

**Water Bridge 6 Association
Sunrise, FL**

**Financial Statement
October 2025**

**Prepared For
The Board Of Directors**

By:

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

Waterbridge # 6 Assoc Inc Profit & Loss Budget Performance October 2025

	Oct 25	Budget	Jan - Oct 25	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
Extra Assess / 1R Monthly PMNT	308.00		3,080.00		
Extra Assess / 2R Monthly PMNT	4,320.00		52,900.05		
Special Assessment	1,819.31		17,407.99		
Rental Income	3,650.00		36,500.00		
Member assessments					
Maintenance fees 2 Bed	26,474.00	26,901.00	264,941.00	269,010.00	322,812.00
Maintenance fees 1 Bed	2,555.00	2,190.00	25,123.00	21,900.00	26,280.00
Late Fees	225.00	125.00	2,792.97	1,250.00	1,500.00
Total Member assessments	29,254.00	29,216.00	292,856.97	292,160.00	350,592.00
Laundry revenues					
Other	570.00	500.00	4,681.00	5,000.00	6,000.00
Other					
Screening fees	450.00	125.00	1,050.00	1,250.00	1,500.00
Estoppel letter	0.00	125.00	0.00	1,250.00	1,500.00
Other - Other	0.00		216.00		
Total Other	450.00	250.00	1,266.00	2,500.00	3,000.00
Interest, non member	0.19		1.55		
Total Income	40,371.50	29,966.00	408,693.56	299,660.00	359,592.00
Expense					
Monthly HOA Fee Unit 110	0.00		3,843.00		
Spec Assess unit 110	0.00		1,108.62		
Repair damages of unit #s 122,	0.00		538.21		
Special Assessment Unit # 317	0.00		2,217.24		
Special Assessment Unit # 122	0.00		1,108.62		
General Repairs of Units	0.00		269.00		
Monthly HOA Fees Unit 317	0.00		3,843.00		
Monthly HOA Fees Unit 308	0.00		3,843.00		
Monthly HOA Fees Unit 122	0.00		3,843.00		
Bank Service Charges	0.00		6.00		
Property Management	0.00		2,140.00		
Rental Expenses					
Rental Expenses Unit 122	0.00		250.00		
Rental Expenses Unit 308	0.00		1,890.00		
Total Rental Expenses	0.00		2,140.00		
Property Taxes					
Property Taxes Unit # 317	0.00		8,855.79		
Total Property Taxes	0.00		8,855.79		
Administration					
IRS Tax	0.00	250.00	0.00	2,500.00	3,000.00
Accounting Tax Prep	500.00		500.00		
Filing Fee	0.00	28.08	0.00	280.84	337.00
Loan Fees Centerstate Bank	6,510.76		65,107.60		
Book Keeping Services	0.00	60.00	0.00	600.00	720.00
Club House Maintenance	2,208.00	2,208.00	22,080.00	22,080.00	26,496.00
Office Expenses	3,835.00	166.67	17,173.32	1,666.66	2,000.00
Management Service	0.00	1,040.00	7,490.00	10,400.00	12,480.00
Management Services	1,070.00		1,070.00		
Fire Annual Inspection	0.00	83.33	250.00	833.34	1,000.00
Bank Service Charges	0.00	8.33	-25.00	83.34	100.00
Dues and Subscriptions	0.00	20.83	0.00	208.34	250.00
Legal fees	0.00	250.00	9,040.80	2,500.00	3,000.00
Licenses & Permits	61.25	41.67	587.25	416.66	500.00
Office Supplies	0.00		47.20		
Postage and Delivery	0.00	25.00	422.16	250.00	300.00
Screening fee	150.00	62.50	525.00	625.00	750.00
Telephone Expense	30.00		779.93		
Total Administration	14,365.01	4,244.41	125,048.26	42,444.18	50,933.00
Elevators					
Elevator Maintenance contract	201.54	200.00	2,375.40	2,000.00	2,400.00
Elevator Monitoring Svcs	110.88	104.17	1,151.53	1,041.66	1,250.00
Total Elevators	312.42	304.17	3,526.93	3,041.66	3,650.00
Grounds					
Ponds Maintenance and Repairs	0.00	150.00	0.00	1,500.00	1,800.00
Fertilization & Pesticides	0.00	83.33	0.00	833.34	1,000.00
Lawn Maintenance	1,820.00	2,166.67	3,770.00	21,666.66	26,000.00
Lawn Supplies	0.00	166.67	0.00	1,666.66	2,000.00
Pond Supplies,	0.00		115.41		
Sprinkler Repair & Maintenance	0.00	166.67	3,963.00	1,666.66	2,000.00
Sprinklers & Irrigation Supp.	0.00		937.00		
Tree Trimming	0.00	366.67	4,627.31	3,666.66	4,400.00
Total Grounds	1,820.00	3,100.01	13,412.72	30,999.98	37,200.00
Insurance Expense					
Property & Casualty Insurance	8,183.20	11,500.00	96,434.80	115,000.00	138,000.00

Waterbridge # 6 Assoc Inc Profit & Loss Budget Performance

11/19/25

October 2025

Accrual Basis

	Oct 25	Budget	Jan - Oct 25	YTD Budget	Annual Budget
Insurance Expense - Other	3,230.65		3,230.65		
Total Insurance Expense	11,413.85	11,500.00	99,665.45	115,000.00	138,000.00
Repairs and Maintenance					
Sirs Report	0.00		1,750.00		
Meter Rm Add Electrical Repair	0.00	166.67	0.00	1,666.66	2,000.00
Surveillance Cameras	0.00	833.33	1,050.00	8,333.34	10,000.00
Parking monitoring svcs (exp)	450.00	450.00	4,500.00	4,500.00	5,400.00
Building repairs & maintenance	0.00	250.00	5,805.00	2,500.00	3,000.00
Windows & Doors Repairs and Mai	0.00	208.33	0.00	2,083.34	2,500.00
Plumbing Repairs	0.00	108.33	675.48	1,083.34	1,300.00
Building Supplies	0.00	125.00	2,582.21	1,250.00	1,500.00
Cleaning Supplies	0.00	41.67	0.00	416.66	500.00
Electric repairs	0.00	41.67	0.00	416.66	500.00
Fire & Safety Equip.	0.00	166.67	1,378.03	1,666.66	2,000.00
Janitorial Services	0.00		14,625.94		
Laundry Repairs	0.00	166.67	1,252.33	1,666.66	2,000.00
Pavings and sealing	0.00	300.75	0.00	3,007.50	3,609.00
Pest Control Contract	1,107.45	375.00	3,322.35	3,750.00	4,500.00
Total Repairs and Maintenance	1,557.45	3,234.09	36,941.34	32,340.82	38,809.00
Utilities					
Electricity	1,822.20	833.33	8,770.33	8,333.34	10,000.00
Water, Garbage & Sewage	13,522.83	6,750.00	65,170.86	67,500.00	81,000.00
Total Utilities	15,345.03	7,583.33	73,941.19	75,833.34	91,000.00
Total Expense	44,813.75	29,966.01	386,291.37	299,659.98	359,592.00
Net Ordinary Income	-4,442.26	-0.01	22,402.19	0.02	0.00
Net Income	-4,442.26	-0.01	22,402.19	0.02	0.00