

**For Period 1/1/16 thru 12/31/16**  
**Mulberry Ridge Property Owners Association**  
**Income Statement**

**Income Categories**

Assessment Income*	26,447.66	
Total Income Categories		26,447.66

**Expense Categories**

Lawn Care	5,425.00	
Utilities	3,139.93	
Pool Expenses	3,075.77	
Real Estate Taxes	3,018.69	
Services/Memberships	2,450.45	
Insurance	1,759.00	
Internet/Adv./Flyer Expenses	1,054.23	
Capital Improvements: Land Survey	950.00	
Capital Improvements: Fence/Gate Repair	457.48	
Meetings/General Supplies	280.28	
Postage/PO Box	65.00	
Total Expense Categories	21,675.83	
Net Gain/(Loss)		4,771.83

12/31/2015 Checking Account Balance	17,947.46
Year Net Gain/(Loss) from above	4,771.83
12/31/16 Checking Account Balance	\$ 22,719.29

\*Includes Assessments from Previous Years



Prepared by Mulligan Investments, LLC

**For Period 1/1/16 thru 12/31/16**  
**Mulberry Ridge Property Owners Association**  
**Balance Sheet**

**Assets:**

12/31/2015 Checking Account Balance	17,947.46	
Year To Date Net Gain/(Loss)	<u>4,771.83</u>	
12/31/16 Checking Account Balance		22,719.29

**\*Accounts Receivable:**

2014 Dues Receivable - Lot 13	225.00
2015 Dues Receivable - Lot 13	225.00
2016 Dues Receivable - Lot 13, 20	450.00

A/R Subtotal	900.00
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<b><u>Total Assets</u></b>	<b><u><u>\$ 23,619.29</u></u></b>
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**Liabilities/Accounts Payable**

A/P Subtotal	-
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Equity	<u>23,619.29</u>	
<b><u>Total Liabilities &amp; Equity</u></b>		<b><u><u>\$ 23,619.29</u></u></b>

\* Interest of 18%, late fees, & lien filing fees not included



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	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>YTD 2016</u>	<u>Change 15 vs 16</u>
<b><u>Income Categories</u></b>								
Assessment Income*	23,740.25	24,079.88	27,457.29	26,099.94	24,422.84	25,756.58	26,447.66	691.08
<b><u>Expense Categories</u></b>								
Capital Improvements (including deposits)	20,035.44	-	5,133.69	18,855.49	-	1,382.58	950.00	(432.58)
Legal	-	-	575.00	1,910.50	2,000.00	-	-	-
Utilities	2,415.84	2,399.49	2,339.86	2,491.55	3,546.65	3,588.38	3,139.93	(448.45)
Services/Memberships	-	2,000.39	2,432.43	3,338.54	2,830.46	3,038.66	2,450.45	(588.21)
Phone/Internet/Flyer/Notices	-	-	207.98	696.53	1,064.58	1,040.90	1,054.23	13.33
Insurance	1,124.00	1,242.00	1,251.00	1,363.00	1,556.00	1,749.00	1,759.00	10.00
Taxes - Real Estate/Federal/State	5,903.55	1,150.28	1,161.06	1,206.80	1,207.12	-	3,018.69	3,018.69
Bank Fees	55.25	30.00	4.00	45.00	-	20.00	-	(20.00)
General Supplies	1,008.90	562.97	820.91	425.74	119.30	40.43	345.28	304.85
Pool Expense	3,636.02	5,084.79	4,775.44	4,300.34	4,253.02	5,468.65	3,075.77	(2,392.88)
Lawn Care	3,850.00	5,930.00	5,623.91	4,525.00	3,100.00	5,225.00	5,425.00	200.00
Fence/Gate Repair	1,614.00	-	2,587.98	83.21	-	-	457.48	457.48
Total Expense Categories	39,643.00	18,399.92	26,913.26	39,241.70	19,677.13	21,553.60	21,675.83	122.23
<b>Net Gain/(Loss)</b>	<b>(15,902.75)</b>	<b>5,679.96</b>	<b>544.03</b>	<b>(13,141.76)</b>	<b>4,745.71</b>	<b>4,202.98</b>	<b>4,771.83</b>	<b>568.85</b>