



Balance Sheet Report
Tremont Club Master
 As of November 30, 2015

	<u>Operating</u>	<u>Reserves</u>	<u>Others</u>	<u>Total</u>
<u>Assets</u>				
Operating Funds				
1000 - Union Bank-Operating-XX0065	234,012.99	0.00	0.00	234,012.99
1220 - Petty Cash	200.00	0.00	0.00	200.00
1650 - Due To/From Reserves	(47,524.12)	0.00	0.00	(47,524.12)
Total Operating Funds	186,688.87	0.00	0.00	186,688.87
Reserve Funds				
1325 - Union Bank-Capital-XX3192	0.00	91,967.16	0.00	91,967.16
1652 - Due To/From Operating	0.00	47,524.12	0.00	47,524.12
Total Reserve Funds	0.00	139,491.28	0.00	139,491.28
Accounts Receivable				
1500 - Accts Receivables-Owners	17,135.00	0.00	0.00	17,135.00
Total Accounts Receivable	17,135.00	0.00	0.00	17,135.00
Prepaid Expenses				
1640 - Other Prepaid Expenses	433.37	0.00	0.00	433.37
Total Prepaid Expenses	433.37	0.00	0.00	433.37
Total Assets	204,257.24	139,491.28	0.00	343,748.52
<u>Liabilities</u>				
Accounts Payable				
2000 - Accounts Payable	132.00	0.00	0.00	132.00
Total Accounts Payable	132.00	0.00	0.00	132.00
Accrued Expenses				
2395 - Other Accrued Expenses	10,102.07	0.00	0.00	10,102.07
Total Accrued Expenses	10,102.07	0.00	0.00	10,102.07
Total Liabilities	10,234.07	0.00	0.00	10,234.07

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	<u>Operating</u>	<u>Reserves</u>	<u>Others</u>	<u>Total</u>
<u>Owners' Equity</u>				
Owners Equity - Prior Years				
3000 - Operating Fund Balance-Jan 1st	89,446.95	0.00	0.00	89,446.95
3005 - Equity Adjustments - Prior Periods	769.31	0.00	0.00	769.31
Total Owners Equity - Prior Years	90,216.26	0.00	0.00	90,216.26
Capital Reserves - Prior Years				
3100 - Initial Reserve-Jan 1st	0.00	28,887.10	0.00	28,887.10
3102 - Replacement Reserve-Jan 1st	0.00	71,964.44	0.00	71,964.44
Total Capital Reserves - Prior Years	0.00	100,851.54	0.00	100,851.54
Total Owners' Equity	90,216.26	100,851.54	0.00	191,067.80
Net Income / (Loss)	103,806.91	38,639.74	0.00	142,446.65
Total Liabilities and Equity	204,257.24	139,491.28	0.00	343,748.52

Income Statement Report
Tremont Club Master
Tremont Club Master Associatio
November 01, 2015 thru November 30, 2015

	Current Period			Year to Date (11 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Assessment Income								
4065 - Contributions to Master Assoc	28,635.00	28,635.00	0.00	314,985.00	314,985.00	0.00	343,620.00	28,635.00
4085 - Water & Sewer Assessments	14,224.31	9,488.00	4,736.31	170,224.81	104,363.00	65,861.81	113,850.00	(56,374.81)
4110 - Cable/Phone Assessments	0.00	0.00	0.00	3,987.01	0.00	3,987.01	0.00	(3,987.01)
Total Assessment Income	42,859.31	38,123.00	4,736.31	489,196.82	419,348.00	69,848.82	457,470.00	(31,726.82)
Rental Income								
4400 - Clubhouse Use Fees	673.00	750.00	(77.00)	10,344.00	8,250.00	2,094.00	9,000.00	(1,344.00)
Total Rental Income	673.00	750.00	(77.00)	10,344.00	8,250.00	2,094.00	9,000.00	(1,344.00)
Other Income								
4815 - Easement Revenue	0.00	0.00	0.00	0.00	0.00	0.00	5,627.56	5,627.56
Total Other Income	0.00	0.00	0.00	0.00	0.00	0.00	5,627.56	5,627.56
Investment Income								
4900 - Operating Interest	0.00	0.00	0.00	0.00	0.00	0.00	20.00	20.00
Total Investment Income	0.00	0.00	0.00	0.00	0.00	0.00	20.00	20.00
Total Tremont Club Master Associatio Inco	43,532.31	38,873.00	4,659.31	499,540.82	427,598.00	71,942.82	472,117.56	(27,423.26)
<u>Expense</u>								
Administrative								
5000 - General Administrative	24.60	125.00	(100.40)	2,233.33	1,375.00	858.33	1,500.00	(733.33)
Total Administrative	24.60	125.00	(100.40)	2,233.33	1,375.00	858.33	1,500.00	(733.33)
Payroll & Benefits								
5320 - Clubhouse-Concierge Services	3,245.83	3,246.00	(0.17)	35,704.13	35,704.00	0.13	38,950.00	3,245.87
Total Payroll & Benefits	3,245.83	3,246.00	(0.17)	35,704.13	35,704.00	0.13	38,950.00	3,245.87
Insurance								
5400 - Insurance Premiums	0.00	0.00	0.00	5,849.78	5,928.00	(78.22)	5,928.00	78.22
Total Insurance	0.00	0.00	0.00	5,849.78	5,928.00	(78.22)	5,928.00	78.22

