

**Water Bridge 4 Association
Sunrise, FL**

**Financial Statement
September 2025**

**Prepared For
The Board Of Directors**

By:

**USA Management
9000 Sheridan St, Suite 166
Pembroke Pines, FL 33024**

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10/17/25

Accrual Basis

Water Bridge 4 Assoc Inc. Profit & Loss Budget Performance

September 2025

	Sep 25	Budget	Jan - Sep 25	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
Application Fee	0.00	25.00	150.00	225.00	300.00
Late Fees	225.00	66.67	1,265.00	599.99	800.00
Laundry Income	0.00	75.00	1,935.00	675.00	900.00
Maint Income	8,871.00	8,871.00	79,839.00	79,839.00	106,452.00
Total Income	9,096.00	9,037.67	83,189.00	81,338.99	108,452.00
Expense					
Admin					
Accounting Expense	0.00	31.25	300.00	281.25	375.00
Bank Service Fee	4.95		51.05		
Credit & Criminal Reports	0.00	12.50	75.00	112.50	150.00
Legal Exp.	0.00	41.67	0.00	374.99	500.00
Licence and Permits	0.00	20.83	369.25	187.51	250.00
Master Association	864.00	896.00	7,776.00	8,064.00	10,752.00
Office & Postage	12.64	16.67	162.57	149.99	200.00
Property Management Fees	0.00	390.00	3,120.00	3,510.00	4,680.00
Admin - Other	390.00		390.00		
Total Admin	1,271.59	1,408.92	12,243.87	12,680.24	16,907.00
Building Repairs & Maint					
Building Supplies	0.00	16.67	188.25	149.99	200.00
Elevator Service	0.00	208.33	2,012.76	1,875.01	2,500.00
Fire Service and Repairs	0.00	41.67	867.17	374.99	500.00
Janitorial	365.00	368.00	3,285.00	3,312.00	4,416.00
Landscaping and Groundskeeping	375.00	333.33	3,375.00	3,000.01	4,000.00
Laundry Equip Repairs & Maint	0.00	41.67	431.71	374.99	500.00
Miscellaneous Expense	0.00	4.33	0.00	39.01	52.00
Non-Allocated Contingency Res.	0.00	1,191.67	0.00	10,724.99	14,300.00
Repairs and Maintenance	0.00	250.00	300.67	2,250.00	3,000.00
SIRS	0.00		3,150.00		
Tree Trimming	0.00	41.67	0.00	374.99	500.00
Building Repairs & Maint - Other	32.22		32.22		
Total Building Repairs & Maint	772.22	2,497.34	13,642.78	22,475.98	29,968.00
Insurance Expense					
Insurance Expense	1,358.62	2,089.75	18,087.10	18,807.75	25,077.00
Total Insurance Expense	1,358.62	2,089.75	18,087.10	18,807.75	25,077.00
Utilities					
Electric	154.25	208.33	1,605.08	1,875.01	2,500.00
Telephone Expense	205.20	83.33	1,001.39	750.01	1,000.00
Water, Sewer, Garbage	1,000.00	2,750.00	26,703.29	24,750.00	33,000.00
Total Utilities	1,359.45	3,041.66	29,309.76	27,375.02	36,500.00
Total Expense	4,761.88	9,037.67	73,283.51	81,338.99	108,452.00
Net Ordinary Income	4,334.12	0.00	9,905.49	0.00	0.00
Net Income	4,334.12	0.00	9,905.49	0.00	0.00

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Water Bridge 4 Assoc Inc.
Balance Sheet
As of September 30, 2025

	Sep 30, 25
ASSETS	
Current Assets	
Checking/Savings	
Bank America Laundry (8706)	6,378.16
BOA New Op Acct(8156)	7,342.11
Truist Op Acct (4573)	3,791.73
Total Checking/Savings	17,512.00
Accounts Receivable	
Accounts Receivable	5,263.00
Total Accounts Receivable	5,263.00
Total Current Assets	22,775.00
TOTAL ASSETS	22,775.00
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	685.57
Total Accounts Payable	685.57
Total Current Liabilities	685.57
Total Liabilities	685.57
Equity	
Retained Earnings	12,183.94
Net Income	9,905.49
Total Equity	22,089.43
TOTAL LIABILITIES & EQUITY	22,775.00