Waterbridge 1 Condo Assoc
Sunrise, FL

Financial Statement
April 2025

Prepared For

The Board Of Directors

By:

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

Water Bridge 1 Association Inc
Profit & Loss Budget Performance
April 2025

	Apr 25	Budget	Jan - Apr 25	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
Application Fee	150.00	75.00	450.00	300.00	900.00
Late Fees	375.00	166.67	1,575.00	666.64	2,000.00
Laundry Income	551.50	666.67	2,286.50	2,666.64	8,000.00
Maintenance Fees	34,432.00	34,453.25	138,101.00	137,813.00	413,439.00
Total Income	35,508.50	35,361.59	142,412.50	141,446.28	424,339.00
Expense					
Admin					
Accounting Fees -Tax Return	0.00	166.67	0.00	666.64	2,000.00
Bank Fee	15.00	25.00	60.00	100.00	300.00
Credit & Criminal Reports	75.00	37.50	225.00	150.00	450.00
Legal	1,273.00	83.33	1,580.17	333.36	1,000.00
License, Permits &Div Corp	0.00	66.67	3,114.50	266.64	800.00
Office/Postage and Delivery	16.28	41.67	331.93	166.64	500.00
Property Management Fees	1,195.00	1,195.00	4,780.00	4,780.00	14,340.00
Taxes	0.00	8.33	300.00	33.36	100.00
Waterbridge Corp	3,072.00	3,072.00	12,288.00	12,288.00	36,864.00
Total Admin	5,646.28	4,696.17	22,679.60	18,784.64	56,354.00
Insurance					
Insurance Expense	14,391.88	15,400.00	57,567.52	61,600.00	184,800.00
Total Insurance	14,391.88	15,400.00	57,567.52	61,600.00	184,800.00
Repairs & Maint					
Building Supplies	87.64	33.33	87.64	133.36	400.00
Elevator - Telephone	444.59	175.00	889.18	700.00	2,100.00
Elevator Svc & Repairs	260.00	416.67	780.00	1,666.64	5,000.00
Fire Safety & Inspection	155.25	41.67	621.00	166.64	500.00
Irrigation System	0.00	83.33	0.00	333.36	1,000.00
Janitorial Svc	0.00	1,000.00	1,500.00	4,000.00	12,000.00
Landscaping and Groundskeeping	550.00	166.67	2,200.00	666.64	2,000.00
Laundry Equipment Contract	0.00	83.33	0.00	333.36	1,000.00
Lawn Svc	0.00	550.00	0.00	2,200.00	6,600.00
Pest Control	172.80	223.75	1,561.20	895.00	2,685.00
Plumbing Expense	0.00	666.67	1,616.68	2,666.64	8,000.00
Repairs and Maintenance	0.00	833.33	0.00	3,333.36	10,000.00
Structural Integrity Reserv Stu	0.00		3,200.00		
Total Repairs & Maint	1,670.28	4,273.75	12,455.70	17,095.00	51,285.00
Utilities					
Electric	710.25	666.67	3,049.92	2,666.64	8,000.00
Water, Sewer & Sanitation	9,520.95	10,325.00	40,154.11	41,300.00	123,900.00
Total Utilities	10,231.20	10,991.67	43,204.03	43,966.64	131,900.00
Total Expense	31,939.64	35,361.59	135,906.85	141,446.28	424,339.00
Net Ordinary Income	3,568.86	0.00	6,505.65	0.00	0.00
Net Income	**3,568.86**	**0.00**	**6,505.65**	**0.00**	**0.00**

Water Bridge 1 Association Inc
Balance Sheet
As of April 30, 2025

		Apr 30, 25
ASSETS		
Current Assets		
Checking/Savings		
TD Bank (Driveway 3072)		0.01
TD Bank (Figa 6512)		0.01
TD Bank (Paint 3064)		0.01
TD Bank (Roof 3452)		0.01
TD Bank Op Acct (3494)		2,875.31
Total Checking/Savings		2,875.35
Accounts Receivable		
Accounts Receivable		4,269.22
Total Accounts Receivable		4,269.22
Other Current Assets		
Undeposited Funds		372.00
Total Other Current Assets		372.00
Total Current Assets		7,516.57
TOTAL ASSETS		**7,516.57**
LIABILITIES & EQUITY		
Liabilities		
Current Liabilities		
Accounts Payable		
Accounts Payable		43,537.87
Total Accounts Payable		43,537.87
Other Current Liabilities		
Reserves		
Reserve	84,805.00	
Reserve- Driveway	42,511.26	
Reserve- Roof	118,487.41	
Reserve - Painting	84,175.33	
Total Reserves		329,979.00
Uncleated checks from Prior Mgm		3,791.68
Total Other Current Liabilities		333,770.68
Total Current Liabilities		377,308.55
Total Liabilities		377,308.55
Equity		
Retained Earnings		-376,297.63
Net Income		6,505.65
Total Equity		-369,791.98
TOTAL LIABILITIES & EQUITY		**7,516.57**