

**Omega Condo 9 Assoc
Plantation, FL**

**Financial Statement
December, 2021**

**Prepared For
The Board Of Directors**

By:

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

Omega Condo No 9 Inc.
Balance Sheet
As of December 31, 2021

| | Dec 31, 21 |
|---------------------------------------|------------------|
| ASSETS | |
| Current Assets | |
| Checking/Savings | |
| Bank of America Oper (800) | 12,836.52 |
| Bank of America Reserve (0561) | 35,761.70 |
| Total Checking/Savings | 48,598.22 |
| Accounts Receivable | |
| Accounts Receivable | 1,745.22 |
| Total Accounts Receivable | 1,745.22 |
| Other Current Assets | |
| Undeposited Funds | 419.00 |
| Total Other Current Assets | 419.00 |
| Total Current Assets | 50,762.44 |
| TOTAL ASSETS | 50,762.44 |
| LIABILITIES & EQUITY | |
| Liabilities | |
| Current Liabilities | |
| Accounts Payable | |
| Accounts Payable | 1,321.79 |
| Total Accounts Payable | 1,321.79 |
| Other Current Liabilities | |
| Contingency Reserve | 35,761.70 |
| Total Other Current Liabilities | 35,761.70 |
| Total Current Liabilities | 37,083.49 |
| Total Liabilities | 37,083.49 |
| Equity | |
| Retained Earnings | 28,508.38 |
| Net Income | -14,829.43 |
| Total Equity | 13,678.95 |
| TOTAL LIABILITIES & EQUITY | 50,762.44 |

Omega Condo No 9 Inc. Profit & Loss YTD Comparison

December 2021

| | Dec 21 | Jan - Dec 21 |
|---|------------------|-------------------|
| Ordinary Income/Expense | | |
| Income | | |
| Interest Earned | 0.30 | 3.92 |
| Late Fees | 100.00 | 525.00 |
| Maintenance Fee Income | 12,888.00 | 154,658.00 |
| Screening Fee Income | 0.00 | 235.00 |
| Total Income | 12,988.30 | 155,421.92 |
| Expense | | |
| Administrative Expense | | |
| Credit & Background Expense | 0.00 | 130.00 |
| Legal Fee | 0.00 | 586.50 |
| Licenses & Permits | -124.20 | 776.25 |
| Loan Fees | 877.00 | 10,524.00 |
| Office / Postage Expens | 40.02 | 131.90 |
| Property Management Fees | 395.00 | 4,740.00 |
| Total Administrative Expense | 1,187.82 | 16,888.65 |
| Association Dues | | |
| Rec Lease | 1,512.00 | 18,144.00 |
| Recreation Council | 1,737.75 | 20,853.00 |
| Total Association Dues | 3,249.75 | 38,997.00 |
| Building Maintenance & Repairs | | |
| Building Supplies | 0.00 | 240.03 |
| Elevator Service | 0.00 | 3,193.76 |
| Exterminator | 73.00 | 876.00 |
| Fire Equipment & Service | 0.00 | 1,163.68 |
| Insurance Expense | 2,130.42 | 26,105.27 |
| Janitorial | 600.00 | 6,300.00 |
| Miscellaneous | 0.00 | 244.20 |
| Non Allocated Reserve Transfer | 0.00 | 3,333.31 |
| Plumbing | -8,664.26 | 12,718.38 |
| Repairs and Maintenance | 0.00 | 3,974.93 |
| Total Building Maintenance & Repairs | -5,860.84 | 58,149.56 |
| Utilities | | |
| Cable | 1,874.42 | 22,289.65 |
| Electric | 122.44 | 1,738.09 |
| Gas | 1,199.35 | 7,606.83 |
| Sanitation | 545.55 | 6,344.57 |
| Security | 0.00 | 2,050.44 |
| Telephone Elevator | 42.80 | 470.80 |
| Water & Sewer | 1,352.05 | 15,715.76 |
| Total Utilities | 5,136.61 | 56,216.14 |
| Total Expense | 3,713.34 | 170,251.35 |
| Net Ordinary Income | 9,274.96 | -14,829.43 |
| Net Income | 9,274.96 | -14,829.43 |

