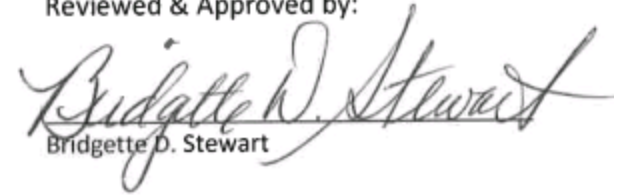




**Balance Sheet Report  
Tremont Club Master**  
As of October 31, 2015

Reviewed & Approved by:

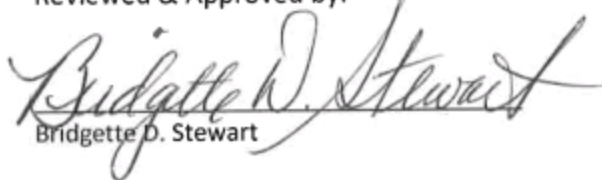


Bridgette D. Stewart  
Community Association Manager

	<u>Operating</u>	<u>Reserves</u>	<u>Others</u>	<u>Total</u>
<b><u>Assets</u></b>				
<b>Operating Funds</b>				
1000 - Union Bank-Operating-XX0065	219,383.14	0.00	0.00	219,383.14
1650 - Due To/From Reserves	(44,024.12)	0.00	0.00	(44,024.12)
<b>Total Operating Funds</b>	<b>175,359.02</b>	<b>0.00</b>	<b>0.00</b>	<b>175,359.02</b>
<b>Reserve Funds</b>				
1325 - Union Bank-Capital-XX3192	0.00	63,032.61	0.00	63,032.61
1326 - Union Bank-Initial-XX6856-CLOSED	0.00	0.00	28,922.86	28,922.86
1652 - Due To/From Operating	0.00	44,024.12	0.00	44,024.12
<b>Total Reserve Funds</b>	<b>0.00</b>	<b>107,056.73</b>	<b>28,922.86</b>	<b>135,979.59</b>
<b>Accounts Receivable</b>				
1500 - Accts Receivables-Owners	17,135.00	0.00	0.00	17,135.00
<b>Total Accounts Receivable</b>	<b>17,135.00</b>	<b>0.00</b>	<b>0.00</b>	<b>17,135.00</b>
<b>Prepaid Expenses</b>				
1640 - Other Prepaid Expenses	66.70	0.00	0.00	66.70
<b>Total Prepaid Expenses</b>	<b>66.70</b>	<b>0.00</b>	<b>0.00</b>	<b>66.70</b>
<b>Total Assets</b>	<b>192,560.72</b>	<b>107,056.73</b>	<b>28,922.86</b>	<b>328,540.31</b>
<b><u>Liabilities</u></b>				
<b>Accounts Payable</b>				
2000 - Accounts Payable	249.60	0.00	0.00	249.60
<b>Total Accounts Payable</b>	<b>249.60</b>	<b>0.00</b>	<b>0.00</b>	<b>249.60</b>
<b>Accrued Expenses</b>				
2395 - Other Accrued Expenses	14,196.31	0.00	0.00	14,196.31
<b>Total Accrued Expenses</b>	<b>14,196.31</b>	<b>0.00</b>	<b>0.00</b>	<b>14,196.31</b>
<b>Total Liabilities</b>	<b>14,445.91</b>	<b>0.00</b>	<b>0.00</b>	<b>14,445.91</b>

