



Unparalleled Property Services

Symphony Master 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.
12270 SW 3rd Street, Suite 200
Plantation FL 33325

		Operating	Reserve	Total
ASSETS				
CURRENT ASSETS				
100093	Western Alliance Bank - Oper w/ICS Sweep	115,319.07	0.00	115,319.07
	TOTAL CURRENT ASSETS	115,319.07	0.00	115,319.07
RESERVE CASH				
100057	Popular Community Bank - Debt Service	0.00	31,184.23	31,184.23
102010	Popular Community Bank - Reserves	0.00	13,016.55	13,016.55
102180	UBS Financial Services - Reserves	0.00	1,192,302.24	1,192,302.24
	TOTAL RESERVE CASH	0.00	1,236,503.02	1,236,503.02
OTHER ASSETS				
110010	Maintenance Fees Receivable	747.90	0.00	747.90
140000	Prepaid Expenses	12,814.60	0.00	12,814.60
150000	Prepaid Insurance	67,849.72	0.00	67,849.72
	TOTAL OTHER ASSETS	81,412.22	0.00	81,412.22
	TOTAL ASSETS	196,731.29	1,236,503.02	1,433,234.31

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		Operating	Reserve	Total
LIABILITIES & FUND BALANCES				
NON-RESERVE LIABILITIES				
120025	Due (To)/From South & North	2,658.64	0.00	2,658.64
210030	Deferred Cable Income	14,805.31	0.00	14,805.31
210031	Accrued Expenses	259,451.11	0.00	259,451.11
220000	Prepaid Assessments	<u>9,992.05</u>	<u>0.00</u>	<u>9,992.05</u>
	TOTAL NON-RESERVE LIABILITIES	286,907.11	0.00	286,907.11
RESERVE CONTRACT LIABILITIES				
301140	Contract Liability-Pooled Reserves	0.00	925,184.92	925,184.92
301141	Contract Liability-CY 2025 Reserve Funds	0.00	444,084.00	444,084.00
301421	Reserves - Marina	0.00	56,158.68	56,158.68
301600	Contract Liability - CY 2025 Reserve Exp	<u>0.00</u>	<u>(352,686.69)</u>	<u>(352,686.69)</u>
	TOTAL RESERVE CONTRACT LIABILITIES	0.00	1,072,740.91	1,072,740.91
RESERVE FUND				
309999	Reserve Interest	<u>0.00</u>	<u>163,762.11</u>	<u>163,762.11</u>
	TOTAL RESERVE FUND	0.00	163,762.11	163,762.11
OPERATING FUND				
360000	Prior Years Surplus/(Deficit)	130,877.70	0.00	130,877.70
	Current Surplus/(Deficit)	<u>(221,053.52)</u>	<u>0.00</u>	<u>(221,053.52)</u>
	TOTAL OPERATING FUND	<u>(90,175.82)</u>	<u>0.00</u>	<u>(90,175.82)</u>
	TOTAL LIABILITIES & FUND BALANCES	<u>196,731.29</u>	<u>1,236,503.02</u>	<u>1,433,234.31</u>

