

**Omega 8 Condominium
Plantation, FL**

**Financial Statement
August 2025**

**Prepared For
The Board Of Directors**

By:

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

Omega Condominium No 8 Inc.
Balance Sheet
As of August 31, 2025

	<u>Aug 31, 25</u>
ASSETS	
Current Assets	
Checking/Savings	
Banco Popular Operating (579)	11,785.33
Money Market (5215)	19,868.52
SouthState Special Assess(6114)	6,035.05
Total Checking/Savings	<u>37,688.90</u>
Accounts Receivable	
Accounts Receivable	14,929.03
Total Accounts Receivable	<u>14,929.03</u>
Other Current Assets	
Prepaid Roof Replacement	59,089.00
Total Other Current Assets	<u>59,089.00</u>
Total Current Assets	<u>111,706.93</u>
TOTAL ASSETS	<u><u>111,706.93</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Reserves	31,451.52
South State Loan	86,757.00
Total Other Current Liabilities	<u>118,208.52</u>
Total Current Liabilities	<u>118,208.52</u>
Total Liabilities	118,208.52
Equity	
Retained Earnings	-16,576.38
Net Income	10,074.79
Total Equity	<u>-6,501.59</u>
TOTAL LIABILITIES & EQUITY	<u><u>111,706.93</u></u>

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Accrual Basis

Omega Condominium No 8 Inc.
Profit & Loss Budget Performance

August 2025

	Aug 25	Budget	Jan - Aug 25	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
Application Fees	0.00	37.50	0.00	300.00	450.00
Credit Check Income	0.00		750.00		
Intrest Income	20.66		142.56		
Late Fee	175.00	83.33	1,050.00	668.68	1,000.00
Maintenance Fees	15,914.00	15,916.63	127,312.00	127,333.48	191,000.00
Misc. Income	0.00	0.00	0.00	0.00	0.00
Special Assessment - Roof	1,135.60	1,632.00	18,956.31	13,056.00	19,584.00
Total Income	17,245.26	17,669.46	148,210.87	141,356.16	212,034.00
Expense					
Admin					
Bank Fees	12.22	8.33	95.65	66.68	100.00
Legal	0.00	41.67	0.00	333.32	500.00
License & Permits	0.00	27.58	181.25	220.68	331.00
Loan Fees	1,301.92	1,632.00	9,113.44	13,056.00	19,584.00
Postage/ Office Supplies	13.03	33.33	169.43	266.68	400.00
Property Management Fees	460.00	460.00	3,680.00	3,680.00	5,520.00
Screening Expense	225.00	18.75	370.00	150.00	225.00
Tax Return Prep	0.00	31.25	300.00	250.00	375.00
Total Admin	2,012.17	2,252.91	13,909.77	18,023.36	27,035.00
Building					
Backflow Testing	0.00	12.08	0.00	96.68	145.00
Building Appraisals	0.00		550.00		
Building Supplies	0.00	33.33	48.09	266.68	400.00
Contingency Funds	0.00	1,050.00	0.00	8,400.00	12,600.00
Elevator Expense	222.30	491.67	4,895.53	3,933.32	5,900.00
Fire Equipment Service & Inspec	0.00	62.50	1,219.21	500.00	750.00
Insurance Expense	5,645.94	5,666.67	45,131.97	45,333.32	68,000.00
Janitorial	1,150.00	550.00	5,175.00	4,400.00	6,600.00
Landscaping and Groundskeeping	0.00	25.00	0.00	200.00	300.00
Miscellaneous	0.00	3.83	2,683.00	30.68	46.00
Pest Control	0.00	125.00	508.00	1,000.00	1,500.00
Plumbing	0.00	41.67	0.00	333.32	500.00
Repairs and Maintenance	146.00	416.67	5,461.89	3,333.32	5,000.00
Total Building	7,164.24	8,478.42	65,672.69	67,827.32	101,741.00
Master Association Fees					
Rec Council	2,182.27	2,182.00	19,060.16	17,456.00	26,184.00
Recreation Lease	1,602.00	1,602.00	12,816.00	12,816.00	19,224.00
Total Master Association Fees	3,784.27	3,784.00	31,876.16	30,272.00	45,408.00
Utilities					
Electric	151.35	300.00	2,500.61	2,400.00	3,600.00
Gas	490.73	458.33	4,989.37	3,666.68	5,500.00
Internet	140.65	41.67	994.55	333.32	500.00
Sanitation	714.94	650.00	5,719.52	5,200.00	7,800.00
Telephone Expense	0.00	37.50	0.00	300.00	450.00
Water & Sewer	1,427.13	1,666.67	12,473.41	13,333.32	20,000.00
Total Utilities	2,924.80	3,154.17	26,677.46	25,233.32	37,850.00
Total Expense	15,885.48	17,669.50	138,136.08	141,356.00	212,034.00
Net Ordinary Income	1,359.78	-0.04	10,074.79	0.16	0.00
Net Income	1,359.78	-0.04	10,074.79	0.16	0.00