



*Unparalleled Property Services*

## **Tributary Homeowners Association, Inc.**

04/30/2024

### **Financial Statements**

**For Management Purposes Only**

*Prepared by:*  
Castle Management, LLC.  
12270 SW 3rd Street, Suite 200  
Plantation FL 33325

76183 Tributary Drive  
Yulee FL 32097

Castle Management, LLC.  
12270 SW 3rd Street, Suite 200  
Plantation FL 33325

		Total
<b>ASSETS</b>		
CURRENT ASSETS		
100093	Alliance Assoc Bank - Oper w/ICS Sweep	<u>53,404.98</u>
	TOTAL CURRENT ASSETS	53,404.98
ACCOUNTS RECEIVABLE		
110010	Maintenance Fees Receivable	6,046.26
119999	Allowance for Doubtful Accounts	<u>(300.00)</u>
	TOTAL ACCOUNTS RECEIVABLE	5,746.26
OTHER ASSETS		
150000	Prepaid Insurance	<u>2,176.50</u>
	TOTAL OTHER ASSETS	2,176.50
	<b>TOTAL ASSETS</b>	<b><u><u>61,327.74</u></u></b>

76183 Tributary Drive  
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Total

**LIABILITIES & FUND BALANCES**

**NON-RESERVE LIABILITIES**

210031	Accrued Expenses	19,633.43
220000	Prepaid Assessments	11,102.97
250100	Deferred Maintenance Fees	<u>25,547.67</u>
	<b>TOTAL NON-RESERVE LIABILITIES</b>	<b>56,284.07</b>

**OPERATING FUND**

350200	Prior Year Adjustments	(3,736.10)
360000	Prior Years Surplus / (Deficit)	(13,142.36)
	Current Surplus/(Deficit)	<u>21,922.13</u>
	<b>TOTAL OPERATING FUND</b>	<b>5,043.67</b>

**TOTAL LIABILITIES & FUND BALANCES**

**61,327.74**

THA Tributary Homeowners Association, Inc.  
Tributary Income Statement  
04/30/2024

76183 Tributary Drive  
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Description	----- Actual	Current Period Budget	----- Variance	----- Actual	Year To Date Budget	----- Variance	----- Yearly Budget	----- Remaining Budget	
<b>Revenues</b>									
400100	3,193.46	3,542	(348.54)	12,408.61	14,168	(1,759.39)	42,500	30,091.39	
400300	0.00	625	(625.00)	0.00	2,500	(2,500.00)	7,500	7,500.00	
400301	0.00	63	(63.00)	0.00	252	(252.00)	750	750.00	
400400	0.00	0	0.00	1,890.60	0	1,890.60	0	(1,890.60)	
400803	0.00	9,250	(9,250.00)	59,614.15	37,000	22,614.15	111,000	51,385.85	
401120	1.38	0	1.38	4.49	0	4.49	0	(4.49)	
420111	375.00	1,875	(1,500.00)	1,350.00	7,500	(6,150.00)	22,500	21,150.00	
420170	750.00	1,563	(813.00)	4,250.00	6,252	(2,002.00)	18,750	14,500.00	
	<b>Total Revenue</b>	<b>4,319.84</b>	<b>16,918</b>	<b>(12,598.16)</b>	<b>79,517.85</b>	<b>67,672</b>	<b>11,845.85</b>	<b>203,000</b>	<b>123,482.15</b>
<b>Administrative Expenses</b>									
530110	0.00	200	200.00	0.00	800	800.00	2,400	2,400.00	
520105	11,702.20	12,883	1,180.80	47,271.04	51,532	4,260.96	154,600	107,328.96	
520110	51.62	0	(51.62)	51.62	0	(51.62)	0	(51.62)	
520119	273.29	575	301.71	1,925.05	2,300	374.95	6,900	4,974.95	
520131	0.00	196	196.00	585.00	784	199.00	2,350	1,765.00	
530100	0.00	500	500.00	0.00	2,000	2,000.00	6,000	6,000.00	
540140	0.00	8	8.00	0.00	32	32.00	100	100.00	
705070	99.97	0	(99.97)	399.91	0	(399.91)	0	(399.91)	
	<b>Total Administrative Expenses</b>	<b>12,127.08</b>	<b>14,362</b>	<b>2,234.92</b>	<b>50,232.62</b>	<b>57,448</b>	<b>7,215.38</b>	<b>172,350</b>	<b>122,117.38</b>
<b>Insurance</b>									
510100	544.13	500	(44.13)	2,176.51	2,000	(176.51)	6,000	3,823.49	
	<b>Total Insurance</b>	<b>544.13</b>	<b>500</b>	<b>(44.13)</b>	<b>2,176.51</b>	<b>2,000</b>	<b>(176.51)</b>	<b>6,000</b>	<b>3,823.49</b>
<b>Contract Services</b>									
600000	1,492.63	2,054	561.37	5,186.59	8,216	3,029.41	24,650	19,463.41	
	<b>Total Contract Services</b>	<b>1,492.63</b>	<b>2,054</b>	<b>561.37</b>	<b>5,186.59</b>	<b>8,216</b>	<b>3,029.41</b>	<b>24,650</b>	<b>19,463.41</b>
	<b>Total Expenses</b>	<b>14,163.84</b>	<b>16,916</b>	<b>2,752.16</b>	<b>57,595.72</b>	<b>67,664</b>	<b>10,068.28</b>	<b>203,000</b>	<b>145,404.28</b>
	<b>Net Income/(Loss)</b>	<b>(9,844.00)</b>	<b>2</b>	<b>9,846.00</b>	<b>21,922.13</b>	<b>8</b>	<b>(21,914.13)</b>	<b>0</b>	<b>(21,922.13)</b>