Income Statement Report
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	Current Period			Year to Date (11 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Utilities								
6020 - Water and Sewer Admin Costs	968.90	959.00	9.90	10,275.32	10,542.00	(266.68)	11,500.00	1,224.68
6025 - Water & Sewer	14,428.72	13,697.00	731.72	132,905.12	150,662.00	(17,756.88)	164,358.00	31,452.88
6035 - Trash and Recycling Service	0.00	16.00	(16.00)	271.49	183.00	88.49	200.00	(71.49)
Total Utilities	15,397.62	14,672.00	725.62	143,451.93	161,387.00	(17,935.07)	176,058.00	32,606.07
Landscaping								
6100 - Landscape-Grounds Annual Contract	1,965.97	2,000.00	(34.03)	17,693.73	18,000.00	(306.27)	20,000.00	2,306.27
6110 - Landscape Repair & Maintenance	0.00	166.00	(166.00)	4,407.13	1,833.00	2,574.13	2,000.00	(2,407.13)
6115 - Ponds/Crks/Lakes-Mech Repairs	0.00	556.00	(556.00)	0.00	5,000.00	(5,000.00)	5,000.00	5,000.00
6135 - Landscape-General Grounds Care	277.35	416.00	(138.65)	17,979.02	4,583.00	13,396.02	5,000.00	(12,979.02)
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	1,000.00	(1,000.00)	1,000.00	1,000.00
6199 - Landscape Other	132.00	750.00	(618.00)	132.00	3,000.00	(2,868.00)	3,000.00	2,868.00
Total Landscaping	2,375.32	4,088.00	(1,712.68)	40,211.88	36,416.00	3,795.88	39,000.00	(1,211.88)
Irrigation								
6200 - Landscape-Irrigation/Sprinkler	(1,132.50)	0.00	(1,132.50)	622.48	5,000.00	(4,377.52)	5,000.00	4,377.52
Total Irrigation	(1,132.50)	0.00	(1,132.50)	622.48	5,000.00	(4,377.52)	5,000.00	4,377.52
Contracted Services								
6414 - Fire Prevention & Protection	0.00	0.00	0.00	172.81	600.00	(427.19)	600.00	427.19
6418 - Ponds/Crks/Lks-Contract Service	225.19	125.00	100.19	3,057.44	1,000.00	2,057.44	1,000.00	(2,057.44)
6422 - Gate Services	330.92	1,100.00	(769.08)	4,043.01	4,400.00	(356.99)	5,500.00	1,456.99
6430 - Clubhouse-Janitorial	645.00	1,388.00	(743.00)	13,545.00	15,263.00	(1,718.00)	16,650.00	3,105.00
6438 - Pool-Contract Services	0.00	0.00	0.00	8,907.26	6,000.00	2,907.26	6,000.00	(2,907.26)
6440 - Clubhouse-Security	186.11	166.00	20.11	930.00	1,833.00	(903.00)	2,000.00	1,070.00
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
Total Contracted Services	1,387.22	2,779.00	(1,391.78)	36,955.69	36,596.00	359.69	41,750.00	4,794.31

