

**Water Bridge 3 Association
Sunrise, FL**

**Financial Statement
October 2025**

**Prepared For
The Board Of Directors**

By:

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

Water Bridge 3 Association Inc. Profit & Loss Budget Performance

October 2025

	Oct 25	Budget	Jan - Oct 25	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
Application Fees	300.00	25.00	1,500.00	250.00	300.00
Late Fees	150.00	41.67	1,425.00	416.66	500.00
Laundry	720.00	250.00	2,585.00	2,500.00	3,000.00
Maint Fees	9,535.00	9,535.00	95,350.00	95,350.00	114,420.00
Parking Decal	10.00		60.00		
SA	10,290.00		31,024.81		
Total Income	21,005.00	9,851.67	131,944.81	98,516.66	118,220.00
Expense					
Admin					
Bank Charges	0.00		-24.00		
Legal Fees	0.00	41.67	0.00	416.66	500.00
License, Permits, Taxes	0.00	18.75	596.40	187.50	225.00
Office & Postage	127.36	16.67	441.44	166.66	200.00
Property Management Fees	0.00	390.00	3,540.00	3,900.00	4,680.00
Screening	0.00	12.50	750.00	125.00	150.00
Waterbridge Corp	896.00	896.00	8,960.00	8,960.00	10,752.00
Year End Tax Returns	0.00	31.25	300.00	312.50	375.00
Admin - Other	420.00		420.00		
Total Admin	1,443.36	1,406.84	14,983.84	14,068.32	16,882.00
Insurance Expense	2,555.86	2,089.83	21,547.29	20,898.34	25,078.00
Repairs & Maint					
Electrical	1,461.47		9,955.48		
Elevator Service	1,353.29	250.00	4,193.22	2,500.00	3,000.00
Exterminator Service	328.00	183.33	720.00	1,833.34	2,200.00
Fire Equipment Inspection & Mai	0.00	41.67	684.80	416.66	500.00
Janitorial Expense	330.00	330.00	3,300.00	3,300.00	3,960.00
Landscaping and Groundskeeping	0.00	41.67	1,050.00	416.66	500.00
Laundry Expense	283.12	83.33	3,019.96	833.34	1,000.00
Lawn Service	2,150.00	400.00	5,550.00	4,000.00	4,800.00
Maint Repairs / House & Grounds	0.00	416.67	-73.15	4,166.66	5,000.00
Misc.	0.00		0.00		
Non-Allocated Contingency Reser	0.00	1,466.67	0.00	14,666.66	17,600.00
Parking Decal /Monitoring	300.00	300.00	3,000.00	3,000.00	3,600.00
Plumbing Expense	0.00	83.33	0.00	833.34	1,000.00
Security	99.00	45.83	469.31	458.34	550.00
Spec Assess Expense - Elevator	0.00		2,000.00		
Tree Trim	0.00	41.67	0.00	416.66	500.00
Total Repairs & Maint	6,304.88	3,684.17	33,869.62	36,841.66	44,210.00
Utilities					
Electricity	246.30	291.67	2,216.76	2,916.66	3,500.00
Telephone Expense	0.00	45.83	554.40	458.34	550.00
Water/Sewer/Garbage	5,088.34	2,666.67	24,285.47	26,666.66	32,000.00
Total Utilities	5,334.64	3,004.17	27,056.63	30,041.66	36,050.00
Total Expense	15,638.74	10,185.01	97,457.38	101,849.98	122,220.00
Net Ordinary Income	5,366.26	-333.34	34,487.43	-3,333.32	-4,000.00
Net Income	5,366.26	-333.34	34,487.43	-3,333.32	-4,000.00

Water Bridge 3 Association Inc.

Balance Sheet

11/19/25

As of October 31, 2025

Accrual Basis

	<u>Oct 31, 25</u>
ASSETS	
Current Assets	
Checking/Savings	
Wells Fargo Operating (4749)	44,138.89
Wells Fargo Reserve (7231)	11,632.59
Total Checking/Savings	<u>55,771.48</u>
Accounts Receivable	
Accounts Receivable	7,466.36
Total Accounts Receivable	<u>7,466.36</u>
Other Current Assets	
Undeposited Funds	1,102.00
Total Other Current Assets	<u>1,102.00</u>
Total Current Assets	<u>64,339.84</u>
TOTAL ASSETS	<u>64,339.84</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	2,265.20
Total Accounts Payable	<u>2,265.20</u>
Total Current Liabilities	<u>2,265.20</u>
Total Liabilities	2,265.20
Equity	
Retained Earnings	27,587.21
Net Income	34,487.43
Total Equity	<u>62,074.64</u>
TOTAL LIABILITIES & EQUITY	<u>64,339.84</u>