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Description	----- Actual	Current Period Budget	----- Variance	----- Actual	Year To Date Budget	----- Variance	Yearly Budget	Remaining Budget
Revenue								
400100 Maintenance Fees	243,392.58	243,551	(158.42)	2,924,071.49	2,922,623	1,448.49	2,922,623	(1,448.49)
400125 Reserve Assessments	37,007.00	37,001	6.00	444,084.00	444,078	6.00	444,078	(6.00)
400200 Fines	0.00	250	(250.00)	1,100.00	3,000	(1,900.00)	3,000	1,900.00
400300 Screening Fees	0.00	163	(163.00)	1,377.90	2,000	(622.10)	2,000	622.10
400305 Gate Card/Clicker Income	1,025.00	587	438.00	10,738.00	7,000	3,738.00	7,000	(3,738.00)
400400 Late Fees	(31.56)	87	(118.56)	10.98	1,000	(989.02)	1,000	989.02
400840 Social Activities / Events Revenue	8,704.26	0	8,704.26	20,317.14	0	20,317.14	0	(20,317.14)
420150 Cable TV Income	643.81	641	2.81	7,725.72	7,725	0.72	7,725	(0.72)
420195 Parking Space Income	5,025.56	4,712	313.56	69,882.83	56,500	13,382.83	56,500	(13,382.83)
420900 Miscellaneous Income	568.84	2,087	(1,518.16)	13,195.43	25,000	(11,804.57)	25,000	11,804.57
Total Revenue	296,335.49	289,079	7,256.49	3,492,503.49	3,468,926	23,577.49	3,468,926	(23,577.49)
Administrative Expenses								
520110 Postage	0.00	12	12.00	0.00	100	100.00	100	100.00
520119 Office Expenses	2,375.38	1,337	(1,038.38)	21,005.59	16,000	(5,005.59)	16,000	(5,005.59)
530100 Accounting Fees	416.67	413	(3.67)	5,000.04	5,000	(0.04)	5,000	(0.04)
530110 Legal Fees	1,335.00	837	(498.00)	10,147.02	10,000	(147.02)	10,000	(147.02)
540110 License, Permits, Fees & Taxes	0.00	250	250.00	7,685.67	3,000	(4,685.67)	3,000	(4,685.67)
713019 Social Activities/Events	31,920.19	6	(31,914.19)	31,667.34	50	(31,617.34)	50	(31,617.34)
Total Administrative Expenses	36,047.24	2,855	(33,192.24)	75,505.66	34,150	(41,355.66)	34,150	(41,355.66)
Insurance								
510105 Multiperil Insurance	25,598.37	29,682	4,083.63	302,999.34	356,250	53,250.66	356,250	53,250.66
510115 Umbrella Insurance	2,935.66	2,500	(435.66)	34,147.61	30,000	(4,147.61)	30,000	(4,147.61)
510125 Flood Insurance	3,725.08	4,213	487.92	43,329.27	50,622	7,292.73	50,622	7,292.73
510130 Directors & Officers Insurance	1,084.25	1,163	78.75	12,833.66	14,000	1,166.34	14,000	1,166.34
510135 Crime Insurance	177.76	175	(2.76)	2,100.44	2,100	(0.44)	2,100	(0.44)
510145 Boiler Insurance	200.65	147	(53.65)	2,292.84	1,720	(572.84)	1,720	(572.84)
510150 Workers Compensation Insurance	41.92	47	5.08	643.25	509	(134.25)	509	(134.25)
510165 General Liability Insurance	11,414.55	11,000	(414.55)	140,047.84	132,000	(8,047.84)	132,000	(8,047.84)
510185 Storage Tank Insurance	55.55	51	(4.55)	722.52	667	(55.52)	667	(55.52)
510199 Insurance - Legal Defense	695.65	467	(228.65)	7,847.84	5,670	(2,177.84)	5,670	(2,177.84)
Total Insurance	45,929.44	49,445	3,515.56	546,964.61	593,538	46,573.39	593,538	46,573.39
Contract Services								
520124 Office Equipment - Lease	112.38	337	224.62	3,290.45	4,000	709.55	4,000	709.55
520131 Web Site	0.00	337	337.00	0.00	4,000	4,000.00	4,000	4,000.00
555100 Office Personnel	22,908.05	19,236	(3,672.16)	273,917.09	230,810	(43,107.20)	230,810	(43,107.20)
555130 Front Desk Personnel	4,319.67	12,715	8,395.69	43,719.05	152,547	108,828.31	152,547	108,828.31