**Balance Sheet Report**  
**Tremont Club Master**  
As of October 31, 2015

	<u>Operating</u>	<u>Reserves</u>	<u>Others</u>	<u>Total</u>
<b><u>Owners' Equity</u></b>				
<b>Owners Equity - Prior Years</b>				
3000 - Operating Fund Balance-Jan 1st	89,446.95	0.00	0.00	89,446.95
3005 - Equity Adjustments - Prior Periods	569.31	0.00	0.00	569.31
<b>Total Owners Equity - Prior Years</b>	<b>90,016.26</b>	<b>0.00</b>	<b>0.00</b>	<b>90,016.26</b>
<b>Capital Reserves - Prior Years</b>				
3100 - Initial Reserve-Jan 1st	0.00	0.00	28,887.10	28,887.10
3102 - Replacement Reserve-Jan 1st	0.00	71,964.44	0.00	71,964.44
<b>Total Capital Reserves - Prior Years</b>	<b>0.00</b>	<b>71,964.44</b>	<b>28,887.10</b>	<b>100,851.54</b>
<b>Total Owners' Equity</b>	<b>90,016.26</b>	<b>71,964.44</b>	<b>28,887.10</b>	<b>190,867.80</b>
<b>Net Income / (Loss)</b>	<b>88,098.55</b>	<b>35,092.29</b>	<b>35.76</b>	<b>123,226.60</b>
<b>Total Liabilities and Equity</b>	<b>192,560.72</b>	<b>107,056.73</b>	<b>28,922.86</b>	<b>328,540.31</b>



Bridgette D. Stewart

**Income Statement Report**  
**Tremont Club Master**  
**Tremont Club Master Associatio**  
 October 01, 2015 thru October 31, 2015

Community Association Manager

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b><u>Income</u></b>								
<b>Assessment Income</b>								
4065 - Contributions to Master Assoc	28,635.00	28,635.00	0.00	286,350.00	286,350.00	0.00	343,620.00	57,270.00
4085 - Water & Sewer Assessments	14,189.04	9,487.00	4,702.04	156,000.50	94,875.00	61,125.50	113,850.00	(42,150.50)
4110 - Cable/Phone Assessments	0.00	0.00	0.00	3,987.01	0.00	3,987.01	0.00	(3,987.01)
<b>Total Assessment Income</b>	<b>42,824.04</b>	<b>38,122.00</b>	<b>4,702.04</b>	<b>446,337.51</b>	<b>381,225.00</b>	<b>65,112.51</b>	<b>457,470.00</b>	<b>11,132.49</b>
<b>Rental Income</b>								
4400 - Clubhouse Use Fees	1,263.00	750.00	513.00	9,671.00	7,500.00	2,171.00	9,000.00	(671.00)
<b>Total Rental Income</b>	<b>1,263.00</b>	<b>750.00</b>	<b>513.00</b>	<b>9,671.00</b>	<b>7,500.00</b>	<b>2,171.00</b>	<b>9,000.00</b>	<b>(671.00)</b>
<b>Other Income</b>								
4815 - Easement Revenue	0.00	0.00	0.00	0.00	0.00	0.00	5,627.56	5,627.56
<b>Total Other Income</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>5,627.56</b>	<b>5,627.56</b>
<b>Investment Income</b>								
4900 - Operating Interest	0.00	0.00	0.00	0.00	0.00	0.00	20.00	20.00
<b>Total Investment Income</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>20.00</b>	<b>20.00</b>
<b>Total Tremont Club Master Associatio Inco</b>	<b>44,087.04</b>	<b>38,872.00</b>	<b>5,215.04</b>	<b>456,008.51</b>	<b>388,725.00</b>	<b>67,283.51</b>	<b>472,117.56</b>	<b>16,109.05</b>
<b><u>Expense</u></b>								
<b>Administrative</b>								
5000 - General Administrative	233.75	125.00	108.75	2,208.73	1,250.00	958.73	1,500.00	(708.73)
<b>Total Administrative</b>	<b>233.75</b>	<b>125.00</b>	<b>108.75</b>	<b>2,208.73</b>	<b>1,250.00</b>	<b>958.73</b>	<b>1,500.00</b>	<b>(708.73)</b>
<b>Payroll &amp; Benefits</b>								
5320 - Clubhouse-Concierge Services	3,245.83	3,245.00	0.83	32,458.30	32,458.00	0.30	38,950.00	6,491.70
<b>Total Payroll &amp; Benefits</b>	<b>3,245.83</b>	<b>3,245.00</b>	<b>0.83</b>	<b>32,458.30</b>	<b>32,458.00</b>	<b>0.30</b>	<b>38,950.00</b>	<b>6,491.70</b>
<b>Insurance</b>								
5400 - Insurance Premiums	0.00	0.00	0.00	5,849.78	5,928.00	(78.22)	5,928.00	78.22
<b>Total Insurance</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>5,849.78</b>	<b>5,928.00</b>	<b>(78.22)</b>	<b>5,928.00</b>	<b>78.22</b>

