**Symphony Master Condominium Association, Inc.**
**Approved Budget for the Period:**
**January 1, 2026 through December 31, 2026**

| Description | 2025 Approved w/Reserves | 2026 Approved w/Reserves |
|---|---|---|
| **Revenue** | | |
| Maintenance Fees | 2,922,623 | 3,258,537 |
| Reserve Assessments | 444,078 | 597,631 |
| Gate Card/Fobs Income | 7,000 | 7,000 |
| Screening Fees | 2,000 | 2,000 |
| Fines | 3,000 | 3,000 |
| Late Fees | 1,000 | 0 |
| Cable TV Income | 7,725 | 7,726 |
| Parking Space Income | 56,500 | 56,500 |
| Miscellaneous Income | 25,000 | 25,000 |
| **Total Revenue** | **3,468,926** | **3,957,394** |
| | | |
| **Administrative Expenses** | | |
| Postage | 100 | 100 |
| Office Expenses | 16,000 | 16,000 |
| Accounting Fees | 5,000 | 5,000 |
| Legal Fees - Association | 10,000 | 10,000 |
| Social Activities/Events | 50 | 50 |
| License, Permits, Fees & Taxes | 3,000 | 3,000 |
| **Total Administrative Expenses** | **34,150** | **34,150** |
| | | |
| **Insurance** | | |
| Multiperil Insurance (Property) | 356,250 | 350,000 |
| General Liability Insurance | 132,000 | 136,000 |
| Umbrella Insurance | 30,000 | 36,000 |
| Legal Defense | 5,670 | 9,000 |
| Crime (Fidelity Bond) | 2,100 | 2,200 |
| Directors & Officers Insurance | 14,000 | 13,500 |
| Boiler & Machinery Insurance | 1,720 | 2,500 |
| Workers Compensation Insurance | 509 | 510 |
| Storage Tank Insurance | 667 | 667 |
| Flood Insurance | 50,622 | 43,000 |
| **Total Insurance** | **593,538** | **593,377** |
| | | |

Lauri Hirsch - President

Symphony Master Condominium Association, Inc.
Approved Budget for the Period:
January 1, 2026 through December 31, 2026

| Description | 2025 Approved w/Reserves | 2026 Approved w/Reserves |
|---|---|---|
| **Contract Services** | | |
| Office Equipment - Lease | 4,000 | 4,000 |
| Website | 4,000 | 4,000 |
| Office Personnel | 230,810 | 241,327 |
| Front Desk Staff | 152,547 | 104,057 |
| Maintenance Personnel | 223,320 | 227,292 |
| Security Personnel | 425,004 | 598,327 |
| Management Service Contract | 42,364 | 43,460 |
| Lawn Maintenance | 54,000 | 54,000 |
| Elevator Maintenance Contract | 3,000 | 3,000 |
| Generator Maintenance Contract | 1,500 | 1,500 |
| Air Conditioning Maintenance Contract | 22,200 | 22,200 |
| Pest Control Service Contract | 8,850 | 8,850 |
| Security Systems - Keytrac | 850 | 900 |
| Access Control System Contract | 20,000 | 20,000 |
| Valet Service | 155,000 | 170,000 |
| Fire Alarm System | 9,240 | 9,240 |
| Janitorial Service | 200,000 | 212,000 |
| Pool Maintenance Contract | 15,300 | 19,800 |
| Fitness Equipment Maintenance Contract | 1,800 | 1,800 |
| **Total Contract Services** | **1,573,785** | **1,745,753** |
| | | |
| **Repairs & Maintenance** | | |
| Landscape Extras | 10,000 | 10,000 |
| Repairs & Maintenance - General | 9,000 | 9,000 |
| Contingency | 18,000 | 35,000 |
| Repairs & Maintenance - Supplies | 10,000 | 10,000 |
| Repairs & Maintenance - Security | 2,000 | 5,000 |
| Repairs & Maintenance - Roofs | 2,000 | 2,000 |
| Paint Supplies | 2,600 | 2,600 |
| Repairs & Maintenance - Elevator | 2,000 | 2,000 |
| Repairs & Maintenance - Generator | 2,000 | 2,000 |
| Repairs & Maintenance - Equipment | 1,000 | 4,000 |
| Repairs & Maintenance - Radios | 900 | 1,500 |
| Repairs & Maintenance - Plumbing | 13,000 | 13,000 |
| Repairs & Maintenance - Air Conditioners | 10,000 | 20,000 |
| Lighting Supplies | 2,000 | 2,500 |
| Repairs & Maintenance - Electrical | 1,500 | 1,500 |
| Repairs & Maintenance - Signs | 1,000 | 1,000 |
| Repairs & Maintenance - Gates & Door | 2,000 | 2,000 |

