

**Omega Condo NO 8 Inc.
Plantation, FL**

**Financial Statement
Aug 2024**

**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, 2024

	Aug 31, 24
ASSETS	
Current Assets	
Checking/Savings	
Banco Popular Operating (579)	3,759.49
Money Market (5215)	19,656.77
SouthState Special Assess(6114)	3,922.27
Total Checking/Savings	27,338.53
Accounts Receivable	
Accounts Receivable	15,475.43
Total Accounts Receivable	15,475.43
Other Current Assets	
Prepaid Roof Replacement	59,089.00
Total Other Current Assets	59,089.00
Total Current Assets	101,902.96
TOTAL ASSETS	101,902.96
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	421.55
Total Accounts Payable	421.55
Other Current Liabilities	
Reserves	31,451.52
South State Loan	86,757.00
Total Other Current Liabilities	118,208.52
Total Current Liabilities	118,630.07
Total Liabilities	118,630.07
Equity	
Retained Earnings	-12,046.88
Net Income	-4,680.23
Total Equity	-16,727.11
TOTAL LIABILITIES & EQUITY	101,902.96

**Omega Condominium No 8 Inc.
Profit & Loss Budget Performance**

August 2024

	Aug 24	Budget	Jan - Aug 24	YTD Budget	Annual Budget
Ordinary Income/Expense					
Income					
Application Fees	0.00	37.50	0.00	300.00	450.00
Credit Check Income	150.00		150.00		
Intrest Income	19.38		206.22		
Late Fee	25.00	83.33	850.00	666.68	1,000.00
Maintenance Fees	15,098.00	15,166.67	120,768.00	121,333.32	182,000.00
Special Assessment - Roof	6,396.57	1,632.00	17,279.58	13,056.00	19,584.00
Total Income	21,688.95	16,919.50	139,253.80	135,356.00	203,034.00
Expense					
Admin					
Bank Fees	-8.61	8.33	82.98	66.68	100.00
Legal	0.00	41.67	1,050.00	333.32	500.00
License & Permits	0.00	27.58	549.45	220.68	331.00
Loan Fees	1,301.92	1,632.00	10,415.36	13,056.00	19,584.00
Postage/ Office Supplies	14.99	25.00	358.93	200.00	300.00
Property Management Fees	460.00	460.00	3,680.00	3,680.00	5,520.00
Screening Expense	0.00	17.50	0.00	140.00	210.00
Tax Return Prep	0.00	0.00	350.00	350.00	350.00
Total Admin	1,768.30	2,212.08	16,486.72	18,046.68	26,895.00
Building					
Backflow Testing	0.00	12.08	0.00	96.68	145.00
Building Supplies	557.47	25.00	557.47	200.00	300.00
Elevator Expense	0.00	416.67	3,647.41	3,333.32	5,000.00
Fire Equipment Service & Inspec	0.00	50.00	777.30	400.00	600.00
Insurance Expense	5,617.83	5,666.67	43,792.84	45,333.32	68,000.00
Janitorial	550.00	550.00	4,400.00	4,400.00	6,600.00
Landscaping and Groundskeeping	0.00	25.00	0.00	200.00	300.00
Miscellaneous	0.00	5.33	0.00	42.68	64.00
Pest Control	124.00	125.00	992.00	1,000.00	1,500.00
Plumbing	0.00	41.67	0.00	333.32	500.00
Repairs and Maintenance	146.00	416.67	11,991.98	3,333.32	5,000.00
Reserve (non Allocated)	0.00	66.67	0.00	533.32	800.00
Structural Integrity Reserve	0.00	250.00	1,575.00	2,000.00	3,000.00
Building - Other	0.00		500.00		
Total Building	6,995.30	7,650.76	68,234.00	61,205.96	91,809.00
Master Association Fees					
Rec Council	0.00	1,903.00	17,356.77	15,224.00	22,836.00
Recreation Lease	0.00	1,512.00	12,186.00	12,096.00	18,144.00
Total Master Association Fees	0.00	3,415.00	29,542.77	27,320.00	40,980.00
Utilities					
Electric	285.13	291.67	2,649.64	2,333.32	3,500.00
Gas	1,260.92	568.67	6,771.32	4,533.32	6,800.00
Internet	134.56	25.00	1,360.09	200.00	300.00
Sanitation	681.84	625.00	5,289.73	5,000.00	7,500.00
Telephone Expense	0.00	37.50	0.00	300.00	450.00
Water & Sewer	1,526.70	2,066.67	13,599.76	16,533.32	24,800.00
Total Utilities	3,869.15	3,612.51	29,670.54	28,899.96	43,350.00
Total Expense	12,632.75	16,890.35	143,934.03	135,472.60	203,034.00
Net Ordinary Income	9,056.20	29.15	-4,680.23	-116.60	0.00
Net Income	9,056.20	29.15	-4,680.23	-116.60	0.00