**Income Statement Report**  
**Tremont Club Master**  
**Tremont Club Master Associatio**  
October 01, 2015 thru October 31, 2015

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>Utilities</b>								
6020 - Water and Sewer Admin Costs	971.10	958.00	13.10	9,306.42	9,583.00	(276.58)	11,500.00	2,193.58
6025 - Water & Sewer	13,226.73	13,696.00	(469.27)	118,476.40	136,965.00	(18,488.60)	164,358.00	45,881.60
6035 - Trash and Recycling Service	0.00	17.00	(17.00)	271.49	167.00	104.49	200.00	(71.49)
<b>Total Utilities</b>	<b>14,197.83</b>	<b>14,671.00</b>	<b>(473.17)</b>	<b>128,054.31</b>	<b>146,715.00</b>	<b>(18,660.69)</b>	<b>176,058.00</b>	<b>48,003.69</b>
<b>Landscaping</b>								
6100 - Landscape-Grounds Annual Contract	1,965.97	2,000.00	(34.03)	15,727.76	16,000.00	(272.24)	20,000.00	4,272.24
6110 - Landscape Repair & Maintenance	3,132.00	167.00	2,965.00	4,407.13	1,667.00	2,740.13	2,000.00	(2,407.13)
6115 - Ponds/Crks/Lakes-Mech Repairs	0.00	555.00	(555.00)	0.00	4,444.00	(4,444.00)	5,000.00	5,000.00
6135 - Landscape-General Grounds Care	0.00	417.00	(417.00)	17,701.67	4,167.00	13,534.67	5,000.00	(12,701.67)
6150 - Landscape-Floral Annual Contract	0.00	0.00	0.00	0.00	3,000.00	(3,000.00)	3,000.00	3,000.00
6160 - Landscape-Arbor Care	0.00	200.00	(200.00)	0.00	800.00	(800.00)	1,000.00	1,000.00
6199 - Landscape Other	0.00	750.00	(750.00)	0.00	2,250.00	(2,250.00)	3,000.00	3,000.00
<b>Total Landscaping</b>	<b>5,097.97</b>	<b>4,089.00</b>	<b>1,008.97</b>	<b>37,836.56</b>	<b>32,328.00</b>	<b>5,508.56</b>	<b>39,000.00</b>	<b>1,163.44</b>
<b>Irrigation</b>								
6200 - Landscape-Irrigation/Sprinkler	1,132.50	833.00	299.50	1,754.98	5,000.00	(3,245.02)	5,000.00	3,245.02
<b>Total Irrigation</b>	<b>1,132.50</b>	<b>833.00</b>	<b>299.50</b>	<b>1,754.98</b>	<b>5,000.00</b>	<b>(3,245.02)</b>	<b>5,000.00</b>	<b>3,245.02</b>
<b>Contracted Services</b>								
6414 - Fire Prevention & Protection	0.00	100.00	(100.00)	172.81	600.00	(427.19)	600.00	427.19
6418 - Ponds/Crks/Lks-Contract Service	65.01	125.00	(59.99)	2,832.25	875.00	1,957.25	1,000.00	(1,832.25)
6422 - Gate Services	0.00	0.00	0.00	3,712.09	3,300.00	412.09	5,500.00	1,787.91
6430 - Clubhouse-Janitorial	3,547.50	1,387.00	2,160.50	12,900.00	13,875.00	(975.00)	16,650.00	3,750.00
6438 - Pool-Contract Services	2,709.37	1,000.00	1,709.37	8,907.26	6,000.00	2,907.26	6,000.00	(2,907.26)
6440 - Clubhouse-Security	50.00	167.00	(117.00)	743.89	1,667.00	(923.11)	2,000.00	1,256.11
6442 - Snow Removal Services	0.00	0.00	0.00	6,300.17	7,500.00	(1,199.83)	10,000.00	3,699.83
<b>Total Contracted Services</b>	<b>6,371.88</b>	<b>2,779.00</b>	<b>3,592.88</b>	<b>35,568.47</b>	<b>33,817.00</b>	<b>1,751.47</b>	<b>41,750.00</b>	<b>6,181.53</b>

