



Unparalleled Property Services

Symphony North Condominium Association, Inc.

12/31/2025

Financial Statements

For Management Purposes Only

Prepared by:
Castle Management, LLC.
12270 SW 3rd Street, Suite 200
Plantation FL 33325

600 West Las Olas Blvd
Ft Lauderdale FL 33312

Castle Management, LLC.
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Plantation FL 33325

		Operating	Reserves	Total
ASSETS				
CURRENT ASSETS				
100093	Western Alliance Bank - Oper w/ICS	145,726.63	0.00	145,726.63
100127	Western Alliance Bank - Sec Dep	<u>164,934.00</u>	<u>0.00</u>	<u>164,934.00</u>
TOTAL CURRENT ASSETS		310,660.63	0.00	310,660.63
RESERVE CASH				
102180	UBS Financial Services - Reserves	<u>0.00</u>	<u>844,485.00</u>	<u>844,485.00</u>
TOTAL RESERVE CASH		0.00	844,485.00	844,485.00
OTHER ASSETS				
110010	Maintenance Fees Receivable	4,037.10	0.00	4,037.10
110200	Due From Master	1,222.16	0.00	1,222.16
150000	Prepaid Insurance	<u>1,812.99</u>	<u>0.00</u>	<u>1,812.99</u>
TOTAL OTHER ASSETS		7,072.25	0.00	7,072.25
TOTAL ASSETS		<u><u>317,732.88</u></u>	<u><u>844,485.00</u></u>	<u><u>1,162,217.88</u></u>

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		Operating	Reserves	Total
LIABILITIES & FUND BALANCES				
NON-RESERVE LIABILITIES				
200000	Accounts Payable	5,150.00	0.00	5,150.00
220000	Prepaid Assessments	101,292.84	0.00	101,292.84
240100	Security Deposits - Architectural Review	4,500.00	0.00	4,500.00
240301	Security Deposits Payable	155,284.00	0.00	155,284.00
	TOTAL NON-RESERVE LIABILITIES	266,226.84	0.00	266,226.84
RESERVE CONTRACT LIABILITIES				
301140	Contract Liability-Pooled Reserves	0.00	1,266,619.97	1,266,619.97
301141	Contract Liability-Pooled CY Reserv	0.00	343,644.00	343,644.00
301600	Contract Liability - Pooled CY Expenses	0.00	(911,485.16)	(911,485.16)
	TOTAL RESERVE CONTRACT LIABILITIES	0.00	698,778.81	698,778.81
RESERVE FUND				
309999	Reserve Interest	0.00	145,706.19	145,706.19
	TOTAL RESERVE FUND	0.00	145,706.19	145,706.19
OPERATING FUND				
360000	Prior Years Surplus/(Deficit)	(66,387.48)	0.00	(66,387.48)
	Current Surplus/(Deficit)	117,893.52	0.00	117,893.52
	TOTAL OPERATING FUND	51,506.04	0.00	51,506.04
	TOTAL LIABILITIES & FUND BALANCES	317,732.88	844,485.00	1,162,217.88

Symphony North Condominium Association, Inc.
Income Statement - Symphony Subs
12/31/2025

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Description		----- Actual	Current Period Budget	----- Variance	----- Actual	Year To Date Budget	----- Variance	Yearly Budget	Remaining Budget
400100	Maintenance Fees	77,041.45	77,039	2.45	924,497.60	924,501	(3.40)	924,501	3.40
400125	Reserve Assessments	28,637.00	28,640	(3.00)	343,644.00	343,647	(3.00)	343,647	3.00
400155	Master Assessments	155,121.50	155,117	4.50	1,861,458.80	1,861,459	(0.20)	1,861,459	0.20
400108	Contra Revenue - Bad Debt	0.00	163	(163.00)	0.00	2,000	(2,000.00)	2,000	2,000.00
400115	Sub Assoc Assessments	0.20	0	0.20	0.80	0	0.80	0	(0.80)
400200	Fines	0.00	87	(87.00)	1,036.40	1,000	36.40	1,000	(36.40)
400400	Late Fees	236.43	163	73.43	4,722.89	2,000	2,722.89	2,000	(2,722.89)
420900	Miscellaneous Income	2.93	87	(84.07)	1,497.82	1,000	497.82	1,000	(497.82)
	Total Revenue	261,039.51	261,296	(256.49)	3,136,858.31	3,135,607	1,251.31	3,135,607	(1,251.31)
	Administrative Expenses								
530100	Accounting Fees	0.00	363	363.00	75.00	4,400	4,325.00	4,400	4,325.00
530110	Legal Fees	0.00	212	212.00	7,085.00	2,500	(4,585.00)	2,500	(4,585.00)
530117	Master Assessments	155,121.58	155,117	(4.58)	1,861,458.49	1,861,459	0.51	1,861,459	0.51
540116	Annual Condo Fees	0.00	66	66.00	0.00	748	748.00	748	748.00
540140	Corporate Annual Report Fees	0.00	6	6.00	0.00	72	72.00	72	72.00
	Total Administrative Expenses	155,121.58	155,764	642.42	1,868,618.49	1,869,179	560.51	1,869,179	560.51
	Insurance								
510100	Insurance	44,113.40	52,663	8,549.60	529,360.80	632,000	102,639.20	632,000	102,639.20
510130	Directors & Officers Insurance	346.68	413	66.32	4,077.34	5,000	922.66	5,000	922.66
510135	Fidelity Bond Insurance	167.58	163	(4.58)	1,979.82	2,000	20.18	2,000	20.18
510145	Boiler Insurance	392.22	337	(55.22)	4,587.46	4,000	(587.46)	4,000	(587.46)
	Total Insurance	45,019.88	53,576	8,556.12	540,005.42	643,000	102,994.58	643,000	102,994.58
	Contract Services								
702030	Elevator Maintenance Contract	2,130.82	2,500	369.18	27,911.21	30,000	2,088.79	30,000	2,088.79
	Total Contract Services	2,130.82	2,500	369.18	27,911.21	30,000	2,088.79	30,000	2,088.79
	Repairs & Maintenance								
702008	Contingency	0.00	2,913	2,913.00	24,005.05	35,000	10,994.95	35,000	10,994.95
	Total Repairs & Maintenance	0.00	2,913	2,913.00	24,005.05	35,000	10,994.95	35,000	10,994.95
	Utilities								
705050	Cable TV	17,898.42	17,903	4.58	214,780.62	214,781	0.38	214,781	0.38
	Total Utilities	17,898.42	17,903	4.58	214,780.62	214,781	0.38	214,781	0.38

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Description		----- Actual	Current Period Budget	----- Variance	----- Actual	Year To Date Budget	----- Variance	Yearly Budget	Remaining Budget
901140	Reserves								
	Pool - General	28,637.00	28,640	3.00	343,644.00	343,647	3.00	343,647	3.00
	Total Reserves	28,637.00	28,640	3.00	343,644.00	343,647	3.00	343,647	3.00
	Total Expenses	248,807.70	261,296	12,488.30	3,018,964.79	3,135,607	116,642.21	3,135,607	116,642.21
	Net Income (Loss)	12,231.81	0	12,231.81	117,893.52	0	117,893.52	0	(117,893.52)