

**Omega Condo 7 Assoc
Plantation, FL**

**Financial Statement
March 2025**

**Prepared For
The Board Of Directors**

By:

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

Balance Sheet

As of March 31, 2025

	Mar 31, 25
ASSETS	
Current Assets	
Checking/Savings	
Banco Popoular Operating (8942)	39,947.63
Banco Popular -Reseve	11,213.75
Banco Popular Loan Acct (4679)	9,741.56
Money Market Acct (4728)	5,008.84
Total Checking/Savings	65,911.78
Accounts Receivable	
Accounts Receivable	3,366.94
Total Accounts Receivable	3,366.94
Other Current Assets	
Prepaid Roof Repairs	89,725.00
Total Other Current Assets	89,725.00
Total Current Assets	159,003.72
TOTAL ASSETS	159,003.72
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	9,100.00
Total Accounts Payable	9,100.00
Other Current Liabilities	
Bank Loan	117,474.56
Non Allocated Contingency Fund	11,213.75
Tenant Security Deposits Held	500.00
Total Other Current Liabilities	129,188.31
Total Current Liabilities	138,288.31
Total Liabilities	138,288.31
Equity	
Retained Earnings	23,255.99
Net Income	-2,540.58
Total Equity	20,715.41
TOTAL LIABILITIES & EQUITY	159,003.72

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Accrual Basis

Omega Condominium No 7 Inc.
Profit & Loss Budget Performance

March 2025

	Mar 25	Budget	Jan - Mar 25	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
Application Fees	0.00	87.50	0.00	262.50	1,050.00
Interest Income	0.96		3.02		
Late Fees	100.00	25.00	175.00	75.00	300.00
Maintenance Fees	15,584.00	15,583.33	47,174.04	46,750.03	187,000.00
Special Assessment	998.25	1,722.00	2,944.75	5,166.00	20,664.00
Total Income	16,683.21	17,417.83	50,296.81	52,253.53	209,014.00
Expense					
Administrative Expense					
Accounting Fee CPA	0.00	31.25	0.00	93.75	375.00
Credit & Background Report	0.00	43.75	0.00	131.25	525.00
License & Permits	0.00	27.50	120.00	82.50	330.00
Loan Fees	1,721.84	1,722.00	5,165.52	5,166.00	20,664.00
Office Supplies	12.58	33.33	91.02	100.03	400.00
Property Management Fees	460.00	460.00	1,380.00	1,380.00	5,520.00
Special Assess Accounting Fee	30.00	30.00	90.00	90.00	360.00
Taxes	300.00	29.17	300.00	87.47	350.00
Total Administrative Expense	2,524.42	2,377.00	7,146.54	7,131.00	28,524.00
Association Dues					
Rec Club	1,903.18	1,903.00	5,709.54	5,709.00	22,836.00
Recreation Lease	1,602.00	1,602.00	4,806.00	4,806.00	19,224.00
Total Association Dues	3,505.18	3,505.00	10,515.54	10,515.00	42,060.00
Bldg Repairs & Maint					
Backflow Testing	0.00	12.50	0.00	37.50	150.00
Building Appraisal	550.00		550.00		
Building Supplies	0.00	16.67	0.00	49.97	200.00
Elevator Service	0.00	83.33	222.30	250.03	1,000.00
Fire Safety & Inspection	203.30	66.67	428.00	199.97	800.00
Janitorial	500.00	500.00	1,500.00	1,500.00	6,000.00
Landscaping and Groundskee...	0.00	25.00	0.00	75.00	300.00
Miscellaneous	0.00	6.67	0.00	19.97	80.00
Pest Control	151.00	150.00	453.00	450.00	1,800.00
Plumbing Expense	0.00	83.33	3,457.75	250.03	1,000.00
Repairs and Maintenance	0.00	500.00	0.00	1,500.00	6,000.00
Reserve (Non -Allocated)	0.00	758.33	0.00	2,275.03	9,100.00
Total Bldg Repairs & Maint	1,404.30	2,202.50	6,611.05	6,607.50	26,430.00
Insurance					
Insurance Bldg Liab.	5,602.11	5,833.33	16,806.33	17,500.03	70,000.00
Total Insurance	5,602.11	5,833.33	16,806.33	17,500.03	70,000.00
Utilities					
Electric	262.65	175.00	683.27	525.00	2,100.00
Gas	783.32	666.67	2,080.17	1,999.97	8,000.00
Sanitation	1,019.13	966.67	3,057.39	2,899.97	11,600.00
Telephone (elevator)	0.00	50.00	0.00	150.00	600.00
Water & Sewer	2,201.16	1,641.67	5,937.10	4,924.97	19,700.00
Total Utilities	4,266.26	3,500.01	11,757.93	10,499.91	42,000.00
Total Expense	17,302.27	17,417.84	52,837.39	52,253.44	209,014.00
Net Ordinary Income	-619.06	-0.01	-2,540.58	0.09	0.00
Net Income	-619.06	-0.01	-2,540.58	0.09	0.00