

**Water Bridge 5 Condo Assoc
Sunrise, FL**

**Financial Statement
September 2024**

**Prepared For
The Board Of Directors**

By:

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

12:21 PM

10/23/24

Accrual Basis

Water Bridge 5 Assoc Inc.
Balance Sheet
As of September 30, 2024

	<u>Sep 30, 24</u>
ASSETS	
Current Assets	
Checking/Savings	
BOA-Laundry Acct (6589)	3,383.11
BOA Investment Acct (4828)	41,690.80
Truist Operating Ac	4,747.31
Total Checking/Savings	<u>49,821.22</u>
Accounts Receivable	
Accounts Receivable	12,438.00
Total Accounts Receivable	<u>12,438.00</u>
Total Current Assets	<u>62,259.22</u>
TOTAL ASSETS	<u>62,259.22</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	-3,124.95
Total Accounts Payable	<u>-3,124.95</u>
Other Current Liabilities	
Reserves	50,484.55
Total Other Current Liabilities	<u>50,484.55</u>
Total Current Liabilities	<u>47,359.60</u>
Total Liabilities	47,359.60
Equity	
Retained Earnings	15,808.23
Net Income	-908.61
Total Equity	<u>14,899.62</u>
TOTAL LIABILITIES & EQUITY	<u>62,259.22</u>

**Water Bridge 5 Assoc Inc.
Profit & Loss Budget Performance**

September 2024

	Sep 24	Budget	Jan - Sep 24	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
Application Fees	0.00	37.50	750.00	337.50	450.00
Intrest	0.34		200.74		
Late Fees	125.00	62.50	925.00	562.50	750.00
Laundry Income	110.00	166.67	1,060.00	1,499.99	2,000.00
Maintenance Income	9,166.50	9,166.67	79,962.00	82,498.99	110,000.00
Misc Income	0.00		135.00		
Pool Key	0.00		0.00		
Total Income	9,401.84	9,433.34	83,032.74	84,899.98	113,200.00
Expense					
Administrative					
Legal Fees	100.00	83.33	1,854.01	750.01	1,000.00
Licence & Permits	218.80	26.67	461.72	239.99	320.00
Master Association	864.00	896.00	8,640.00	8,064.00	10,752.00
Office Supplies	8.88	8.33	192.21	75.01	100.00
Property Management Fees	390.00	390.00	3,510.00	3,510.00	4,680.00
Screening	0.00	17.50	350.00	157.50	210.00
Yearend Tax Return	0.00	0.00	0.00	1,000.00	1,000.00
Total Administrative	1,581.68	1,421.83	15,007.94	13,798.51	18,062.00
Building Repairs & Maint					
Building Supplies	0.00	16.67	240.10	149.99	200.00
ECOLO Order Control	98.00	100.00	1,078.00	900.00	1,200.00
Electrical Repairs	0.00	8.33	350.00	75.01	100.00
Elevator Monitoring	208.65	125.00	866.70	1,125.00	1,500.00
Elevator Serice / Repairs	200.00		1,675.75		
Fire Safety	0.00	25.00	0.00	225.00	300.00
Irrigation Repairs	0.00	41.67	0.00	374.99	500.00
Janitorial	300.00	358.33	2,715.38	3,225.01	4,300.00
Landscaping and Groundskeeping	350.00	350.00	5,731.00	3,150.00	4,200.00
Laundry Maint Repairs	176.55	58.33	690.15	525.01	700.00
Parking Lot Maint & Repairs	0.00	41.67	0.00	374.99	500.00
Pest Control	140.00	140.00	560.00	1,260.00	1,680.00
Repairs and Maintenance	0.00	250.00	3,313.92	2,250.00	3,000.00
Security Expense	43.50	25.00	216.50	225.00	300.00
Tree Trimming	0.00	95.83	0.00	662.51	1,150.00
Total Building Repairs & Maint	1,518.70	1,835.83	17,437.50	14,722.51	19,830.00
Insurance Expense					
Misc	0.00	3,333.33	25,495.81	30,000.01	40,000.00
Non-Allocated Contingency Reser	0.00	2.75	0.00	24.75	33.00
Structural Integrity Reserv	0.00	250.00	0.00	2,250.00	3,000.00
Utilities	1,575.00	250.00	3,150.00	2,250.00	3,000.00
Electric	129.96	150.00	1,630.45	1,350.00	1,800.00
Telephone Expense	110.00	56.25	990.00	506.25	675.00
Water & Sewer	2,070.97	2,250.00	20,229.65	20,250.00	27,000.00
Total Utilities	2,310.93	2,456.25	22,850.10	22,106.25	29,475.00
Total Expense	6,984.31	9,349.99	83,941.35	85,150.03	113,200.00
Net Ordinary Income	2,417.53	83.35	-908.61	-250.05	0.00
Net Income	2,417.53	83.35	-908.61	-250.05	0.00