Spread Report
POA of Balmoral, Inc.
Operating
FY 2025 Budget - Approved

Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Income													
4000 -- Residential Assessments	196,263	196,265	196,265	196,265	196,265	196,265	196,265	196,265	196,265	196,265	196,265	196,265	2,355,178
4001 -- Gated Neighborhood Fee	28,933	28,933	28,933	28,933	28,933	28,933	28,933	28,933	28,933	28,933	28,933	28,933	347,196
4002 -- Beach Club Assessment	1,249,802	0	0	0	0	0	0	0	0	0	0	0	1,249,802
4009 -- Uncollected Assessments	(20,264)	(20,268)	(20,268)	(20,268)	(20,268)	(20,268)	(20,268)	(20,268)	(20,268)	(20,268)	(20,268)	(20,268)	(243,212)
4012 -- Builder Assessments	10,294	10,294	10,294	10,294	10,294	10,294	10,294	10,294	10,294	10,294	10,294	10,294	123,525
4016 -- Force Mow Income	38	42	42	42	42	42	42	42	42	42	42	42	500
4018 -- Community Enhancement Fee	25,104	25,106	25,106	25,106	25,106	25,106	25,106	25,106	25,106	25,106	25,106	25,106	301,270
4019 -- CH Lease	146,119	146,124	146,124	146,124	146,124	146,124	146,124	146,124	146,124	146,124	146,124	146,124	1,753,483
4085 -- Clubhouse Lease	21,504	21,500	21,500	21,500	21,500	21,500	21,500	21,500	21,500	21,500	21,500	21,500	258,004
4120 -- Initial Contribution	15,013	15,017	15,017	15,017	15,017	15,017	15,017	15,017	15,017	15,017	15,017	15,017	180,200
4125 -- Developer Assessments	71	71	71	71	71	71	71	71	71	71	71	71	852
4205 -- Application Fees	413	417	417	417	417	417	417	417	417	417	417	417	5,000
4220 -- Gate & Access Fees	38	42	42	42	42	42	42	42	42	42	42	42	500
4265 -- Transfer Fees	9,910	9,911	9,911	9,911	9,911	9,911	9,911	9,911	9,911	9,911	9,911	9,911	118,931
4270 -- BDS Alarm Assessments	41,660	41,660	41,660	41,660	41,660	41,660	41,660	41,660	41,660	41,660	41,660	41,660	499,920
4295 -- Shared Use Agreement	3,162	3,158	3,158	3,158	3,158	3,158	3,158	3,158	3,158	3,158	3,158	3,158	37,900
4710 -- Late Fees & Interest	14,587	14,583	14,583	14,583	14,583	14,583	14,583	14,583	14,583	14,583	14,583	14,583	175,000
4720 -- Legal Reimbursements	6,250	6,250	6,250	6,250	6,250	6,250	6,250	6,250	6,250	6,250	6,250	6,250	75,000
4810 -- Compliance Fines	413	417	417	417	417	417	417	417	417	417	417	417	5,000
4900 -- Interest Earned - Operating Accounts	375	375	375	375	375	375	375	375	375	375	375	375	4,500
Total Income	1,749,685	499,897	499,897	499,897	499,897	499,897	499,897	499,897	499,897	499,897	499,897	499,897	7,248,549
Total Operating Income	1,749,685	499,897	499,897	499,897	499,897	499,897	499,897	499,897	499,897	499,897	499,897	499,897	7,248,549
Administrative													
5000 -- General Administrative	413	417	417	417	417	417	417	417	417	417	417	417	5,000
5005 -- Application/Processing	413	417	417	417	417	417	417	417	417	417	417	417	5,000
5015 -- Bank Charges	3	2	2	2	2	2	2	2	2	2	2	2	25
5025 -- Billing/Collections	2,288	2,292	2,292	2,292	2,292	2,292	2,292	2,292	2,292	2,292	2,292	2,292	27,500
5035 -- Decorations	0	20,000	0	0	0	0	0	0	30,000	0	0	0	50,000
5055 -- HOA Fees to Beach Club	1,249,802	0	0	0	0	0	0	0	0	0	0	0	1,249,802
5075 -- Meeting Expense	125	125	125	125	125	125	125	125	125	125	125	125	1,500
5090 -- Office Supplies	413	417	417	417	417	417	417	417	417	417	417	417	5,000