Omega Condo No 9 Inc.
Profit & Loss Budget Performance

December 2021

| | Dec 21 | Budget | Jan - Dec 21 | YTD Budget | Annual Budget |
|---|------------------|------------------|-------------------|-------------------|-------------------|
| Ordinary Income/Expense | | | | | |
| Income | | | | | |
| Interest Earned | 0.30 | | 3.92 | | |
| Late Fees | 100.00 | | 525.00 | | |
| Maintenance Fee Income | 12,888.00 | 12,888.00 | 154,658.00 | 154,656.00 | 154,656.00 |
| Screening Fee Income | 0.00 | 0.00 | 235.00 | 300.00 | 300.00 |
| Total Income | 12,988.30 | 12,888.00 | 155,421.92 | 154,956.00 | 154,956.00 |
| Expense | | | | | |
| Administrative Expense | | | | | |
| Accounting Expense | 0.00 | 0.00 | 0.00 | 300.00 | 300.00 |
| Credit & Background Expense | 0.00 | 0.00 | 130.00 | 195.00 | 195.00 |
| Legal Fee | 0.00 | 33.33 | 586.50 | 400.00 | 400.00 |
| Licenses & Permits | -124.20 | 0.00 | 776.25 | 331.00 | 331.00 |
| Loan Fees | 877.00 | 877.00 | 10,524.00 | 10,524.00 | 10,524.00 |
| Office / Postage Expens | 40.02 | 16.67 | 131.90 | 200.00 | 200.00 |
| Property Management Fees | 395.00 | 395.00 | 4,740.00 | 4,740.00 | 4,740.00 |
| Taxes | 0.00 | 0.00 | 0.00 | 200.00 | 200.00 |
| Total Administrative Expense | 1,187.82 | 1,322.00 | 16,888.65 | 16,890.00 | 16,890.00 |
| Association Dues | | | | | |
| Rec Lease | 1,512.00 | 1,512.00 | 18,144.00 | 18,144.00 | 18,144.00 |
| Recreation Council | 1,737.75 | 1,738.33 | 20,853.00 | 20,860.00 | 20,860.00 |
| Total Association Dues | 3,249.75 | 3,250.33 | 38,997.00 | 39,004.00 | 39,004.00 |
| Building Maintenance & Repairs | | | | | |
| Backflow Testing | 0.00 | 0.00 | 0.00 | 200.00 | 200.00 |
| Building Supplies | 0.00 | 25.00 | 240.03 | 300.00 | 300.00 |
| Elevator Service | 0.00 | 250.00 | 3,193.76 | 3,000.00 | 3,000.00 |
| Exterminator | 73.00 | 74.00 | 876.00 | 888.00 | 888.00 |
| Fire Equipment & Service | 0.00 | 75.00 | 1,163.68 | 900.00 | 900.00 |
| Insurance Expense | 2,130.42 | 1,708.33 | 26,105.27 | 20,500.00 | 20,500.00 |
| Janitorial | 600.00 | 541.67 | 6,300.00 | 6,500.00 | 6,500.00 |
| Miscellaneous | 0.00 | 0.00 | 244.20 | 14.00 | 14.00 |
| Non Allocated Reserve Transfer | 0.00 | 666.67 | 3,333.31 | 8,000.00 | 8,000.00 |
| Plumbing | -8,664.26 | 41.67 | 12,718.38 | 500.00 | 500.00 |
| Repairs and Maintenance | 0.00 | 166.67 | 3,974.93 | 2,000.00 | 2,000.00 |
| Total Building Maintenance & Repairs | -5,860.84 | 3,549.01 | 58,149.56 | 42,802.00 | 42,802.00 |
| Utilities | | | | | |
| Cable | 1,874.42 | 1,758.33 | 22,289.65 | 21,100.00 | 21,100.00 |
| Electric | 122.44 | 136.67 | 1,738.09 | 1,640.00 | 1,640.00 |
| Gas | 1,199.35 | 600.00 | 7,606.83 | 7,200.00 | 7,200.00 |
| Sanitation | 545.55 | 508.33 | 6,344.57 | 6,100.00 | 6,100.00 |
| Security | 0.00 | 91.67 | 2,050.44 | 1,100.00 | 1,100.00 |
| Telephone Elevator | 42.80 | 43.33 | 470.80 | 520.00 | 520.00 |
| Water & Sewer | 1,352.05 | 1,550.00 | 15,715.76 | 18,600.00 | 18,600.00 |
| Total Utilities | 5,136.61 | 4,688.33 | 56,216.14 | 56,260.00 | 56,260.00 |
| Total Expense | 3,713.34 | 12,809.67 | 170,251.35 | 154,956.00 | 154,956.00 |
| Net Ordinary Income | 9,274.96 | 78.33 | -14,829.43 | 0.00 | 0.00 |
| Net Income | 9,274.96 | 78.33 | -14,829.43 | 0.00 | 0.00 |

Omega Condo No 9 Inc.

