

**Waterbridge No 3 Assoc Inc.**  
**Sunrise, FL**

**Financial Statement**  
**Feb 2024**

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

**By:**

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

Water Bridge 3 Association Inc.  
**Balance Sheet**  
As of February 29, 2024

	Feb 29, 24
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
Alliance	4,287.19
Wells Fargo (7231)	8,997.59
Wells Fargo Operating (4749)	9,053.57
Total Checking/Savings	22,338.35
Accounts Receivable	
Accounts Receivable	14,276.31
Total Accounts Receivable	14,276.31
Other Current Assets	
AR	4,258.00
Total Other Current Assets	4,258.00
Total Current Assets	40,872.66
<b>TOTAL ASSETS</b>	<b>40,872.66</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	2,983.51
Total Accounts Payable	2,983.51
Other Current Liabilities	
AP	591.29
PREPAID ASSESS	2,099.26
Reserve-	4,134.00
Total Other Current Liabilities	6,824.55
Total Current Liabilities	9,808.06
Total Liabilities	9,808.06
Equity	
Retained Earnings	31,319.74
Net Income	-255.14
Total Equity	31,064.60
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>40,872.66</b>

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Accrual Basis

Water Bridge 3 Association Inc.  
Profit & Loss Budget Performance

February 2024

	Feb 24	Budget	Jan - Feb 24	YTD Budget	Annual Budget
<b>Ordinary Income/Expense</b>					
<b>Income</b>					
Application Fees	0.00	25.00	0.00	50.00	300.00
Late Fees	125.00	41.67	275.00	83.30	500.00
Laundry	660.00	83.33	660.00	166.70	1,000.00
Maint Fees	9,261.00	9,261.00	18,522.00	18,522.00	111,132.00
<b>Total Income</b>	<b>10,046.00</b>	<b>9,411.00</b>	<b>19,457.00</b>	<b>18,822.00</b>	<b>112,932.00</b>
<b>Expense</b>					
<b>Admin</b>					
Legal Fees	0.00	41.67	0.00	83.30	500.00
License, Permits, Taxes	0.00	0.00	0.00	225.00	225.00
Postage and Delivery	36.04	16.67	51.68	33.30	200.00
Property Management Fees	390.00	390.00	780.00	780.00	4,680.00
<b>Total Admin</b>	<b>426.04</b>	<b>448.34</b>	<b>831.68</b>	<b>1,121.60</b>	<b>5,605.00</b>
<b>Insurance Expense</b>	<b>3,045.17</b>	<b>3,500.00</b>	<b>6,090.34</b>	<b>7,000.00</b>	<b>42,000.00</b>
Laundry ex	256.80	25.00	770.40	50.00	300.00
Misc.	0.00	2.08	0.00	4.20	25.00
Non-Allocated Contingency Reser	0.00	8.33	0.00	16.70	100.00
<b>Repairs &amp; Maint</b>					
Elevator Service	0.00	250.00	0.00	500.00	3,000.00
Exterminator Service	0.00	150.00	112.00	300.00	1,800.00
Fire Equipment Inspection & Mai	0.00	41.67	0.00	83.30	500.00
Janitorial Expense	330.00	330.00	330.00	660.00	3,960.00
Landscaping and Groundskeeping	400.00	41.67	1,760.00	83.30	500.00
Lawn Service	0.00	400.00	0.00	800.00	4,800.00
Maint Repairs / House & Grounds	0.00	416.67	0.00	833.30	5,000.00
Tree Trim	0.00	125.00	0.00	250.00	1,500.00
Repairs & Maint - Other	896.00		1,792.00		
<b>Total Repairs &amp; Maint</b>	<b>1,626.00</b>	<b>1,755.01</b>	<b>3,994.00</b>	<b>3,509.90</b>	<b>21,060.00</b>
<b>Reserve</b>	<b>0.00</b>	<b>250.00</b>	<b>0.00</b>	<b>500.00</b>	<b>3,000.00</b>
Screening	0.00	11.67	0.00	23.30	140.00
<b>Utilities</b>					
Electricity	338.43	333.33	676.86	666.70	4,000.00
Elevator Telephone	52.06		104.12		
Telephone Expense	0.00	50.00	0.00	100.00	600.00
Water/Sewer/Garbage	2,336.22	2,083.33	7,244.74	4,166.70	25,000.00
<b>Total Utilities</b>	<b>2,726.71</b>	<b>2,466.66</b>	<b>8,025.72</b>	<b>4,933.40</b>	<b>29,600.00</b>
<b>Waterbridge Corp</b>	<b>0.00</b>	<b>896.00</b>	<b>0.00</b>	<b>1,792.00</b>	<b>10,752.00</b>
<b>Yearend Tax Returns</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>350.00</b>	<b>350.00</b>
<b>Total Expense</b>	<b>8,080.72</b>	<b>9,363.09</b>	<b>19,712.14</b>	<b>19,301.10</b>	<b>112,932.00</b>
<b>Net Ordinary Income</b>	<b>1,965.28</b>	<b>47.91</b>	<b>-255.14</b>	<b>-479.10</b>	<b>0.00</b>
<b>Net Income</b>	<b>1,965.28</b>	<b>47.91</b>	<b>-255.14</b>	<b>-479.10</b>	<b>0.00</b>