

**Water Bridge 1 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 1 Association Inc Profit & Loss Budget Performance

October 2025

	Oct 25	Budget	Jan - Oct 25	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
Application Fee	0.00	75.00	1,125.00	750.00	900.00
Late Fees	200.00	166.67	3,350.17	1,666.66	2,000.00
Laundry Income	792.25	666.67	6,059.25	6,666.66	8,000.00
Maintenance Fees	34,140.00	34,453.25	344,031.00	344,532.50	413,439.00
Total Income	35,132.25	35,361.59	354,565.42	353,615.82	424,339.00
Expense					
Admin					
Accounting Fees -Tax Return	0.00	166.67	0.00	1,666.66	2,000.00
Bank Fee	15.00	25.00	240.00	250.00	300.00
Credit & Criminal Reports	75.00	37.50	525.00	375.00	450.00
Legal	0.00	83.33	4,289.67	833.34	1,000.00
License, Permits & Div Corp	0.00	66.67	3,487.00	666.66	800.00
Office/Postage and Delivery	120.15	41.67	1,092.59	416.66	500.00
Property Management Fees	1,195.00	1,195.00	12,382.86	11,950.00	14,340.00
Taxes	0.00	8.33	300.00	83.34	100.00
Waterbridge Corp	3,072.00	3,072.00	30,720.00	30,720.00	36,864.00
Total Admin	4,477.15	4,696.17	53,037.12	46,961.66	56,354.00
Insurance					
Insurance Expense	13,787.67	15,400.00	140,665.30	154,000.00	184,800.00
Total Insurance	13,787.67	15,400.00	140,665.30	154,000.00	184,800.00
Repairs & Maint					
Building Supplies	0.00	33.33	202.24	333.34	400.00
Elevator - Telephone	444.59	175.00	1,778.36	1,750.00	2,100.00
Elevator Svc & Repairs	520.00	416.67	2,870.00	4,166.66	5,000.00
Fire Safety & Inspection	155.25	41.67	3,227.88	416.66	500.00
Irrigation System	0.00	83.33	0.00	833.34	1,000.00
Janitorial Svc	0.00	1,000.00	1,680.00	10,000.00	12,000.00
Landscaping and Groundskeeping	0.00	166.67	0.00	1,666.66	2,000.00
Laundry Equipment Contract	0.00	83.33	0.00	833.34	1,000.00
Lawn Svc	550.00	550.00	5,500.00	5,500.00	6,600.00
Pest Control	0.00	223.75	1,734.00	2,237.50	2,685.00
Plumbing Expense	612.50	666.67	6,041.50	6,666.66	8,000.00
Repairs and Maintenance	0.00	833.33	1,773.77	8,333.34	10,000.00
SIRS	0.00	0.00	700.00	0.00	0.00
Structural Integrity Reserv Stu	0.00	0.00	3,200.00	0.00	0.00
Total Repairs & Maint	2,282.34	4,273.75	28,707.75	42,737.50	51,285.00
Utilities					
Electric	738.41	666.67	6,422.98	6,666.66	8,000.00
Water, Sewer & Sanitation	8,214.40	10,325.00	91,377.36	103,250.00	123,900.00
Total Utilities	8,952.81	10,991.67	97,800.34	109,916.66	131,900.00
Total Expense	29,499.97	35,361.59	320,210.51	353,615.82	424,339.00
Net Ordinary Income	5,632.28	0.00	34,354.91	0.00	0.00
Net Income	5,632.28	0.00	34,354.91	0.00	0.00

Water Bridge 1 Association Inc
Balance Sheet
 As of October 31, 2025

	Oct 31, 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)	-540.06
Total Checking/Savings	-540.02
Accounts Receivable	
Accounts Receivable	17,242.06
Total Accounts Receivable	17,242.06
Total Current Assets	16,702.04
Fixed Assets	
Furniture and Equipment	99.19
Total Fixed Assets	99.19
TOTAL ASSETS	16,801.23
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	24,998.27
Total Accounts Payable	24,998.27
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	358,768.95
Total Liabilities	358,768.95
Equity	
Retained Earnings	-376,322.63
Net Income	34,354.91
Total Equity	-341,967.72
TOTAL LIABILITIES & EQUITY	16,801.23