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Description		----- Actual	Current Period Budget	----- Variance	----- Actual	Year To Date Budget	----- Variance	Yearly Budget	Remaining Budget
555200	Maintenance Personnel	18,752.59	18,610	(143.05)	222,354.21	223,320	965.33	223,320	965.33
555705	Security Personnel	68,784.68	35,417	(33,367.77)	594,610.60	425,004	(169,606.69)	425,004	(169,606.69)
600000	Management Services Contract	3,530.33	3,534	3.67	42,154.74	42,364	209.26	42,364	209.26
700100	Lawn Maintenance	4,691.66	4,500	(191.66)	50,008.26	54,000	3,991.74	54,000	3,991.74
702030	Elevator Maintenance Contract	234.94	250	15.06	2,750.79	3,000	249.21	3,000	249.21
702050	Generator Maintenance Contract	2,395.50	125	(2,270.50)	3,875.50	1,500	(2,375.50)	1,500	(2,375.50)
702075	Air Conditioning Maintenance Contract	1,942.00	1,850	(92.00)	18,069.00	22,200	4,131.00	22,200	4,131.00
702178	Pest Control	1,240.00	732	(508.00)	8,660.00	8,850	190.00	8,850	190.00
704234	Security Systems	74.95	69	(5.95)	899.40	850	(49.40)	850	(49.40)
704240	Access Control System	3,211.34	1,663	(1,548.34)	19,729.34	20,000	270.66	20,000	270.66
704600	Valet Service	24,087.43	12,913	(11,174.43)	174,849.30	155,000	(19,849.30)	155,000	(19,849.30)
706035	Fire Alarm System	2,359.35	770	(1,589.35)	9,437.40	9,240	(197.40)	9,240	(197.40)
707040	Janitorial Service Contract	17,745.20	16,663	(1,082.20)	207,845.28	200,000	(7,845.28)	200,000	(7,845.28)
712500	Pool Maintenance	1,500.00	1,275	(225.00)	16,984.61	15,300	(1,684.61)	15,300	(1,684.61)
713400	Fitness Equipment Maintenance	144.00	150	6.00	2,129.20	1,800	(329.20)	1,800	(329.20)
Total Contract Services		178,034.07	131,146	(46,888.37)	1,695,284.22	1,573,785	(121,499.52)	1,573,785	(121,499.52)
Repairs & Maintenance									
555405	Uniforms	0.00	38	38.00	0.00	500	500.00	500	500.00
700110	Landscape Extras	1,941.94	837	(1,104.94)	10,218.28	10,000	(218.28)	10,000	(218.28)
702000	General Repairs & Maintenance	1,649.00	750	(899.00)	7,730.14	9,000	1,269.86	9,000	1,269.86
702008	Contingency	13,801.84	1,500	(12,301.84)	74,808.43	18,000	(56,808.43)	18,000	(56,808.43)
702011	Maintenance - Repairs & Supplies	(23.94)	837	860.94	9,346.76	10,000	653.24	10,000	653.24
702016	Repairs & Maintenance - Security	0.00	163	163.00	3,191.79	2,000	(1,191.79)	2,000	(1,191.79)
702023	Repairs & Maintenance - Roofs	0.00	163	163.00	665.00	2,000	1,335.00	2,000	1,335.00
702025	Paint Supplies	8.01	213	204.99	1,489.99	2,600	1,110.01	2,600	1,110.01
702040	Elevator Repairs & Maintenance	0.00	163	163.00	1,461.27	2,000	538.73	2,000	538.73
702060	Repairs & Maintenance - Generator	0.00	163	163.00	5,517.00	2,000	(3,517.00)	2,000	(3,517.00)
702065	Repairs & Maintenance - Equipment	0.00	87	87.00	1,990.00	1,000	(990.00)	1,000	(990.00)
702066	Repairs & Maintenance - Radios/Pagers	0.00	75	75.00	979.79	900	(79.79)	900	(79.79)
702072	Repairs & Maintenance - Plumbing	688.80	1,087	398.20	11,305.22	13,000	1,694.78	13,000	1,694.78
702076	Repairs & Maintenance - Air Conditioners	3,611.88	837	(2,774.88)	18,637.75	10,000	(8,637.75)	10,000	(8,637.75)
702090	Lighting Supplies	494.97	163	(331.97)	2,965.98	2,000	(965.98)	2,000	(965.98)
702091	Electrical Repairs	0.00	125	125.00	1,157.50	1,500	342.50	1,500	342.50
702110	Repairs & Maintenance - Signs	0.00	87	87.00	0.00	1,000	1,000.00	1,000	1,000.00
702112	Repairs & Maint - Gates & Door	2,120.00	163	(1,957.00)	4,759.18	2,000	(2,759.18)	2,000	(2,759.18)
702145	Window Services	0.00	735	735.00	0.00	8,875	8,875.00	8,875	8,875.00
702150	Holiday Lighting & Decorations	0.00	87	87.00	0.00	1,000	1,000.00	1,000	1,000.00
702201	Repairs & Maint - Life Safety	0.00	837	837.00	16,287.44	10,000	(6,287.44)	10,000	(6,287.44)
703010	Fountain - Repairs & Maintenance	2,007.74	1,538	(469.74)	16,057.67	18,500	2,442.33	18,500	2,442.33
704241	Valet Extras	0.00	38	38.00	1,274.98	500	(774.98)	500	(774.98)
706045	Repairs & Maintenance - Alarm Monitoring	0.00	163	163.00	2,077.33	2,000	(77.33)	2,000	(77.33)

