

**PARKWOOD
CONDOMINIUM ASSOCIATION, INC**



**FINANCIAL STATEMENT
NOVEMBER 2025**

**Atlas Property Management Services, Inc.
1500 NW 89 Court Suite 202
Doral, Florida 33172
Tel: 305 715-2801
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WWW.APMSI.COM**



*****UNAUDITED FOR MANAGEMENT PURPOSES ONLY*****

Balance Sheet

Properties: Parkwood Condominium Association, Inc. - 1500 NW 89 Court, Apt. 202 Doral, FL 33172

As of: 11/30/2025

Accounting Basis: Accrual

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Balance
ASSETS	
Cash	
Operative Account	41,193.28
Special Assessment	19,408.87
Total Cash	60,602.15
Accounts Receivable	101,895.88
Special Assessment Receivables	1,136,813.29
Other Current Assets	
Pre-Paid Insurance	30,905.05
Total Other Current Assets	30,905.05
TOTAL ASSETS	1,330,216.37
LIABILITIES & CAPITAL	
Liabilities	
Liability	
Current Liabilities	
Account Payable	129,221.66
Other Current Liabilities	
Insurance Proceed	5,182.00
Total Other Current Liabilities	5,182.00
Rental Security Deposits	58,000.00
Prepaid Assessments	27,237.97
Total Current Liabilities	219,641.63
Insurance Financial Payable	24,447.83
Long Term Liabilities	
SPECIAL ASSESSMENT	641,059.96
Total Long Term Liabilities	641,059.96
Total Liability	885,149.42
Special Assessment	
40 Year Recertification	-6,000.00
Electrical Special Assessment	-92,322.60
Total Special Assessment	-98,322.60
Total Liabilities	786,826.82
Capital	
Fund Balance	-291,651.23
Calculated Retained Earnings	342,320.49
Calculated Prior Years Retained Earnings	492,720.29
Total Capital	543,389.55
TOTAL LIABILITIES & CAPITAL	1,330,216.37

Income Statement - 12 Month

Atlas Property Management Services, Inc

Properties: Parkwood Condominium Association, Inc. - 1500 NW 89 Court, Apt. 202 Doral, FL 33172

Fund Type: All

Period Range: Jan 2025 to Nov 2025

Accounting Basis: Accrual

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Total
Operating Income & Expense												
Income												
Maintenance Fee	83,962.96	83,962.96	83,962.96	83,962.96	83,962.96	83,962.96	83,962.96	83,962.96	83,962.96	83,962.96	83,850.93	923,480.53
Special Assessment	39,827.24	62,164.79	42,680.16	49,341.65	40,215.34	48,696.78	28,772.47	34,363.12	28,924.13	36,865.13	28,758.68	440,609.49
Interest Income	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.01	0.01
Interest 30 Days	0.00	869.06	0.00	1,147.63	0.00	702.98	0.00	0.00	1,378.98	373.03	0.00	4,471.68
Violation Fee	0.00	0.00	0.00	0.00	0.00	0.00	100.00	0.00	0.00	0.00	0.00	100.00
Late Fee	0.00	0.00	-89.45	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-89.45
Parking Decal/Upass	300.00	150.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	450.00
Hangers	150.00	0.00	0.00	150.00	0.00	150.00	0.00	150.00	0.00	0.00	150.00	750.00
NSF Fee General	0.00	35.00	0.00	0.00	0.00	0.00	0.00	0.00	245.00	0.00	0.00	280.00
Total Operating Income	124,240.20	147,181.81	126,553.67	134,602.24	124,178.30	133,512.72	112,835.43	118,476.08	114,511.07	121,201.12	112,759.62	1,370,052.26
Expense												
Security Attendance	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	133.75	0.00	133.75
Administrative Expenses:												
Office Supplies & Postage	551.80	0.00	0.00	0.00	0.00	0.00	43.65	0.00	0.00	0.00	0.00	595.45
Legal and Professional Fees	0.00	0.00	0.00	0.00	0.00	1,000.00	24,737.00	500.00	7,000.00	2,000.00	2,575.00	37,812.00
Rental Deposit Reimbursement	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1,000.00	1,000.00	2,000.00

