



Unparalleled Property Services

Tributary Homeowners Association, Inc.

09/30/2024

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

ASSETS

CURRENT ASSETS

100093 Alliance Assoc Bank - Oper w/ICS Sweep (3,433.74)

TOTAL CURRENT ASSETS (3,433.74)

ACCOUNTS RECEIVABLE

110010 Maintenance Fees Receivable 6,208.93

119999 Allowance for Doubtful Accounts (631.37)

TOTAL ACCOUNTS RECEIVABLE 5,577.56

OTHER ASSETS

150000 Prepaid Insurance 8,999.72

TOTAL OTHER ASSETS 8,999.72

TOTAL ASSETS 11,143.54

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Total

LIABILITIES & FUND BALANCES

NON-RESERVE LIABILITIES

210031	Accrued Expenses	17,888.55
220000	Prepaid Assessments	14,517.44
230100	Insurance Loan Payable	8,434.25
250100	Deferred Maintenance Fees	<u>11,144.67</u>

TOTAL NON-RESERVE LIABILITIES 51,984.91

OPERATING FUND

350200	Prior Year Adjustments	(3,736.10)
360000	Prior Years Surplus / (Deficit)	(13,142.36)
	Current Surplus/(Deficit)	<u>(23,962.91)</u>

TOTAL OPERATING FUND (40,841.37)

TOTAL LIABILITIES & FUND BALANCES 11,143.54

THA Tributary Homeowners Association, Inc.
Tributary Income Statement
09/30/2024

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	3,714.89	3,542	172.89	29,720.69	31,878	(2,157.31)	42,500	12,779.31
400108	Contra Revenue - Bad Debt	0.00	0	0.00	(331.37)	0	(331.37)	0	331.37
400300	Screening Fees	0.00	625	(625.00)	0.00	5,625	(5,625.00)	7,500	7,500.00
400301	Transfer Rent/Resale fees	0.00	63	(63.00)	0.00	567	(567.00)	750	750.00
400400	Late Fees	0.00	0	0.00	1,890.60	0	1,890.60	0	(1,890.60)
400803	Developep Contribution	0.00	9,250	(9,250.00)	59,614.15	83,250	(23,635.85)	111,000	51,385.85
401120	Bank Interest Income	0.22	0	0.22	7.52	0	7.52	0	(7.52)
420111	ARC Fees - Builder	0.00	1,875	(1,875.00)	7,050.00	16,875	(9,825.00)	22,500	15,450.00
420112	ARC Fees - Residential	0.00	0	0.00	1,400.00	0	1,400.00	0	(1,400.00)
420170	Capital Contributions	1,875.00	1,563	312.00	12,250.00	14,067	(1,817.00)	18,750	6,500.00
	Total Revenue	5,590.11	16,918	(11,327.89)	111,601.59	152,262	(40,660.41)	203,000	91,398.41
Administrative Expenses									
530110	Legal Fees	0.00	200	200.00	426.00	1,800	1,374.00	2,400	1,974.00
520105	CAM Services	17,788.57	12,883	(4,905.57)	107,533.77	115,947	8,413.23	154,600	47,066.23
520119	Office Expenses	1,600.30	575	(1,025.30)	5,881.59	5,175	(706.59)	6,900	1,018.41
520131	Web Site	295.00	196	(99.00)	2,707.00	1,764	(943.00)	2,350	(357.00)
530100	Accounting Fees	200.00	500	300.00	200.00	4,500	4,300.00	6,000	5,800.00
540140	Corporate Annual Report Fees	0.00	8	8.00	0.00	72	72.00	100	100.00
705070	Telephone	49.99	0	(49.99)	1,105.91	0	(1,105.91)	0	(1,105.91)
	Total Administrative Expenses	19,933.86	14,362	(5,571.86)	117,854.27	129,258	11,403.73	172,350	54,495.73
Insurance									
510100	Insurance	953.03	500	(453.03)	5,306.04	4,500	(806.04)	6,000	693.96
	Total Insurance	953.03	500	(453.03)	5,306.04	4,500	(806.04)	6,000	693.96
Contract Services									
600000	Management Services Contract	1,599.67	2,054	454.33	12,404.19	18,486	6,081.81	24,650	12,245.81
	Total Contract Services	1,599.67	2,054	454.33	12,404.19	18,486	6,081.81	24,650	12,245.81
	Total Expenses	22,486.56	16,916	(5,570.56)	135,564.50	152,244	16,679.50	203,000	67,435.50
	Net Income/(Loss)	(16,896.45)	2	16,898.45	(23,962.91)	18	23,980.91	0	23,962.91