**Income Statement Report**  
**Tremont Club Master**  
**Tremont Club Master Associatio**  
October 01, 2015 thru October 31, 2015

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>Repair &amp; Maintenance</b>								
6530 - Clubhouse-Exterior Repairs	2,199.68	0.00	2,199.68	8,931.72	2,000.00	6,931.72	4,000.00	(4,931.72)
6535 - Clubhouse-Interior Repairs	1,768.75	1,125.00	643.75	2,371.13	11,250.00	(8,878.87)	13,500.00	11,128.87
6540 - Clubhouse-Supplies	207.45	375.00	(167.55)	977.41	1,500.00	(522.59)	1,500.00	522.59
6545 - Clubhouse-Electric	1,580.12	2,500.00	(919.88)	12,740.37	25,000.00	(12,259.63)	30,000.00	17,259.63
6550 - Clubhouse-Gas	140.37	842.00	(701.63)	4,374.54	8,417.00	(4,042.46)	10,100.00	5,725.46
6555 - Clubhouse-Telephone	484.37	208.00	276.37	2,845.45	2,083.00	762.45	2,500.00	(345.45)
6560 - Clubhouse-Cable	127.08	117.00	10.08	1,195.96	1,167.00	28.96	1,400.00	204.04
6565 - Clubhouse-Carpet Cleaning	0.00	250.00	(250.00)	623.51	1,000.00	(376.49)	1,000.00	376.49
6570 - Fitness Equipment Repair & Maintena	0.00	875.00	(875.00)	8,656.45	3,500.00	5,156.45	3,500.00	(5,156.45)
6700 - Pool Supplies/Repair & Maintenance	0.00	917.00	(917.00)	1,871.63	9,167.00	(7,295.37)	11,000.00	9,128.37
6740 - Sidewalk/Concrete Repair & Maintena	0.00	0.00	0.00	0.00	500.00	(500.00)	500.00	500.00
6745 - Signage Repair & Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	500.00	500.00
6760 - Street Repair & Maintenance	4,050.00	0.00	4,050.00	4,481.04	1,500.00	2,981.04	1,500.00	(2,981.04)
6765 - Streets-Lighting	0.00	458.00	(458.00)	4,306.14	4,583.00	(276.86)	5,500.00	1,193.86
<b>Total Repair &amp; Maintenance</b>	<b>10,557.82</b>	<b>7,667.00</b>	<b>2,890.82</b>	<b>53,375.35</b>	<b>71,667.00</b>	<b>(18,291.65)</b>	<b>86,500.00</b>	<b>33,124.65</b>
<b>Professional Services</b>								
7010 - Accounting-Tax Preparations	0.00	0.00	0.00	195.00	195.00	0.00	195.00	0.00
7020 - Legal Services	33.33	0.00	33.33	2,193.30	400.00	1,793.30	400.00	(1,793.30)
7040 - Management Fees	315.17	315.00	0.17	3,151.70	3,152.00	(0.30)	3,782.00	630.30
<b>Total Professional Services</b>	<b>348.50</b>	<b>315.00</b>	<b>33.50</b>	<b>5,540.00</b>	<b>3,747.00</b>	<b>1,793.00</b>	<b>4,377.00</b>	<b>(1,163.00)</b>
<b>Taxes</b>								
9015 - Property/Real Estate Tax	0.00	0.00	0.00	30,263.48	31,050.00	(786.52)	31,050.00	786.52
<b>Total Taxes</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>30,263.48</b>	<b>31,050.00</b>	<b>(786.52)</b>	<b>31,050.00</b>	<b>786.52</b>
<b>Other Expenses</b>								
9100 - Contingency Expense	0.00	1.00	(1.00)	0.00	4.00	(4.00)	4.56	4.56