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	Current Period			Year to Date (11 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Repair & Maintenance								
6530 - Clubhouse-Exterior Repairs	1,574.53	0.00	1,574.53	10,506.25	2,000.00	8,506.25	4,000.00	(6,506.25)
6535 - Clubhouse-Interior Repairs	196.36	1,125.00	(928.64)	2,567.49	12,375.00	(9,807.51)	13,500.00	10,932.51
6540 - Clubhouse-Supplies	0.00	0.00	0.00	977.41	1,500.00	(522.59)	1,500.00	522.59
6545 - Clubhouse-Electric	783.14	2,500.00	(1,716.86)	13,523.51	27,500.00	(13,976.49)	30,000.00	16,476.49
6550 - Clubhouse-Gas	0.00	841.00	(841.00)	4,374.54	9,258.00	(4,883.46)	10,100.00	5,725.46
6555 - Clubhouse-Telephone	0.00	209.00	(209.00)	2,845.45	2,292.00	553.45	2,500.00	(345.45)
6560 - Clubhouse-Cable	123.33	116.00	7.33	1,319.29	1,283.00	36.29	1,400.00	80.71
6565 - Clubhouse-Carpet Cleaning	0.00	0.00	0.00	623.51	1,000.00	(376.49)	1,000.00	376.49
6570 - Fitness Equipment Repair & Maintena	0.00	0.00	0.00	8,656.45	3,500.00	5,156.45	3,500.00	(5,156.45)
6700 - Pool Supplies/Repair & Maintenance	0.00	916.00	(916.00)	1,871.63	10,083.00	(8,211.37)	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	0.00	0.00	0.00	4,481.04	1,500.00	2,981.04	1,500.00	(2,981.04)
6765 - Streets-Lighting	0.00	459.00	(459.00)	4,306.14	5,042.00	(735.86)	5,500.00	1,193.86
Total Repair & Maintenance	2,677.36	6,166.00	(3,488.64)	56,052.71	77,833.00	(21,780.29)	86,500.00	30,447.29
Professional Services								
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	2,226.63	400.00	1,826.63	400.00	(1,826.63)
7040 - Management Fees	315.17	315.00	0.17	3,466.87	3,467.00	(0.13)	3,782.00	315.13
Total Professional Services	348.50	315.00	33.50	5,888.50	4,062.00	1,826.50	4,377.00	(1,511.50)
Taxes								
9015 - Property/Real Estate Tax	0.00	0.00	0.00	30,263.48	31,050.00	(786.52)	31,050.00	786.52
Total Taxes	0.00	0.00	0.00	30,263.48	31,050.00	(786.52)	31,050.00	786.52
Other Expenses								
9100 - Contingency Expense	0.00	0.00	0.00	0.00	4.00	(4.00)	4.56	4.56

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	Current Period			Year to Date (11 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Other Expenses								
9105 - Reserve Contribution Expense	3,500.00	3,500.00	0.00	38,500.00	38,500.00	0.00	42,000.00	3,500.00
Total Other Expenses	3,500.00	3,500.00	0.00	38,500.00	38,504.00	(4.00)	42,004.56	3,504.56
Total Tremont Club Master Associatio Expe	27,823.95	34,891.00	(7,067.05)	395,733.91	433,855.00	(38,121.09)	472,117.56	76,383.65
Total Tremont Club Master Associatio Inco	15,708.36	3,982.00	11,726.36	103,806.91	(6,257.00)	110,063.91	0.00	(103,806.91)

Income Statement Report Tremont Club Master Reserves

November 01, 2015 thru November 30, 2015

	Current Period			Year to Date (11 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Assessment Income								
4025 - Capital Reserve Assessments	3,500.00	3,500.00	0.00	38,500.00	38,500.00	0.00	42,000.00	3,500.00
Total Assessment Income	3,500.00	3,500.00	0.00	38,500.00	38,500.00	0.00	42,000.00	3,500.00
Investment Income								
4910 - Capital Reserve Interest	47.45	0.00	47.45	139.74	0.00	139.74	0.00	(139.74)
Total Investment Income	47.45	0.00	47.45	139.74	0.00	139.74	0.00	(139.74)
Total Reserves Income	3,547.45	3,500.00	47.45	38,639.74	38,500.00	139.74	42,000.00	3,360.26
Total Reserves Income / (Loss)	3,547.45	3,500.00	47.45	38,639.74	38,500.00	139.74	42,000.00	3,360.26

Income Statement Report Tremont Club Master Initial Reserves

November 01, 2015 thru November 30, 2015

	Current Period			Year to Date (11 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Investment Income								
4905 - Initial Reserve Interest	(35.76)	4.00	(39.76)	0.00	37.00	(37.00)	40.00	40.00
Total Investment Income	(35.76)	4.00	(39.76)	0.00	37.00	(37.00)	40.00	40.00
Total Initial Reserves Income	(35.76)	4.00	(39.76)	0.00	37.00	(37.00)	40.00	40.00
Total Initial Reserves Income / (Loss)	(35.76)	4.00	(39.76)	0.00	37.00	(37.00)	40.00	40.00
Total Association Net Income / (Loss)	19,220.05	7,486.00	11,734.05	142,446.65	32,280.00	110,166.65	42,040.00	(100,406.65)