**Symphony Master Condominium Association, Inc.**
**Approved Budget for the Period:**
**January 1, 2026 through December 31, 2026**

| **Description** | **2025 Approved w/Reserves** | **2026 Approved w/Reserves** |
|---|---|---|
| Holiday Lighting & Decoration | 1,000 | 1,000 |
| Repairs & Maintenance - Life Safety | 10,000 | 15,000 |
| Repairs & Maintenance - Pool/Spa/Fountain | 18,500 | 18,500 |
| Valet Extras | 500 | 1,200 |
| Uniform | 500 | 500 |
| Repairs & Maintenance - Alarm Monitoring | 2,000 | 2,000 |
| Hurricane Preparation | 1,000 | 1,000 |
| Window Cleaning | 8,875 | 17,000 |
| Repairs & Maintenance - Boilers | 0 | 5,000 |
| Repairs & Maintenance - BBQ Grill | 1,000 | 1,000 |
| Repairs & Maintenance - Fitness Equipment | 5,000 | 5,500 |
| **Total Repairs & Maintenance** | **137,375** | **190,800** |
| | | |
| **Utilities** | | |
| Electricity | 300,000 | 315,000 |
| Water & Sewer | 243,000 | 327,600 |
| Water Treatment | 12,000 | 12,000 |
| Trash Removal | 48,000 | 48,000 |
| Cable TV - Consultant Fee | 4,000 | 4,083 |
| Telephone | 17,000 | 17,000 |
| Gas | 60,000 | 70,000 |
| Fuel - Generator | 2,000 | 2,000 |
| **Total Utilities** | **686,000** | **795,683** |

| | | |
|---|---|---|
| **Reserves** | | |
| Pooled | 444,078 | 597,631 |
| **Total Reserves** | **444,078** | **597,631** |

| | | |
|---|---|---|
| **Total Expenses** | **3,468,926** | **3,957,394** |

| | | |
|---|---|---|
| **Net Income/(Loss)** | **0** | **0** |

**Board approved budget with full Reserves**

**Symphony Master Condominium Association, Inc.**
**Approved Budget for the Period:**
**January 1, 2026 through December 31, 2026**

| Description | 2025 Approved w/Reserves | 2026 Approved w/Reserves |
|---|---|---|
| **Marina Income** | | |
| Boat/Dock Marina Income | 12,693 | 13,769 |
| Reserve Income - Marina | 9,676 | 9,676 |
| **Total Revenue** | **22,369** | **23,445** |
| | | |
| **Marina Expenses** | | |
| Insurance | 5,000 | 5,000 |
| Repairs & Maint. - Docks | 636 | 1,000 |
| Electricity | 5,723 | 6,000 |
| Repairs & Maint - General | 600 | 1,000 |
| Electrical Supplies | 350 | 385 |
| Facility License | 384 | 384 |
| Reserve Transfer | 9,676 | 9,676 |
| **Total Marina Expenses** | **22,369** | **23,445** |
| | | |
| **Net Income/(Loss)** | **0** | **0** |

