited Funds	12,113.32
<b>Total Other Current Assets</b>	482,715.32
<b>Total Current Assets</b>	548,139.06
<b>Fixed Assets</b>	
Accumulated Depreciation	4,136.04
Units Purchased & Improvements	
Improvement Unit # 308	42,269.46
Purchase Unit # 308	28,792.02
Improvements Unit # 122	15,170.94
Improvements Unit # 317	2,249.73
Purchase Unit # 122	36,709.00
<b>Total Units Purchased &amp; Improvements</b>	125,191.15
<b>Total Fixed Assets</b>	129,327.19
<b>TOTAL ASSETS</b>	<b>677,466.25</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Accounts Payable	
Accounts Payable	9,180.78
<b>Total Accounts Payable</b>	9,180.78
<b>Other Current Liabilities</b>	
Centerstate Loan	448,011.00
<b>Total Other Current Liabilities</b>	448,011.00
<b>Total Current Liabilities</b>	457,191.78
<b>Total Liabilities</b>	457,191.78
<b>Equity</b>	
Retained Earning	-1,543.44
Unrestricted Net Assets	224,790.45
Net Income	-2,972.54
<b>Total Equity</b>	220,274.47
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>677,466.25</b>

**Waterbridge # 6 Assoc Inc  
Profit & Loss Budget Performance**

March 2024

	Mar 24	Budget	Jan - Mar 24	YTD Budget	Annual Budget
<b>Ordinary Income/Expense</b>					
<b>Income</b>					
Application Fee	0.00	125.00	0.00	375.00	1,500.00
Extra Assess / 1R Monthly PMNT	308.00		924.00		
Extra Assess / 2R Monthly PMNT	4,775.00		14,325.00		
Special Assessment	1,691.37	8,392.58	6,312.11	25,177.78	100,711.00
Rental Income	3,650.00	1,057.50	10,950.00	3,172.50	12,690.00
<b>Member assessments</b>					
Maintenance fees 2 Bed	25,985.00	26,874.75	78,874.00	80,824.25	322,497.00
Maintenance fees 1 Bed	3,106.00	2,189.75	10,599.00	6,566.25	26,265.00
Late Fees	150.00	83.33	650.00	250.03	1,000.00
<b>Total Member assessments</b>	<b>29,241.00</b>	<b>29,146.83</b>	<b>87,923.00</b>	<b>87,440.53</b>	<b>349,762.00</b>
<b>Laundry revenues</b>					
Other	370.00	525.00	1,410.00	1,575.00	6,300.00
<b>Other</b>					
Screening fees	300.00		600.00		
Estoppel letter	0.00	125.00	0.00	375.00	1,500.00
<b>Total Other</b>	<b>300.00</b>	<b>125.00</b>	<b>600.00</b>	<b>375.00</b>	<b>1,500.00</b>
Interest, non member	0.05		0.21		
<b>Total Income</b>	<b>40,335.42</b>	<b>39,371.91</b>	<b>122,444.32</b>	<b>118,115.81</b>	<b>472,463.00</b>
<b>Expense</b>					
Monthly HOA Fee Unit 110	623.36		1,477.36		
Spec Assess unit 110	123.18		369.54		
Special Assessment Unit # 317	123.18		369.54		
Special Assessment Unit # 308	123.18		389.54		
Special Assessment Unit # 122	123.18		369.54		
Monthly HOA Fees Unit 317	623.36		1,477.36		
Monthly HOA Fees Unit 308	623.36		1,477.36		
Monthly HOA Fees Unit 122	623.36		1,477.36		
Mold Issues	600.00		600.00		
<b>Rental Expenses</b>					
Rental Expenses Unit 122	0.00		250.00		
Rental Expenses unit 317	538.21		538.21		
<b>Total Rental Expenses</b>	<b>538.21</b>		<b>788.21</b>		
<b>Administration</b>					
Filing Fee	0.00	0.00	0.00	400.00	400.00
Loan Fees Centerstate Bank	6,510.78	8,392.58	19,532.28	25,177.78	100,711.00
Incometax Filing	0.00	250.00	0.00	750.00	3,000.00
Book Keeping Services	0.00	60.00	0.00	180.00	720.00
Club House Maintenance	2,208.00	2,208.00	6,624.00	6,624.00	26,496.00
Office Expenses	58.88	250.00	670.04	750.00	3,000.00
Management Services	0.00	1,040.00	0.00	3,120.00	12,480.00
Fire Annual Inspection	0.00	0.00	687.57	750.00	750.00
Bank Service Charges	0.00	8.33	0.00	25.03	100.00
Dues and Subscriptions	0.00	20.83	0.00	62.53	250.00
Legal fees	0.00	250.00	0.00	750.00	3,000.00
<b>Licenses &amp; Permits</b>					
Management & Administration	1,010.00		3,030.00		
Office Supplies	0.00		86.44		
Postage and Delivery	0.00	58.33	0.00	175.03	700.00
Screening fee	0.00	58.33	210.00	175.03	700.00
Telephone Expense	30.00		90.00		
<b>Total Administration</b>	<b>9,817.64</b>	<b>12,596.40</b>	<b>31,208.33</b>	<b>38,939.40</b>	<b>152,307.00</b>
<b>Elevators</b>					
Elevator Maintenance contract	197.60	198.00	592.80	594.00	2,376.00
Elevator Monitoring Svcs	104.11		208.22		
Elevator Phone Service	0.00	98.00	0.00	294.00	1,176.00
<b>Total Elevators</b>	<b>301.71</b>	<b>296.00</b>	<b>801.02</b>	<b>888.00</b>	<b>3,552.00</b>
<b>Grounds</b>					
Ponds Maintenance and Repairs	0.00	125.00	0.00	375.00	1,500.00
Fertilization & Pesticides	0.00	75.00	0.00	225.00	900.00
Lawn Maintenance	1,600.00	2,000.00	5,100.00	6,000.00	24,000.00
Sprinkler Repair & Maintenance	0.00	166.67	0.00	499.97	2,000.00
Sprinklers & irrigation Supp.	95.00		175.00		
Tree Trimming	0.00	250.00	0.00	750.00	3,000.00
<b>Total Grounds</b>	<b>1,695.00</b>	<b>2,616.67</b>	<b>5,275.00</b>	<b>7,849.97</b>	<b>31,400.00</b>