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Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Administrative													
5100 -- Records Storage	337	333	333	333	333	333	333	333	333	333	333	333	4,000
5195 -- Other Administrative Services	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	0	0	20,000
5200 -- Community Events	8,337	8,333	8,333	8,333	8,333	8,333	8,333	8,333	8,333	8,333	8,333	8,333	100,000
5205 -- AAS Events Contribution	0	0	(18,750)	0	0	(18,750)	0	0	(18,750)	0	0	(18,750)	(75,000)
5210 -- Printing & Copying	3,337	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	40,000
5215 -- Postage	3,337	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	40,000
5308 -- Recreation Salaries	16,663	16,667	16,667	16,667	16,667	16,667	16,667	16,667	16,667	16,667	16,667	16,667	200,000
5330 -- Health Benefits	4,587	4,583	4,583	4,583	4,583	4,583	4,583	4,583	4,583	4,583	4,583	4,583	55,000
5335 -- Mileage Reimbursement	38	42	42	42	42	42	42	42	42	42	42	42	500
Total Administrative	1,292,093	62,294	23,544	42,294	42,294	23,544	42,294	42,294	53,544	42,294	40,294	21,544	1,728,327
Insurance													
5400 -- Insurance Premiums	5,837	5,833	5,833	5,833	5,833	5,833	5,833	5,833	5,833	5,833	5,833	5,833	70,000
5435 -- Flood Insurance Premiums	837	833	833	833	833	833	833	833	833	833	833	833	10,000
Total Insurance	6,674	6,666	6,666	6,666	6,666	6,666	6,666	6,666	6,666	6,666	6,666	6,666	80,000
Utilities													
6000 -- Electric Service	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	300,000
6025 -- Water Service	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	7,500	90,000
6045 -- Bundled Alarm Service	41,660	41,660	41,660	41,660	41,660	41,660	41,660	41,660	41,660	41,660	41,660	41,660	499,920
6050 -- Telephone Service	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	30,000
6055 -- Internet Service	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	30,000
6070 -- Water Conservation	3,337	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	40,000
Total Utilities	82,497	82,493	82,493	82,493	82,493	82,493	82,493	82,493	82,493	82,493	82,493	82,493	989,920
Landscaping													
6100 -- Grounds & Landscaping - Contract	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	1,200,000
6110 -- Landscape Replacement & Installation	2,087	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	25,000
6140 -- Force Mow	38	42	42	42	42	42	42	42	42	42	42	42	500
6165 -- Tree Removal	413	417	417	417	417	417	417	417	417	417	417	417	5,000
6199 -- Landscape Other	837	833	833	833	833	833	833	833	833	833	833	833	10,000
6200 -- Irrigation Repair & Maintenance	3,337	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	3,333	40,000
Total Landscaping	106,712	106,708	106,708	106,708	106,708	106,708	106,708	106,708	106,708	106,708	106,708	106,708	1,280,500

Spread Report
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Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Contracted Services													
6416 -- Fitness Room Services	288	292	292	292	292	292	292	292	292	292	292	292	3,500
6418 -- Fountains/Ponds/Lakes Services	2,913	2,917	2,917	2,917	2,917	2,917	2,917	2,917	2,917	2,917	2,917	2,917	35,000
6422 -- Gate Services	10,837	10,833	10,833	10,833	10,833	10,833	10,833	10,833	10,833	10,833	10,833	10,833	130,000
6430 -- Janitorial Services	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	30,000
6434 -- Pest Control	413	417	417	417	417	417	417	417	417	417	417	417	5,000
6436 -- Plumbing Services	212	208	208	208	208	208	208	208	208	208	208	208	2,500
6438 -- Pool Management	4,163	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	50,000
6440 -- Safety & Security	53,337	53,333	53,333	53,333	53,333	53,333	53,333	53,333	53,333	53,333	53,333	53,333	640,000
Total Contracted Services	74,663	74,667	74,667	74,667	74,667	74,667	74,667	74,667	74,667	74,667	74,667	74,667	896,000
Repair & Maintenance													
6525 -- Clubhouse Repair & Maintenance	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	1,250	15,000
6530 -- Common Areas Repair & Maintenance	413	417	417	417	417	417	417	417	417	417	417	417	5,000
6545 -- Electrical Supplies/Repair & Maintenance	413	417	417	417	417	417	417	417	417	417	417	417	5,000
6560 -- Fence Repair & Maintenance	63	62	63	62	63	62	63	62	63	62	63	62	750
6565 -- Fire System Repair & Maintenance	87	83	83	83	83	83	83	83	83	83	83	83	1,000
6570 -- Fitness Equipment Repair & Maintenance	212	208	208	208	208	208	208	208	208	208	208	208	2,500
6585 -- Fountain/Pond/Lake Repair & Maintenance	2,087	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	25,000
6595 -- Gate & Monument Repair & Maintenance	12,500	12,500	12,500	12,500	12,500	12,500	12,500	12,500	12,500	12,500	12,500	12,500	150,000
6600 -- General Repair & Maintenance	4,163	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	4,167	50,000
6615 -- Guard House Repair & Maintenance	212	208	208	208	208	208	208	208	208	208	208	208	2,500
6625 -- HVAC Supplies/Repair & Maintenance	2,087	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	25,000
6635 -- Janitorial Supplies & Maintenance	837	833	833	833	833	833	833	833	833	833	833	833	10,000
6645 -- EZ Tag / Access Cards	38	42	42	42	42	42	42	42	42	42	42	42	500
6685 -- Playground Maintenance/Repairs	212	208	208	208	208	208	208	208	208	208	208	208	2,500
6700 -- Pool Supplies/Repair & Maintenance	212	208	208	208	208	208	208	208	208	208	208	208	2,500
6745 -- Signage Repair & Maintenance	163	167	167	167	167	167	167	167	167	167	167	167	2,000
Total Repair & Maintenance	24,949	24,936	24,937	24,936	24,937	24,936	24,937	24,936	24,937	24,936	24,937	24,936	299,250
Professional Services													
7000 -- Audit & Tax Services	0	0	0	5,000	0	0	0	0	0	0	5,000	0	10,000
7020 -- Legal Services	413	417	417	417	417	417	417	417	417	417	417	417	5,000
7025 -- Legal Services - Collections	2,087	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	2,083	25,000

