



Unparalleled Property Services

Tributary Homeowners Association, Inc.

03/31/2024

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

ASSETS

CURRENT ASSETS

100093 Alliance Assoc Bank - Oper w/ICS Sweep 58,570.26

TOTAL CURRENT ASSETS 58,570.26

ACCOUNTS RECEIVABLE

110010 Maintenance Fees Receivable 6,604.60

119999 Allowance for Doubtful Accounts (300.00)

TOTAL ACCOUNTS RECEIVABLE 6,304.60

OTHER ASSETS

150000 Prepaid Insurance 2,720.63

TOTAL OTHER ASSETS 2,720.63

TOTAL ASSETS 67,595.49

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Total

LIABILITIES & FUND BALANCES

NON-RESERVE LIABILITIES

210031	Accrued Expenses	13,659.18
220000	Prepaid Assessments	10,664.62
250100	Deferred Maintenance Fees	<u>28,384.02</u>

TOTAL NON-RESERVE LIABILITIES 52,707.82

OPERATING FUND

350200	Prior Year Adjustments	(3,736.10)
360000	Prior Years Surplus / (Deficit)	(13,142.36)
	Current Surplus/(Deficit)	<u>31,766.13</u>

TOTAL OPERATING FUND 14,887.67

TOTAL LIABILITIES & FUND BALANCES 67,595.49

THA Tributary Homeowners Association, Inc.
Tributary Income Statment
03/31/2024

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Description	Current Period			Year To Date			Yearly	Remaining	
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Budget	
Revenues									
400100	Maintenance Fees	3,153.78	3,542	(388.22)	9,215.15	10,626	(1,410.85)	42,500	33,284.85
400300	Screening Fees	0.00	625	(625.00)	0.00	1,875	(1,875.00)	7,500	7,500.00
400301	Transfer Rent/Resale fees	0.00	63	(63.00)	0.00	189	(189.00)	750	750.00
400400	Late Fees	(2,849.52)	0	(2,849.52)	1,890.60	0	1,890.60	0	(1,890.60)
400803	Developer Subsidy Bay Club	59,614.15	0	59,614.15	59,614.15	0	59,614.15	0	(59,614.15)
401120	Bank Interest Income	1.04	0	1.04	3.11	0	3.11	0	(3.11)
420111	ARC Fees	575.00	1,875	(1,300.00)	975.00	5,625	(4,650.00)	22,500	21,525.00
420170	Capital Contributions	1,500.00	1,563	(63.00)	3,500.00	4,689	(1,189.00)	18,750	15,250.00
420902	Developer Contributions	0.00	9,250	(9,250.00)	0.00	27,750	(27,750.00)	111,000	111,000.00
	Total Revenue	61,994.45	16,918	45,076.45	75,198.01	50,754	24,444.01	203,000	127,801.99
Administrative Expenses									
530110	Legal Fees	0.00	200	200.00	0.00	600	600.00	2,400	2,400.00
520105	CAM Services	13,175.06	12,883	(292.06)	35,568.84	38,649	3,080.16	154,600	119,031.16
520119	Office Expenses	707.62	575	(132.62)	1,651.76	1,725	73.24	6,900	5,248.24
520131	Web Site	195.00	196	1.00	585.00	588	3.00	2,350	1,765.00
530100	Accounting Fees	0.00	500	500.00	0.00	1,500	1,500.00	6,000	6,000.00
540140	Corporate Annual Report Fees	0.00	8	8.00	0.00	24	24.00	100	100.00
705070	Telephone	99.98	0	(99.98)	299.94	0	(299.94)	0	(299.94)
	Total Administrative Expenses	14,177.66	14,362	184.34	38,105.54	43,086	4,980.46	172,350	134,244.46
Insurance									
510100	Insurance	544.12	500	(44.12)	1,632.38	1,500	(132.38)	6,000	4,367.62
	Total Insurance	544.12	500	(44.12)	1,632.38	1,500	(132.38)	6,000	4,367.62
Contract Services									
600000	Management Services Contract	1,231.32	2,054	822.68	3,693.96	6,162	2,468.04	24,650	20,956.04
	Total Contract Services	1,231.32	2,054	822.68	3,693.96	6,162	2,468.04	24,650	20,956.04
	Total Expenses	15,953.10	16,916	962.90	43,431.88	50,748	7,316.12	203,000	159,568.12
	Net Income/(Loss)	46,041.35	2	(46,039.35)	31,766.13	6	(31,760.13)	0	(31,766.13)