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Register: Bank of America Oper (800)

From 12/01/2021 through 12/31/2021

Sorted by: Date, Type, Number/Ref

| Date | Number | Payee | Account | Memo | Payment | C | Deposit | Balance |
|------------|--------|---------------------|--------------------------|------------------|----------|---|----------|-----------|
| 12/01/2021 | DEBIT | OMEGA REC COU... | Association Dues:Recr... | | 1,737.75 | X | | 9,678.15 |
| 12/01/2021 | DEBIT | SBA | Administrative Expens... | | 877.00 | X | | 8,801.15 |
| 12/01/2021 | 1099 | OMEGA RECREAT... | Association Dues:Rec ... | | 1,512.00 | X | | 7,289.15 |
| 12/02/2021 | | | -split- | Deposit | | X | 1,676.00 | 8,965.15 |
| 12/08/2021 | | | -split- | Deposit | | X | 3,458.00 | 12,423.15 |
| 12/08/2021 | DEBIT | BOYE'S GAS | Accounts Payable | ACCT # BG05... | 675.80 | X | | 11,747.35 |
| 12/08/2021 | DEBIT | BUG OFF | Accounts Payable | INVOICE 109... | 73.00 | X | | 11,674.35 |
| 12/08/2021 | DEBIT | COMCAST | Accounts Payable | ACCT # 8495 ... | 1,874.42 | X | | 9,799.93 |
| 12/08/2021 | DEBIT | DEPARTMENT OF ... | Accounts Payable | MA00015141 | 120.00 | X | | 9,679.93 |
| 12/08/2021 | DEBIT | FIRST INSURANCE... | Accounts Payable | ACCT # 900- 9... | 2,130.42 | X | | 7,549.51 |
| 12/08/2021 | DEBIT | FREDY JIMENEZ | Accounts Payable | INVOICE 283... | 27.77 | X | | 7,521.74 |
| 12/08/2021 | DEBIT | KINGS III OF AME... | Accounts Payable | INVOICE # 21... | 42.80 | X | | 7,478.94 |
| 12/08/2021 | DEBIT | MATTHKEVIN, INC. | Accounts Payable | INVOICE # 1... | 600.00 | X | | 6,878.94 |
| 12/08/2021 | DEBIT | USA MANAGEMENT | Accounts Payable | INVOICE 116... | 435.02 | X | | 6,443.92 |
| 12/09/2021 | | | Undeposited Funds | Deposit | | X | 1,282.00 | 7,725.92 |
| 12/17/2021 | | | -split- | Deposit | | X | 6,945.00 | 14,670.92 |
| 12/20/2021 | | | Administrative Expens... | CITY OF PLA... | | X | 244.20 | 14,915.12 |
| 12/20/2021 | DEBIT | MATTHKEVIN, INC. | Accounts Payable | INVOICE # 1... | 600.00 | X | | 14,315.12 |
| 12/20/2021 | DEBIT | WASTE MANAGE... | Accounts Payable | ACCT 3-57830... | 499.65 | X | | 13,815.47 |
| 12/20/2021 | DEBIT | WASTE MANAGE... | Accounts Payable | ACCT 360455... | 45.90 | X | | 13,769.57 |
| 12/23/2021 | | | Undeposited Funds | Deposit | | X | 419.00 | 14,188.57 |
| 12/31/2021 | DEBIT | CITY OF PLANTAT... | Accounts Payable | ACCT # 00739... | 1,352.05 | X | | 12,836.52 |

Omega Condo No 9 Inc.

1/25/2022 10:44 AM

Register: Bank of America Reserve (0561)

From 12/01/2021 through 12/31/2021

Sorted by: Date, Type, Number/Ref

| Date | Number | Payee | Account | Memo | Payment | C | Deposit | Balance |
|-------------|---------------|--------------|-----------------|-------------|----------------|----------|----------------|----------------|
| 12/31/2021 | | | Interest Earned | Interest | | X | 0.30 | 35,761.70 |