

THE SOVEREIGNS CONDOMINIUM INC



FINANCIAL STATEMENT APRIL 2026

**Atlas Property Management Services, Inc.
1500 NW 89 Court Suite 202
Doral, Florida 33172
Tel: 305 715-2801
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*****UNAUDITED FOR MANAGEMENT PURPOSES ONLY*****

Balance Sheet

Properties: The Sovereigns Condominium - 1500 NW 89 Ct, Suite 202 Doral, FL 33172

As of: 04/30/2026

Accounting Basis: Accrual

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Operative Account	56,644.01
Reserve	315,998.72
Special Assessment	30,297.38
Security Deposit	12,680.39
Total Cash	415,620.50
Accounts Receivable	29,428.02
Other Current Assets	
Pre-Paid Insurance	140,733.64
Total Other Current Assets	140,733.64
TOTAL ASSETS	585,782.16
LIABILITIES & CAPITAL	
Liabilities	
Liability	
Current Liabilities	
Account Payable	12,548.31
Rental Security Deposits	11,930.01
Prepaid Assessments	28,295.59
First Citizen Bank Loan	188,091.19
Total Current Liabilities	240,865.10
Insurance Financial Payable	140,733.31
Total Liability	381,598.41
Total Liabilities	381,598.41
Capital	
Opening Balance Equity	120,538.28
Calculated Retained Earnings	99,847.65
Calculated Prior Years Retained Earnings	-16,202.18
Total Capital	204,183.75
TOTAL LIABILITIES & CAPITAL	585,782.16

Income Statement - 12 Month

Atlas Property Management Services, Inc

Properties: The Sovereigns Condominium - 1500 NW 89 Ct, Suite 202 Doral, FL 33172

Fund Type: All

Period Range: Jan 2026 to Apr 2026

Accounting Basis: Accrual

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Jan 2026	Feb 2026	Mar 2026	Apr 2026	Total
Operating Income & Expense					
Income					
Maintenance Fee	109,655.45	109,135.32	109,135.32	109,135.32	437,061.41
Special Assessment	7,215.51	7,019.37	7,150.13	7,150.13	28,535.14
NSF Fees Collected	140.00	105.00	0.00	35.00	280.00
Clubhouse Rental	4,600.00	2,300.00	2,300.00	2,300.00	11,500.00
Laundry Income	2,298.24	0.00	9,625.43	2,839.26	14,762.93
Interest Income	565.38	574.94	725.45	779.18	2,644.95
Interest on Delinquent Assessments	0.00	2,572.08	367.91	775.94	3,715.93
Storage rental	3,480.00	0.00	120.00	360.00	3,960.00
Telecommunication Lease Income	1,500.00	1,500.00	0.00	0.00	3,000.00
Total Operating Income	129,454.58	123,206.71	129,424.24	123,374.83	505,460.36
Expense					
Administrative Expenses:					
Office Supplies & Postage	2,509.16	0.00	0.00	0.00	2,509.16
Website	0.00	0.00	492.00	0.00	492.00
Total Administrative Expenses:	2,509.16	0.00	492.00	0.00	3,001.16
Licenses and Permits					
Corporate Renewal	61.25	0.00	0.00	61.25	122.50
Permissions and licences	896.00	1,148.04	0.00	1,027.21	3,071.25
Total Licenses and Permits	957.25	1,148.04	0.00	1,088.46	3,193.75
Replacement Decal/ Parking pass	0.00	0.00	0.00	214.00	214.00
Payroll					
Payroll Expenses	15,370.00	11,855.00	12,151.88	18,285.00	57,661.88
Total Payroll	15,370.00	11,855.00	12,151.88	18,285.00	57,661.88
Commercial Package	35,213.41	35,213.41	35,213.41	35,213.41	140,853.64
Insurance - misc.	0.00	7,984.57	0.00	0.00	7,984.57

Income Statement - 12 Month

Account Name	Jan 2026	Feb 2026	Mar 2026	Apr 2026	Total
CONTRACTED SERVICES					
Elevator Contract	2,800.00	4,200.00	1,300.00	2,600.00	10,900.00
Elevator Emergency Phone	0.00	1,120.00	0.00	1,050.00	2,170.00
Management Services	4,032.00	4,032.00	4,032.00	8,064.00	20,160.00
Lawn Maintenance	1,800.00	0.00	3,590.00	900.00	6,290.00
Pool Maintenance	0.00	0.00	675.00	750.00	1,425.00
Pest Control	920.20	920.20	0.00	0.00	1,840.40
Sprinklers Maintenance	0.00	0.00	0.00	1,760.00	1,760.00
Alarm Monitoring Service	754.40	898.80	1,449.40	449.40	3,552.00
Parking Enforcement	600.00	0.00	0.00	0.00	600.00
Total CONTRACTED SERVICES	10,906.60	11,171.00	11,046.40	15,573.40	48,697.40
REPAIRS AND MAINTENANCE					
Locksmith jobs, key repairs	545.41	0.00	0.00	374.50	919.91
Electrical Repair	636.80	0.00	0.00	0.00	636.80
Elevator Repair	0.00	0.00	0.00	2,175.24	2,175.24
General Repair & Maintenance	1,550.00	2,190.00	4,400.00	0.00	8,140.00
Maintenance & Janitorial Supplies	1,066.62	695.62	1,529.25	1,623.46	4,914.95
Plumbing Repair	950.00	1,900.00	0.00	0.00	2,850.00
Pool Repairs & Supplies	250.00	0.00	0.00	0.00	250.00
A/C Repair	0.00	895.00	855.00	2,050.00	3,800.00
Bulk Garbage Removal	250.00	0.00	0.00	160.00	410.00
Janitorial Supplies	0.00	0.00	0.00	1,492.15	1,492.15
Roof Repair	3,200.00	0.00	0.00	0.00	3,200.00
Fire Alarm Repair	0.00	612.04	1,305.00	-190.00	1,727.04
Total REPAIRS AND MAINTENANCE	8,448.83	6,292.66	8,089.25	7,685.35	30,516.09
UTILITIES					
Electricity	871.31	5,815.00	5,683.41	5,651.53	18,021.25
Phone Lines & Internet	789.60	1,389.66	794.99	1,681.85	4,656.10
Water & Sewer	4,000.00	14,983.54	24,623.01	14,722.00	58,328.55
Waste Services	1,050.00	7,166.32	3,766.31	7,532.62	19,515.25
Gas Service	2,126.06	2,937.06	5,979.29	1,926.66	12,969.07
Total UTILITIES	8,836.97	32,291.58	40,847.01	31,514.66	113,490.22
Total Operating Expense	82,242.22	105,956.26	107,839.95	109,574.28	405,612.71

Income Statement - 12 Month

Account Name	Jan 2026	Feb 2026	Mar 2026	Apr 2026	Total
NOI - Net Operating Income	47,212.36	17,250.45	21,584.29	13,800.55	99,847.65
Total Income	129,454.58	123,206.71	129,424.24	123,374.83	505,460.36
Total Expense	82,242.22	105,956.26	107,839.95	109,574.28	405,612.71
Net Income	47,212.36	17,250.45	21,584.29	13,800.55	99,847.65