

**Omega 7 Condominium  
Plantation, FL**

**Financial Statement  
August 2025**

**Prepared For  
The Board Of Directors**

**By:**

**USA Management  
9000 Sheridan St, Suite 166  
Pembroke Pines, FL 33024**

## Omega Condominium No 7 Inc.

## Balance Sheet

As of August 31, 2025

09/19/25

Accrual Basis

	<u>Aug 31, 25</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
Banco Popoular Operating (8942)	13,250.46
Banco Popoular -Reseve	11,264.59
Banco Popoular Loan Acct (4679)	9,741.56
Money Market Acct (4728)	5,009.92
<b>Total Checking/Savings</b>	<u>39,266.53</u>
<b>Accounts Receivable</b>	
Accounts Receivable	3,872.22
<b>Total Accounts Receivable</b>	<u>3,872.22</u>
<b>Other Current Assets</b>	
Prepaid Roof Repairs	89,725.00
<b>Total Other Current Assets</b>	<u>89,725.00</u>
<b>Total Current Assets</b>	<u>132,863.75</u>
<b>TOTAL ASSETS</b>	<u><u>132,863.75</u></u>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Accounts Payable	
Accounts Payable	8,900.00
<b>Total Accounts Payable</b>	<u>8,900.00</u>
<b>Other Current Liabilities</b>	
Bank Loan	117,474.56
Non Allocated Contingency Fund	11,264.59
Tenant Security Deposits Held	500.00
<b>Total Other Current Liabilities</b>	<u>129,239.15</u>
<b>Total Current Liabilities</b>	<u>138,139.15</u>
<b>Total Liabilities</b>	138,139.15
<b>Equity</b>	
Retained Earnings	23,430.99
Net Income	-28,706.39
<b>Total Equity</b>	<u>-5,275.40</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>132,863.75</u></u>

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09/19/25

Accrual Basis

## Omega Condominium No 7 Inc. Profit & Loss Budget Performance

August 2025

	Aug 25	Budget	Jan - Aug 25	YTD Budget	Annual Budget
<b>Ordinary Income/Expense</b>					
<b>Income</b>					
Application Fees	150.00	87.50	300.00	700.00	1,050.00
Interest Income	0.83		7.32		
Late Fees	100.00	25.00	650.00	200.00	300.00
Maintenance Fees	15,584.00	15,583.33	125,001.02	124,666.68	187,000.00
Special Assessment	973.46	1,722.00	7,977.89	13,776.00	20,664.00
<b>Total Income</b>	<b>18,808.29</b>	<b>17,417.83</b>	<b>133,936.23</b>	<b>139,342.68</b>	<b>209,014.00</b>
<b>Expense</b>					
<b>Administrative Expense</b>					
Accounting Fee CPA	0.00	31.25	0.00	250.00	375.00
Credit & Background Report	150.00	43.75	150.00	350.00	525.00
License & Permits	0.00	27.50	306.25	220.00	330.00
Loan Fees	1,721.84	1,722.00	13,774.72	13,776.00	20,664.00
Office Supplies	0.00	33.33	133.94	266.68	400.00
Property Management Fees	490.00	460.00	3,710.00	3,680.00	5,520.00
Special Assess Accounting Fee	0.00	30.00	210.00	240.00	360.00
Taxes	0.00	29.17	300.00	233.32	350.00
<b>Total Administrative Expense</b>	<b>2,361.84</b>	<b>2,377.00</b>	<b>18,584.91</b>	<b>19,016.00</b>	<b>28,524.00</b>
<b>Association Dues</b>					
Rec Club	2,182.27	1,903.00	17,458.16	15,224.00	22,836.00
Recreation Lease	1,602.00	1,602.00	12,816.00	12,816.00	19,224.00
<b>Total Association Dues</b>	<b>3,784.27</b>	<b>3,505.00</b>	<b>30,274.16</b>	<b>28,040.00</b>	<b>42,060.00</b>
<b>Bldg Repairs &amp; Maint</b>					
Backflow Testing	146.00	12.50	146.00	100.00	150.00
Building Appraisal	0.00		550.00		
Building Supplies	0.00	16.67	0.00	133.32	200.00
Elevator Service	438.70	83.33	4,611.00	666.68	1,000.00
Fire Safety & Inspection	0.00	66.67	428.00	533.32	800.00
Janitorial	1,000.00	500.00	4,000.00	4,000.00	6,000.00
Landscaping and Groundskeeping	0.00	25.00	0.00	200.00	300.00
Miscellaneous	0.00	6.67	0.00	53.32	80.00
Pest Control	151.00	150.00	1,208.00	1,200.00	1,800.00
Plumbing Expense	0.00	83.33	4,614.75	666.68	1,000.00
Repairs and Maintenance	0.00	500.00	0.00	4,000.00	6,000.00
Reserve (Non -Allocated)	0.00	758.33	0.00	6,066.68	9,100.00
<b>Total Bldg Repairs &amp; Maint</b>	<b>1,735.70</b>	<b>2,202.50</b>	<b>15,557.75</b>	<b>17,620.00</b>	<b>26,430.00</b>
<b>Insurance</b>					
Insurance Bldg Liab.	5,479.65	5,833.33	67,073.28	46,666.68	70,000.00
<b>Total Insurance</b>	<b>5,479.65</b>	<b>5,833.33</b>	<b>67,073.28</b>	<b>46,666.68</b>	<b>70,000.00</b>
<b>Postage and Delivery</b>	15.10		15.10		
<b>Utilities</b>					
Electric	40.72	175.00	1,892.15	1,400.00	2,100.00
Gas	340.33	666.67	5,042.25	5,333.32	8,000.00
Sanitation	1,019.13	966.67	8,153.04	7,733.32	11,600.00
Telephone ( elevator )	222.30	50.00	444.60	400.00	600.00
Water & Sewer	2,005.33	1,641.67	15,605.38	13,133.32	19,700.00
<b>Total Utilities</b>	<b>3,627.81</b>	<b>3,500.01</b>	<b>31,137.42</b>	<b>27,999.96</b>	<b>42,000.00</b>
<b>Total Expense</b>	<b>17,004.37</b>	<b>17,417.84</b>	<b>162,642.62</b>	<b>139,342.64</b>	<b>209,014.00</b>
<b>Net Ordinary Income</b>	<b>-196.08</b>	<b>-0.01</b>	<b>-28,706.39</b>	<b>0.04</b>	<b>0.00</b>
<b>Net Income</b>	<b>-196.08</b>	<b>-0.01</b>	<b>-28,706.39</b>	<b>0.04</b>	<b>0.00</b>