



Unparalleled Property Services

Tributary Homeowners Association, Inc.

08/31/2024

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 12,414.74

TOTAL CURRENT ASSETS 12,414.74

ACCOUNTS RECEIVABLE

110010 Maintenance Fees Receivable 6,357.95

119999 Allowance for Doubtful Accounts (631.37)

TOTAL ACCOUNTS RECEIVABLE 5,726.58

OTHER ASSETS

150000 Prepaid Insurance 17,359.15

TOTAL OTHER ASSETS 17,359.15

TOTAL ASSETS 35,500.47

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Total

LIABILITIES & FUND BALANCES

NON-RESERVE LIABILITIES

210031	Accrued Expenses	13,524.08
220000	Prepaid Assessments	13,636.89
230100	Insurance Loan Payable	17,359.15
250100	Deferred Maintenance Fees	<u>14,363.94</u>

TOTAL NON-RESERVE LIABILITIES 58,884.06

OPERATING FUND

350200	Prior Year Adjustments	(3,736.10)
360000	Prior Years Surplus / (Deficit)	(13,142.36)
	Current Surplus/(Deficit)	<u>(6,505.13)</u>

TOTAL OPERATING FUND (23,383.59)

TOTAL LIABILITIES & FUND BALANCES 35,500.47

THA Tributary Homeowners Association, Inc.
Tributary Income Statement
08/31/2024

76183 Tributary Drive
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Description	Current Period			Year To Date			Yearly Budget	Remaining Budget
	Actual	Budget	Variance	Actual	Budget	Variance		
Revenues								
400100	Maintenance Fees	3,590.98	3,542	48.98	26,005.80	28,336	(2,330.20)	16,494.20
400108	Contra Revenue - Bad Debt	0.00	0	0.00	(331.37)	0	(331.37)	331.37
400300	Screening Fees	0.00	625	(625.00)	0.00	5,000	(5,000.00)	7,500.00
400301	Transfer Rent/Resale fees	0.00	63	(63.00)	0.00	504	(504.00)	750.00
400400	Late Fees	0.00	0	0.00	1,890.60	0	1,890.60	(1,890.60)
400803	Developep Contribution	0.00	9,250	(9,250.00)	59,614.15	74,000	(14,385.85)	51,385.85
401120	Bank Interest Income	0.35	0	0.35	7.30	0	7.30	(7.30)
420111	ARC Fees	1,500.00	1,875	(375.00)	7,050.00	15,000	(7,950.00)	15,450.00
420112	Architectural Fees	450.00	0	450.00	1,400.00	0	1,400.00	(1,400.00)
420170	Capital Contributions	2,250.00	1,563	687.00	10,375.00	12,504	(2,129.00)	8,375.00
	Total Revenue	7,791.33	16,918	(9,126.67)	106,011.48	135,344	(29,332.52)	96,988.52
Administrative Expenses								
530110	Legal Fees	0.00	200	200.00	426.00	1,600	1,174.00	1,974.00
520105	CAM Services	13,011.34	12,883	(128.34)	89,745.20	103,064	13,318.80	64,854.80
520119	Office Expenses	211.67	575	363.33	4,202.02	4,600	397.98	2,697.98
520131	Web Site	495.00	196	(299.00)	2,286.00	1,568	(718.00)	64.00
530100	Accounting Fees	0.00	500	500.00	0.00	4,000	4,000.00	6,000.00
540140	Corporate Annual Report Fees	0.00	8	8.00	0.00	64	64.00	100.00
705070	Telephone	99.98	0	(99.98)	699.86	0	(699.86)	(699.86)
	Total Administrative Expenses	13,817.99	14,362	544.01	97,359.08	114,896	17,536.92	74,990.92
Insurance								
510100	Insurance	544.13	500	(44.13)	4,353.01	4,000	(353.01)	1,646.99
	Total Insurance	544.13	500	(44.13)	4,353.01	4,000	(353.01)	1,646.99
Contract Services								
600000	Management Services Contract	1,391.47	2,054	662.53	10,804.52	16,432	5,627.48	13,845.48
	Total Contract Services	1,391.47	2,054	662.53	10,804.52	16,432	5,627.48	13,845.48
	Total Expenses	15,753.59	16,916	1,162.41	112,516.61	135,328	22,811.39	90,483.39
	Net Income/(Loss)	(7,962.26)	2	7,964.26	(6,505.13)	16	6,521.13	6,505.13