

**Omega 6 Condominium
Plantation, FL**

**Financial Statement
October 2025**

**Prepared For
The Board Of Directors**

By:

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

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11/18/25

Accrual Basis

Omega 6 Condominium Association Profit & Loss Budget Performance

October 2025

	Oct 25	Budget	Jan - Oct 25	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
Credit Check	0.00	50.00	900.00	500.00	600.00
Late Fee	125.00	50.00	725.00	500.00	600.00
Maint Fee	17,668.00	17,118.00	171,731.00	171,180.00	205,416.00
Total Income	17,793.00	17,218.00	173,356.00	172,180.00	206,616.00
Expense					
Admin					
Legal Fees	31.98	41.67	31.98	416.66	500.00
License & Permits	700.00	27.58	951.25	275.84	331.00
Postage / Office Supplies	0.00	14.58	186.65	145.84	175.00
Property Management Fees	0.00	460.00	4,675.00	4,600.00	5,520.00
Screening Expense	0.00	25.00	375.00	250.00	300.00
Taxes	0.00	31.25	300.00	312.50	375.00
Total Admin	731.98	600.08	6,519.88	6,000.84	7,201.00
Assoc Dues					
Rec Council	2,182.27	2,182.00	21,626.70	21,820.00	26,184.00
Recreation Lease	1,602.00	1,602.00	16,020.00	16,020.00	19,224.00
Total Assoc Dues	3,784.27	3,784.00	37,646.70	37,840.00	45,408.00
Building					
Backflow Testing	0.00	12.08	0.00	120.84	145.00
Building Supplies	0.00	25.00	1,874.66	250.00	300.00
Elevator Expense	991.50	416.67	4,241.98	4,166.66	5,000.00
Fire Equip Service & Inspection	0.00	83.33	775.64	833.34	1,000.00
Janitorial Expense	0.00	725.00	5,383.52	7,250.00	8,700.00
Landscaping and Groundskeeping	0.00	37.50	0.00	375.00	450.00
Misc Expense.	0.00	1.33	0.00	13.34	16.00
Non-Allocated Contingency Fund	0.00	783.33	0.00	7,833.34	9,400.00
Pest Control	137.00	133.33	1,370.00	1,333.34	1,600.00
Repairs and Maintenance	0.00	649.67	6,408.00	6,496.66	7,796.00
Total Building	1,128.50	2,867.24	20,053.80	28,672.52	34,407.00
Building Insurance Exp					
Insurance Expense	8,327.54	7,083.33	96,649.37	70,833.34	85,000.00
Total Building Insurance Exp	8,327.54	7,083.33	96,649.37	70,833.34	85,000.00
Plumbing Services	0.00		525.00		
Utilities					
Bulk Trash Pick Up	0.00	41.67	0.00	416.66	500.00
Electric	66.92	133.33	1,495.50	1,333.34	1,600.00
Gas	801.64	666.67	7,720.73	6,666.66	8,000.00
Sanitation	793.76	666.67	6,890.32	6,666.66	8,000.00
Water & Sewer	1,219.35	1,375.00	12,151.18	13,750.00	16,500.00
Total Utilities	2,881.67	2,883.34	28,257.73	28,833.32	34,600.00
Total Expense	16,853.96	17,217.99	189,652.48	172,180.02	206,616.00
Net Ordinary Income	939.04	0.01	-16,296.48	-0.02	0.00
Net Income	939.04	0.01	-16,296.48	-0.02	0.00

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Accrual Basis

Omega 6 Condominium Association

Balance Sheet

As of October 31, 2025

	<u>Oct 31, 25</u>
ASSETS	
Current Assets	
Checking/Savings	
Bank of America Op (2526)	177,999.39
Bank of America Reserve (9107)	100.00
Total Checking/Savings	<u>178,099.39</u>
Accounts Receivable	
Accounts Receivable	1,399.49
Total Accounts Receivable	<u>1,399.49</u>
Other Current Assets	
Undeposited Funds	1,100.00
Total Other Current Assets	<u>1,100.00</u>
Total Current Assets	<u>180,598.88</u>
TOTAL ASSETS	<u>180,598.88</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	638.49
Total Accounts Payable	<u>638.49</u>
Other Current Liabilities	
Reserves Cont	134,406.26
Tenant Security Deposits Held	2,150.00
Total Other Current Liabilities	<u>136,556.26</u>
Total Current Liabilities	<u>137,194.75</u>
Total Liabilities	137,194.75
Equity	
Retained Earnings	59,700.61
Net Income	-16,296.48
Total Equity	<u>43,404.13</u>
TOTAL LIABILITIES & EQUITY	<u>180,598.88</u>