| 12 Boat Slip | 2026 Yearly Assessment | 2026 Monthly Assessment | Unit Owners |
|---|---|---|---|
| 02 | 1,954 | 163 | **613** |
| 03 | 1,954 | 163 | **907** |
| 04 | 1,954 | 163 | **1808** |
| 05 | 1,954 | 163 | **1915** |
| 06 | 1,954 | 163 | **1904** |
| 07 | 1,954 | 163 | **2104** |
| 08 | 1,954 | 163 | **917** |
| 09 | 1,954 | 163 | **2014** |
| 10 | 1,954 | 163 | **2211** |
| 11 | 1,954 | 163 | **409** |
| 12 | 1,954 | 163 | **1218** |
| 13 | 1,954 | 163 | **2214** |
| **Total:** | **23,445** | **1,954** | |

**Board approved budget with full Reserves**

| Symphony Master | Approved w/ Reserves | | | |
|---|---|---|---|---|
| | Contribution | Estimate Reserve | | |
| Reserves | | Balance 1/01/2026 | $ | 1,087,536.92 |
| Pooled Reserves | $ 447,631 | | | |
| Additional Funds | $ 150,000 | | | |
| | **$ 597,631** | | | |

| Symphony North | Approved w/ Reserves | | | |
|---|---|---|---|---|
| | Contribution | Estimate Reserve | | |
| Reserves | | Balance 1/01/2026 | $ | 821,603.19 |
| Pooled Reserves | $ 343,647 | | | |
| Additional Funds | | | | |
| | **$ 343,647** | | | |

| Symphony South | Approved w/ Reserves | | | |
|---|---|---|---|---|
| | Contribution | Estimate Reserve | | |
| Reserves | | Balance 1/01/2026 | $ | 972,213.74 |
| Pooled Reserves | $ 220,698 | | | |
| Additional Funds | $ 20,000 | | | |
| | **$ 240,698** | | | |

**Board approved budget with full Reserves**

**Reserve Schedule for the Period**
**January 1, 2026 through December 31, 2026**

| Description | Useful Life | Remaining Life | Estimated Reserve: Master Expenditure Balance 1/01/2026 | Master Pooled Contribution 2026 | Master Year-End Balance 12/31/2026 |
|---|---|---|---|---|---|
| Fully Funded - Pooled Contribution | | | $ 1,087,537 | $ 597,631 | $ 1,667,550 |
| Access Control System | 10 | 8 | $5,223 | | |
| Elevator | 20 | 9 | | | |
| Fitness Equipment | 10 | 4 | | | |
| Roof | 20 | 17 | | | |
| Interior Decorating | 7 | 4 | $9,692 | | |
| Mechanical & Electrical Equipment | 10 | 7 | $2,703 | | |
| Painting & Waterproofing | 10 | 0 | | | |
| Fountain/Pool/Spa | 15 | 12 | | | |
| Site Lighting Fixtures | 20 | 9 | | | |
| Grand Total | | | $17,618 | | |

| Description | Useful Life | Remaining Life | Estimated Reserve: North Expenditure Balance 1/01/2026 | Pooled Contribution 2026 | North Year-End Balance 12/31/2026 | Estimated Reserve: South Expenditure Balance 1/01/2026 | Pooled Contribution 2026 | South Year-End Balance 12/31/2026 |
|---|---|---|---|---|---|---|---|---|
| Fully Funded - Pooled Contribution | | | $ 821,603 | $ 343,647 | $ 1,160,200 | $ 972,214 | $ 240,698 | $ 1,207,862 |
| Elevators (3) | 20 | 9 | | | | | | |
| Roof | 20 | 17 | | | | | | |
| Interior Decorating | 7 | 4 | | | | | | |
| Mechanical & Electrical Equipment | 10 | 7 | $5,050 | | | $5,050 | | |
| Painting & Waterproofing | 10 | 0 | | | | | | |
| Grand Total | | | $5,050 | | | $5,050 | | |

10/21/25