Income Statement - 12 Month

Account Name	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Total
Bank Charge	6.00	7.78	9.23	0.00	2.33	0.97	38.93	1.69	0.27	0.30	0.23	67.73
Total	557.80	7.78	9.23	0.00	2.33	1,000.97	24,819.58	501.69	7,000.27	3,000.30	3,575.23	40,475.18
Administrative Expenses:												
Licenses and Permits												
Corporate Renewal	0.00	0.00	0.00	61.25	0.00	0.00	0.00	0.00	0.00	0.00	0.00	61.25
Permissions and licences	5,467.50	0.00	0.00	296.64	5,092.70	2,901.93	0.00	700.00	0.00	160.00	300.00	14,918.77
Total	5,467.50	0.00	0.00	357.89	5,092.70	2,901.93	0.00	700.00	0.00	160.00	300.00	14,980.02
Licenses and Permits												
Payroll												
Payroll Expenses	4,414.32	6,021.32	3,934.32	3,934.32	5,901.48	3,934.32	3,934.32	3,934.32	3,934.32	5,901.48	3,934.33	49,778.85
Payroll Fee	272.90	189.00	129.15	132.30	132.30	132.30	132.30	198.45	132.30	132.30	132.30	1,715.60
Payroll Taxes	786.48	1,346.48	1,249.68	1,232.88	1,849.32	1,232.88	1,232.88	1,232.88	1,232.84	1,849.32	1,232.88	14,478.52
Total Payroll	5,473.70	7,556.80	5,313.15	5,299.50	7,883.10	5,299.50	5,299.50	5,365.65	5,299.46	7,883.10	5,299.51	65,972.97
Commercial Package	5,155.19	18,030.12	18,030.12	18,030.12	18,030.12	18,030.12	18,030.12	18,030.12	18,030.12	18,030.12	18,030.12	185,456.39
Work Compensation	1,192.00	596.00	596.00	596.00	0.00	0.00	0.00	601.00	601.00	601.00	601.00	5,384.00
Contingency												
Christmas Bonus	500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	500.00
Total	500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	500.00
Contingency												
CONTRACTED SERVICES												
Elevator Contract	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	1,600.00	17,600.00
Elevator Emergency Phone	1,592.67	0.00	0.00	1,592.67	0.00	0.00	1,592.67	0.00	0.00	1,592.67	0.00	6,370.68
Management Services	2,972.00	2,972.00	2,972.00	2,972.00	2,972.00	2,972.00	2,972.00	2,972.00	2,972.00	2,972.00	2,972.00	32,692.00
Lawn Maintenance	1,550.00	1,550.00	1,550.00	1,550.00	1,550.00	1,550.00	1,550.00	1,550.00	1,550.00	1,550.00	775.00	16,275.00
Pool	800.00	800.00	800.00	800.00	800.00	800.00	1,100.00	1,900.00	800.00	800.00	800.00	10,200.00