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Description		----- Actual	Current Period Budget	----- Variance	----- Actual	Year To Date Budget	----- Variance	Yearly Budget	Remaining Budget
707031	Hurricane Preparation	0.00	87	87.00	0.00	1,000	1,000.00	1,000	1,000.00
790130	Repairs & Maint - Grill Equip	54.98	87	32.02	827.38	1,000	172.62	1,000	172.62
790360	Fitness Equipment Maintenance	0.00	413	413.00	3,721.05	5,000	1,278.95	5,000	1,278.95
	Total Repairs & Maintenance	26,355.22	11,436	(14,919.22)	196,469.93	137,375	(59,094.93)	137,375	(59,094.93)
	Utilities								
705010	Electricity	23,505.96	25,000	1,494.04	299,220.92	300,000	779.08	300,000	779.08
705030	Water & Sewer	27,961.05	20,250	(7,711.05)	322,145.06	243,000	(79,145.06)	243,000	(79,145.06)
705032	Water Treatment	1,594.40	1,000	(594.40)	12,339.93	12,000	(339.93)	12,000	(339.93)
705050	Cable TV	995.61	337	(658.61)	827.95	4,000	3,172.05	4,000	3,172.05
705060	Trash Removal	3,896.19	4,000	103.81	50,475.25	48,000	(2,475.25)	48,000	(2,475.25)
705070	Telephone	1,291.91	1,413	121.09	14,972.26	17,000	2,027.74	17,000	2,027.74
705080	Gas	7,554.26	5,000	(2,554.26)	59,053.81	60,000	946.19	60,000	946.19
705085	Fuel - Generator	0.00	163	163.00	0.00	2,000	2,000.00	2,000	2,000.00
	Total Utilities	66,799.38	57,163	(9,636.38)	759,035.18	686,000	(73,035.18)	686,000	(73,035.18)
	Reserves								
901140	Pooled	37,007.00	37,001	(6.00)	444,084.00	444,078	(6.00)	444,078	(6.00)
	Total Reserves	37,007.00	37,001	(6.00)	444,084.00	444,078	(6.00)	444,078	(6.00)
	Total Expenses Before Marina	390,172.35	289,046	(101,126.65)	3,717,343.60	3,468,926	(248,417.90)	3,468,926	(248,417.90)
	Net Income (Loss) Before Marina	(93,836.86)	33	(93,870.16)	(224,840.11)	0	(224,840.41)	0	224,840.41

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Description		----- Actual	Current Period Budget	----- Variance	----- Actual	Year To Date Budget	----- Variance	Yearly Budget	Remaining Budget
Marina Income									
420210	Boat/Dock Marina Income	1,058.00	1,058	0.00	12,696.00	12,696	0.00	12,696	0.00
400126	Reserve Income - Marina	<u>806.00</u>	<u>810</u>	<u>(4.00)</u>	<u>9,672.00</u>	<u>9,676</u>	<u>(4.00)</u>	<u>9,676</u>	<u>4.00</u>
Total Marina Income		<u>1,864.00</u>	<u>1,868</u>	<u>(4.00)</u>	<u>22,368.00</u>	<u>22,372</u>	<u>(4.00)</u>	<u>22,372</u>	<u>4.00</u>
Marina Expenses									
720505	Insurance - Marina	417.00	413	(4.00)	5,004.00	5,000	(4.00)	5,000	(4.00)
720515	Repairs & Maint - Docks - Marina	53.00	53	0.00	636.00	636	0.00	636	0.00
720525	Electricity - Marina	165.95	475	309.05	1,968.31	5,722	3,753.69	5,722	3,753.69
720540	Repairs & Maint - Signage - Marina	50.00	50	0.00	600.00	600	0.00	600	0.00
720550	Electrical Supplies - Marina	29.00	31	2.00	380.10	350	(30.10)	350	(30.10)
720595	Facility License - Marina	<u>32.10</u>	<u>32</u>	<u>(0.10)</u>	<u>321.00</u>	<u>384</u>	<u>63.00</u>	<u>384</u>	<u>63.00</u>
Total Marina Expenses		<u>747.05</u>	<u>1,054</u>	<u>306.95</u>	<u>8,909.41</u>	<u>12,692</u>	<u>3,782.59</u>	<u>12,692</u>	<u>3,782.59</u>
Marina Reserves									
901421	Reserve Transfer - Marina	<u>806.00</u>	<u>810</u>	<u>4.00</u>	<u>9,672.00</u>	<u>9,676</u>	<u>4.00</u>	<u>9,676</u>	<u>4.00</u>
Total Marina Reserves		<u>806.00</u>	<u>810</u>	<u>4.00</u>	<u>9,672.00</u>	<u>9,676</u>	<u>4.00</u>	<u>9,676</u>	<u>4.00</u>
Net Income (Loss) Marina		<u>310.95</u>	<u>4</u>	<u>306.95</u>	<u>3,786.59</u>	<u>4</u>	<u>3,782.59</u>	<u>4</u>	<u>(3,782.59)</u>
Net Income (Loss)		<u>(93,525.91)</u>	<u>37</u>	<u>(93,563.21)</u>	<u>(221,053.52)</u>	<u>4</u>	<u>(221,057.82)</u>	<u>4</u>	<u>221,057.82</u>