**Income Statement Report**  
**Tremont Club Master**  
**Tremont Club Master Associatio**  
October 01, 2015 thru October 31, 2015

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b><u>Expense</u></b>								
<b>Other Expenses</b>								
9105 - Reserve Contribution Expense	3,500.00	3,500.00	0.00	35,000.00	35,000.00	0.00	42,000.00	7,000.00
<b>Total Other Expenses</b>	<b>3,500.00</b>	<b>3,501.00</b>	<b>(1.00)</b>	<b>35,000.00</b>	<b>35,004.00</b>	<b>(4.00)</b>	<b>42,004.56</b>	<b>7,004.56</b>
<b>Total Tremont Club Master Associatio Expe</b>	<b>44,686.08</b>	<b>37,225.00</b>	<b>7,461.08</b>	<b>367,909.96</b>	<b>398,964.00</b>	<b>(31,054.04)</b>	<b>472,117.56</b>	<b>104,207.60</b>
<b>Total Tremont Club Master Associatio Inco</b>	<b>(599.04)</b>	<b>1,647.00</b>	<b>(2,246.04)</b>	<b>88,098.55</b>	<b>(10,239.00)</b>	<b>98,337.55</b>	<b>0.00</b>	<b>(88,098.55)</b>

# Income Statement Report Tremont Club Master Reserves

October 01, 2015 thru October 31, 2015

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b><u>Income</u></b>								
<b>Assessment Income</b>								
4025 - Capital Reserve Assessments	3,500.00	3,500.00	0.00	35,000.00	35,000.00	0.00	42,000.00	7,000.00
<b>Total Assessment Income</b>	<b>3,500.00</b>	<b>3,500.00</b>	<b>0.00</b>	<b>35,000.00</b>	<b>35,000.00</b>	<b>0.00</b>	<b>42,000.00</b>	<b>7,000.00</b>
<b>Investment Income</b>								
4910 - Capital Reserve Interest	7.77	0.00	7.77	92.29	0.00	92.29	0.00	(92.29)
<b>Total Investment Income</b>	<b>7.77</b>	<b>0.00</b>	<b>7.77</b>	<b>92.29</b>	<b>0.00</b>	<b>92.29</b>	<b>0.00</b>	<b>(92.29)</b>
<b>Total Reserves Income</b>	<b>3,507.77</b>	<b>3,500.00</b>	<b>7.77</b>	<b>35,092.29</b>	<b>35,000.00</b>	<b>92.29</b>	<b>42,000.00</b>	<b>6,907.71</b>
<b>Total Reserves Income / (Loss)</b>	<b>3,507.77</b>	<b>3,500.00</b>	<b>7.77</b>	<b>35,092.29</b>	<b>35,000.00</b>	<b>92.29</b>	<b>42,000.00</b>	<b>6,907.71</b>

# Income Statement Report Tremont Club Master Initial Reserves

October 01, 2015 thru October 31, 2015

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b><u>Income</u></b>								
<b>Investment Income</b>								
4905 - Initial Reserve Interest	3.54	3.00	0.54	35.76	33.00	2.76	40.00	4.24
<b>Total Investment Income</b>	<b>3.54</b>	<b>3.00</b>	<b>0.54</b>	<b>35.76</b>	<b>33.00</b>	<b>2.76</b>	<b>40.00</b>	<b>4.24</b>
<b>Total Initial Reserves Income</b>	<b>3.54</b>	<b>3.00</b>	<b>0.54</b>	<b>35.76</b>	<b>33.00</b>	<b>2.76</b>	<b>40.00</b>	<b>4.24</b>
<b>Total Initial Reserves Income / (Loss)</b>	<b>3.54</b>	<b>3.00</b>	<b>0.54</b>	<b>35.76</b>	<b>33.00</b>	<b>2.76</b>	<b>40.00</b>	<b>4.24</b>
<b>Total Association Net Income / (Loss)</b>	<b>2,912.27</b>	<b>5,150.00</b>	<b>(2,237.73)</b>	<b>123,226.60</b>	<b>24,794.00</b>	<b>98,432.60</b>	<b>42,040.00</b>	<b>(81,186.60)</b>