

**Water Bridge 5 Association
Sunrise, FL**

**Financial Statement
October 2025**

**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 2025

	Oct 25	Budget	Jan - Oct 25	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
Application Fees	0.00	50.00	600.00	500.00	600.00
Intrest	0.41		3.99		
Late Fees	125.00	62.50	1,505.37	625.00	750.00
Laundry Income	190.00	166.67	1,413.60	1,666.66	2,000.00
Maintenance Income	9,450.00	9,450.00	94,500.00	94,500.00	113,400.00
Special Assessment	4,326.00		4,422.00		
Total Income	14,091.41	9,729.17	102,444.96	97,291.66	116,750.00
Expense					
Administrative					
Legal Fees	0.00	83.33	150.00	833.34	1,000.00
Licence & Permits	0.00	26.67	644.25	266.66	320.00
Master Association	864.00	896.00	8,640.00	8,960.00	10,752.00
Office Supplies	21.33	16.67	302.03	166.66	200.00
Property Management Fees	0.00	390.00	3,510.00	3,900.00	4,680.00
Screening	0.00	25.00	290.00	250.00	300.00
Yearend Tax Return	0.00	31.25	300.00	312.50	375.00
Administrative - Other	420.00		420.00		
Total Administrative	1,305.33	1,468.92	14,256.28	14,689.16	17,627.00
Building Repairs & Maint					
Building Supplies	60.68	16.67	460.44	166.66	200.00
ECOLo Order Control	0.00	28.33	844.00	283.34	340.00
Electrical Repairs	0.00	16.67	0.00	166.66	200.00
Elevator Service / Repairs	100.00	166.67	2,105.00	1,666.66	2,000.00
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	3,000.00	3,583.34	4,300.00
Landscaping and Groundskeeping	350.00	416.67	4,313.00	4,166.66	5,000.00
Laundry Maint Repairs	419.57	58.33	606.82	583.34	700.00
Laundry Repairs	0.00	108.33	0.00	1,083.34	1,300.00
Misc	0.00	4.67	0.00	46.66	56.00
Non-Allocated Contingency Reser	0.00	1,900.00	13,300.00	19,000.00	22,800.00
Parking Lot Maint & Repairs	0.00	41.67	0.00	416.66	500.00
Pest Control	0.00	83.33	700.00	833.34	1,000.00
Repairs and Maintenance	475.00	250.00	1,195.00	2,500.00	3,000.00
Security Expense	0.00	25.00	253.90	250.00	300.00
Tree Trimming	0.00	95.83	1,281.00	958.34	1,150.00
Total Building Repairs & Maint	1,705.25	3,637.17	28,059.16	36,371.66	43,646.00
Insurance					
Insurance Expense	4,694.39	2,089.75	33,412.33	20,897.50	25,077.00
Insurance - Other	741.95		2,225.85		
Total Insurance	5,436.34	2,089.75	35,638.18	20,897.50	25,077.00
Utilities					
Electric	174.61	183.33	1,390.66	1,833.34	2,200.00
Elevator Telephone Expense	0.00	100.00	795.90	1,000.00	1,200.00
Water & Sewer	4,563.74	2,250.00	22,578.63	22,500.00	27,000.00
Total Utilities	4,738.35	2,533.33	24,765.19	25,333.34	30,400.00
Total Expense	13,185.27	9,729.17	102,718.81	97,291.66	116,750.00
Net Ordinary Income	906.14	0.00	-273.85	0.00	0.00
Net Income	906.14	0.00	-273.85	0.00	0.00

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Accrual Basis

Water Bridge 5 Assoc Inc.
Balance Sheet
As of October 31, 2025

	<u>Oct 31, 25</u>
ASSETS	
Current Assets	
Checking/Savings	
BOA-Laundry Acct (6589)	3,682.57
BOA Investment Acct (4828)	53,095.48
Truist Operating Ac	13,524.12
Total Checking/Savings	<u>70,302.17</u>
Accounts Receivable	
Accounts Receivable	13,616.30
Total Accounts Receivable	<u>13,616.30</u>
Total Current Assets	<u>83,918.47</u>
TOTAL ASSETS	<u><u>83,918.47</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	3,998.77
Total Accounts Payable	<u>3,998.77</u>
Other Current Liabilities	
Reserves	61,884.55
Total Other Current Liabilities	<u>61,884.55</u>
Total Current Liabilities	<u>65,883.32</u>
Total Liabilities	65,883.32
Equity	
Retained Earnings	18,309.00
Net Income	-273.85
Total Equity	<u>18,035.15</u>
TOTAL LIABILITIES & EQUITY	<u><u>83,918.47</u></u>