

**Omega Condo NO 6 Inc.
Plantation, FL**

**Financial Statement
April 2024**

**Prepared For
The Board Of Directors**

By:

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

11:53 AM
05/18/24
Accrual Basis

Omega 6 Condominium Association
Balance Sheet
As of April 30, 2024

	Apr 30, 24
ASSETS	
Current Assets	
Checking/Savings	
Bank of America Op (2526)	196,384.35
Total Checking/Savings	196,384.35
Accounts Receivable	
Accounts Receivable	9,231.80
Total Accounts Receivable	9,231.80
Other Current Assets	
Undeposited Funds	512.00
Total Other Current Assets	512.00
Total Current Assets	206,128.15
TOTAL ASSETS	206,128.15
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	339.09
Total Accounts Payable	339.09
Other Current Liabilities	
Reserves Cont	140,431.26
Tenant Security Deposits Held	2,150.00
Total Other Current Liabilities	142,581.26
Total Current Liabilities	142,920.35
Total Liabilities	142,920.35
Equity	
Retained Earnings	67,485.53
Net Income	-4,277.73
Total Equity	63,207.80
TOTAL LIABILITIES & EQUITY	206,128.15

11:53 AM

05/18/24

Accrual Basis

**Omega 6 Condominium Association
Profit & Loss Budget Performance**

April 2024

	Apr 24	Budget	Jan - Apr 24	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
Credit Check	0.00	50.00	150.00	200.00	600.00
Late Fee	75.00	33.33	250.00	133.36	400.00
Maint Fee	15,936.00	16,000.00	63,744.09	64,000.00	192,000.00
SA	25.00		25.00		
Total Income	16,036.00	16,083.33	64,169.09	64,333.36	193,000.00
Expense					
Admin					
Accounting Fee	0.00		60.00		
Legal Fees	0.00	41.67	0.00	166.64	500.00
License & Permits	0.00	27.58	61.25	110.36	331.00
Postage / Office Supplies	0.00	14.58	86.27	58.36	175.00
Postage and Delivery	4.83		4.83		
Property Management Fees	460.00	460.00	1,840.00	1,840.00	5,520.00
Screening Expense	0.00	23.33	70.00	93.36	280.00
Taxes	0.00	0.00	350.00	350.00	350.00
Total Admin	464.83	567.16	2,472.35	2,618.72	7,156.00
Assoc Dues					
Rec Council	1,930.18	1,903.00	9,751.05	7,612.00	22,836.00
Recreation Lease	1,602.00	1,602.00	6,408.00	6,408.00	19,224.00
Total Assoc Dues	3,532.18	3,505.00	16,159.05	14,020.00	42,060.00
Building					
Backflow Testing	0.00	12.08	0.00	48.36	145.00
Building Supplies	0.00	25.00	0.00	100.00	300.00
Elevator Expense	775.58	416.67	1,699.05	1,666.64	5,000.00
Fire Equip Service & Inspection	208.65	83.33	745.92	333.36	1,000.00
Janitorial Expense	200.00	600.00	3,550.00	2,400.00	7,200.00
Landscaping and Groundskeeping	0.00	41.67	0.00	166.64	500.00
Misc Expense	0.00	3.25	0.00	13.00	39.00
Non-Allocated Contingency Fund	0.00	158.33	0.00	633.36	1,900.00
Pest Control	134.00	133.33	536.00	533.36	1,600.00
Repairs and Maintenance	675.00	833.33	3,500.00	3,333.36	10,000.00
Total Building	1,993.23	2,306.99	10,030.97	9,228.08	27,684.00
Building Insurance Exp					
Insurance Expense	6,959.34	7,083.33	27,837.36	28,333.36	85,000.00
Total Building Insurance Exp	6,959.34	7,083.33	27,837.36	28,333.36	85,000.00
Utilities					
Bulk Trash Pick Up	0.00	41.67	0.00	166.64	500.00
Electric	139.09	133.33	1,214.36	533.36	1,600.00
Gas	575.64	750.00	3,138.86	3,000.00	9,000.00
Sanitation	622.78	583.33	2,558.62	2,333.36	7,000.00
Water & Sewer	1,451.41	1,083.33	5,035.23	4,333.36	13,000.00
Total Utilities	2,788.92	2,591.66	11,947.09	10,366.72	31,100.00
Total Expense	15,738.50	16,054.14	68,446.82	64,566.88	193,000.00
Net Ordinary Income	297.50	29.19	-4,277.73	-233.52	0.00
Net Income	297.50	29.19	-4,277.73	-233.52	0.00