Income Statement - 12 Month

Account Name	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Total
Maintenance												
Janitorial Services	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,400.00	1,400.00	13,600.00
Pest Control	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	2,400.00	0.00	2,400.00	2,400.00	1,200.00	15,600.00
Alarm Monitoring Service	433.35	0.00	433.35	0.00	0.00	433.35	0.00	0.00	433.35	0.00	0.00	1,733.40
Security Service	0.00	132.00	132.00	133.75	133.75	133.75	133.75	133.75	133.75	0.00	0.00	1,066.50
Total CONTRACTED SERVICES	11,348.02	9,454.00	9,887.35	11,048.42	9,455.75	9,889.10	12,548.42	9,355.75	11,089.10	12,314.67	8,747.00	115,137.58
REPAIRS AND MAINTENANCE												
Elevator Repair	2,240.00	0.00	660.00	1,780.00	5,090.00	14,442.00	5,140.00	155.00	36,731.00	2,632.50	14,875.00	83,745.50
General Repair & Maintenance	5,150.00	4,550.00	12,110.00	50,376.15	34,958.94	8,750.00	2,850.00	5,485.00	3,900.00	8,625.00	1,875.00	138,630.09
Maintenance & Janitorial Supplies	1,060.40	752.78	152.60	702.63	1,270.80	631.24	371.31	282.52	1,350.59	169.82	0.00	6,744.69
Plumbing Repair	8,875.00	6,160.00	6,830.00	1,065.00	10,670.00	1,200.00	4,370.00	5,480.00	4,365.00	5,060.00	6,055.00	60,130.00
A/C Repair	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6,600.00	0.00	6,600.00
Bulk Garbage Removal	0.00	0.00	350.00	0.00	1,200.00	500.00	0.00	600.00	500.00	0.00	0.00	3,150.00
Janitorial Supplies	0.00	0.00	0.00	0.00	751.95	399.50	82.86	0.00	0.00	309.59	0.00	1,543.90
Roof Repair	0.00	0.00	0.00	2,200.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2,200.00
Rep & Main Janitor Supplies	0.00	63.14	0.00	785.22	1,671.16	0.00	0.00	0.00	0.00	0.00	0.00	2,519.52
Fire Alarm Repair	644.14	770.40	299.00	0.00	0.00	0.00	0.00	0.00	500.15	642.00	1,476.60	4,332.29
Fire Extinguishers	0.00	0.00	1,107.00	0.00	0.00	0.00	0.00	0.00	0.00	2,427.00	0.00	3,534.00
Total REPAIRS AND MAINTENANCE	17,969.54	12,296.32	21,508.60	56,909.00	55,612.85	25,922.74	12,814.17	12,002.52	47,346.74	26,465.91	24,281.60	313,129.99

Income Statement - 12 Month

Account Name	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Total
UTILITIES												
Electricity	5,880.27	0.00	5,718.80	2,615.98	2,561.71	2,506.67	2,359.38	2,389.58	2,494.93	2,490.08	2,428.85	31,446.25
Phone Lines & Internet	157.70	40.00	275.40	40.00	157.70	157.70	285.39	157.70	40.00	157.70	157.70	1,626.99
Water & Sewer	18,995.00	19,525.74	15,229.88	13,378.42	19,121.18	16,368.36	18,981.29	13,806.69	23,200.80	8,541.57	16,087.82	183,236.75
Waste Services	5,797.46	4,752.96	5,500.00	8,387.32	7,319.05	5,636.99	5,895.74	6,585.74	7,103.24	6,585.74	6,687.66	70,251.90
Total UTILITIES	30,830.43	24,318.70	26,724.08	24,421.72	29,159.64	24,669.72	27,521.80	22,939.71	32,838.97	17,775.09	25,362.03	286,561.89
Total Operating Expense	78,494.18	72,259.72	82,068.53	116,662.65	125,236.49	87,714.08	101,033.59	69,496.44	122,205.66	86,363.94	86,196.49	1,027,731.77
NOI - Net Operating Income	45,746.02	74,922.09	44,485.14	17,939.59	-1,058.19	45,798.64	11,801.84	48,979.64	-7,694.59	34,837.18	26,563.13	342,320.49
Total Income	124,240.20	147,181.81	126,553.67	134,602.24	124,178.30	133,512.72	112,835.43	118,476.08	114,511.07	121,201.12	112,759.62	1,370,052.26
Total Expense	78,494.18	72,259.72	82,068.53	116,662.65	125,236.49	87,714.08	101,033.59	69,496.44	122,205.66	86,363.94	86,196.49	1,027,731.77
Net Income	45,746.02	74,922.09	44,485.14	17,939.59	-1,058.19	45,798.64	11,801.84	48,979.64	-7,694.59	34,837.18	26,563.13	342,320.49