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Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Professional Services													
7040 -- Management Fees	10,837	10,833	10,833	10,833	10,833	10,833	10,833	10,833	10,833	10,833	10,833	10,833	130,000
Total Professional Services	13,337	13,333	13,333	18,333	13,333	13,333	13,333	13,333	13,333	13,333	18,333	13,333	170,000
Association Expenses													
8100 -- Principal Loan Pmt - Budget Only	6,200	6,200	6,200	6,200	6,200	6,200	6,200	6,200	6,200	6,200	6,200	6,200	74,400
8105 -- Loan Interest	10,596	10,596	10,596	10,596	10,596	10,596	10,596	10,596	10,596	10,596	10,596	10,596	127,152
Total Association Expenses	16,796	16,796	16,796	16,796	16,796	16,796	16,796	16,796	16,796	16,796	16,796	16,796	201,552
Taxes													
9000 -- Federal Income Tax	750	0	0	750	0	0	750	0	0	750	0	0	3,000
9015 -- Property/Real Estate Tax	50,000	0	0	0	0	0	0	0	0	0	0	50,000	100,000
Total Taxes	50,750	0	0	750	0	0	750	0	0	750	0	50,000	103,000
Total Operating Expense	1,668,471	387,893	349,144	373,643	367,894	349,143	368,644	367,893	379,144	368,643	370,894	397,143	5,748,549
Total Operating Net Income / (Loss)	81,214	112,004	150,753	126,254	132,003	150,754	131,253	132,004	120,753	131,254	129,003	102,754	1,500,000

Spread Report
POA of Balmoral, Inc.
Townhouse
FY 2025 Budget - Approved

Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
Income													
4003 -- Owner Townhouse Assessment	28,800	28,800	28,800	28,800	28,800	28,800	28,800	28,800	28,800	28,800	28,800	28,800	345,600
Total Income	28,800	28,800	28,800	28,800	28,800	28,800	28,800	28,800	28,800	28,800	28,800	28,800	345,600
Total Townhouse Income	28,800	28,800	28,800	28,800	28,800	28,800	28,800	28,800	28,800	28,800	28,800	28,800	345,600
Insurance													
5400 -- Insurance Premiums	25,413	25,417	25,417	25,417	25,417	25,417	25,417	25,417	25,417	25,417	25,417	25,417	305,000
Total Insurance	25,413	25,417	25,417	25,417	25,417	25,417	25,417	25,417	25,417	25,417	25,417	25,417	305,000
Landscaping													
6100 -- Grounds & Landscaping - Contract	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	60,000
6110 -- Landscape Replacement & Installation	212	208	208	208	208	208	208	208	208	208	208	208	2,500
6199 -- Landscape Other	212	208	208	208	208	208	208	208	208	208	208	208	2,500
6200 -- Irrigation Repair & Maintenance	212	208	208	208	208	208	208	208	208	208	208	208	2,500
Total Landscaping	5,636	5,624	5,624	5,624	5,624	5,624	5,624	5,624	5,624	5,624	5,624	5,624	67,500
Repair & Maintenance													
6600 -- General Repair & Maintenance	250	250	250	250	250	250	250	250	250	250	250	250	3,000
Total Repair & Maintenance	250	250	250	250	250	250	250	250	250	250	250	250	3,000
Total Townhouse Expense	31,299	31,291	31,291	31,291	31,291	31,291	31,291	31,291	31,291	31,291	31,291	31,291	375,500
Total Townhouse Net Income / (Loss)	(2,499)	(2,491)	(2,491)	(2,491)	(2,491)	(2,491)	(2,491)	(2,491)	(2,491)	(2,491)	(2,491)	(2,491)	(29,900)
Total Association	78,715	109,513	148,262	123,763	129,512	148,263	128,762	129,513	118,262	128,763	126,512	100,263	1,470,100