Omega 11 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 11 Condo Assoc
Balance Sheet
As of August 31, 2025

	Aug 31, 25
ASSETS	
Current Assets	
Checking/Savings	
Southstate Operating Acct	43,653.27
Southstate Reserve	52,680.79
Total Checking/Savings	96,334.06
Accounts Receivable	
Accounts Receivable	3,330.04
Total Accounts Receivable	3,330.04
Other Current Assets	
Prepaid Building Repairs	103,492.44
Provision - Bad Debt	-5,000.00
Total Other Current Assets	98,492.44
Total Current Assets	198,156.54
TOTAL ASSETS	**198,156.54**
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	142.72
Total Accounts Payable	142.72
Other Current Liabilities	
40 Year Building Reserve	2,800.00
Elevator Reserve	6,620.96
Interest Reserve	2,089.57
Loan # 90575941	130,869.92
Parking Lot Reseve	17,519.73
Roof Reserves	44,890.57
Tenant Security Deposits Held	12,530.00
Total Other Current Liabilities	217,320.75
Total Current Liabilities	217,463.47
Total Liabilities	217,463.47
Equity	
Retained Earnings	-3,397.28
Net Income	-15,909.65
Total Equity	-19,306.93
TOTAL LIABILITIES & EQUITY	**198,156.54**

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Accrual Basis

Omega 11 Condo Assoc
Profit & Loss Budget Performance
August 2025

	Aug 25	Budget	Jan - Aug 25	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
Application Fee	0.00	150.00	1,650.00	1,200.00	1,800.00
Late Fee	60.00	41.67	470.00	333.32	500.00
Maintenance Fees	16,800.00	16,800.00	134,400.00	134,400.00	201,600.00
Misc Income	200.00	166.67	500.00	1,333.32	2,000.00
Special Assessment	2,803.20	4,276.67	25,930.00	34,213.32	51,320.00
Total Income	19,863.20	21,435.01	162,950.00	171,479.96	257,220.00
Expense					
General & Administrative					
Bank Service Fee	0.00		181.20		
Legal Fees	0.00	166.67	760.92	1,333.32	2,000.00
License & Permits	0.00	19.17	354.25	153.32	230.00
Office/ Postage	0.00	41.67	206.46	333.32	500.00
Postage and Delivery	69.50		69.50		
Property Management Fees	1,224.00	595.00	4,929.00	4,760.00	7,140.00
Recreation Council	3,055.18	2,664.42	23,441.44	21,315.32	31,973.00
Recreation Lease	2,226.00	2,100.00	17,808.00	16,800.00	25,200.00
Screening Expense	0.00	75.00	1,974.00	600.00	900.00
Year End Tax Prep	0.00	59.17	300.00	473.32	710.00
Total General & Administrative	6,574.68	5,721.10	50,024.77	45,768.60	68,653.00
General Building Maintenance					
Backflow Testing	0.00	12.08	110.95	96.68	145.00
Building Supplies	0.00	83.33	400.40	666.68	1,000.00
Cameras & Security	0.00	41.67	0.00	333.32	500.00
Electrical Supplies & Repair	0.00	41.67	0.00	333.32	500.00
Elevator Expense	95.00	95.00	760.00	760.00	1,140.00
Fines	0.00		10,524.54		
Fire Equipment Service	0.00	41.67	0.00	333.32	500.00
Janitorial Expense	0.00	599.00	3,594.00	4,792.00	7,188.00
Landscaping and Groundskeeping	0.00	91.67	0.00	733.32	1,100.00
Miscellaneous Expense	0.00	5.17	165.60	41.32	62.00
Pest Control	156.00	151.00	1,248.00	1,208.00	1,812.00
Plumbing	644.14	83.33	1,093.14	666.68	1,000.00
Repairs and Maintenance	3,780.00	83.33	11,047.51	666.68	1,000.00
Special Assessment Expense	0.00		120.00		
Structural Integrity Reserve	0.00		1,575.00		
Total General Building Maintenance	4,675.14	1,328.92	30,639.14	10,631.32	15,947.00
Insurance					
Flood Insurance	4,647.00		4,647.00		
Insurance Expense	5,030.58	6,250.00	42,659.99	50,000.00	75,000.00
Total Insurance	9,677.58	6,250.00	47,306.99	50,000.00	75,000.00
Loan Fees	3,259.17	4,276.63	26,073.36	34,213.48	51,320.00
Utilities					
Electric	222.50	208.33	1,919.07	1,666.68	2,500.00
Gas	209.39	500.00	4,198.46	4,000.00	6,000.00
Sanitation	784.63	791.67	6,277.04	6,333.32	9,500.00
Telephone Expense	0.00	66.67	666.90	533.32	800.00
Water & Sewer	1,005.95	2,291.67	11,753.92	18,333.32	27,500.00
Total Utilities	2,222.47	3,858.34	24,815.39	30,866.64	46,300.00
Total Expense	26,409.04	21,434.99	178,859.65	171,480.04	257,220.00
Net Ordinary Income	-6,545.84	0.02	-15,909.65	-0.08	0.00
Net Income	**-6,545.84**	**0.02**	**-15,909.65**	**-0.08**	**0.00**