

For Period 1/1/15 thru 12/31/15
Mulberry Ridge Property Owners Association
Income Statement

Income Categories

Assessment Income*	25,756.58	
Total Income Categories		25,756.58

Expense Categories

Pool Expenses	5,468.65	
Lawn Care	5,225.00	
Utilities	3,588.38	
Services/Memberships	3,038.66	
Insurance	1,749.00	
Capital Improvements - Playground Mulch	1,382.58	
Internet/Adv./Flyer Expenses	874.40	
Phone/Wireless	107.98	
USPS Postage/POBox	58.52	
Annual/Monthly Meetings	40.43	
Bank Fee	20.00	
Total Expense Categories	21,553.60	
Net Gain/(Loss)		4,202.98

12/31/2014 Checking Account Balance	13,929.48
Year Net Gain/(Loss) from above	4,202.98
8/31/15 Checking Account Balance	\$ 18,132.46

*Includes Assessments from Previous Years



Prepared by Mulligan Investments, LLC

For Period 1/1/15 thru 12/31/15
Mulberry Ridge Property Owners Association
Balance Sheet

Assets:

12/31/2014 Checking Account Balance	13,929.48	
Year To Date Net Gain/(Loss)	<u>4,202.98</u>	
12/31/15 Checking Account Balance		18,132.46

***Accounts Receivable:**

2011 Dues Receivable - Lot 56	225.00
2013 Dues Receivable - Lot 56	225.00
2014 Dues Receivable - Lot 13, 37, 56	675.00
2015 Dues Receivable - Lot 13, 37, 56	675.00

A/R Subtotal 1,800.00

Total Assets \$ 19,932.46

Liabilities/Accounts Payable

A/P Subtotal -

Equity 19,932.46

Total Liabilities & Equity \$ 19,932.46

* 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>YTD</u> <u>2015</u>	<u>Change</u> <u>14 vs 15</u>
<u>Income Categories</u>							
Assessment Income*	23,740.25	24,079.88	27,457.29	26,099.94	24,422.84	25,756.58	1,333.74
<u>Expense Categories</u>							
Capital Improvements (including deposits)	20,035.44	-	5,133.69	18,855.49	-	1,382.58	1,382.58
Legal	-	-	575.00	1,910.50	2,000.00	-	(2,000.00)
Utilities	2,415.84	2,399.49	2,339.86	2,491.55	3,546.65	3,588.38	41.73
Services/Memberships	-	2,000.39	2,432.43	3,338.54	2,830.46	3,038.66	208.20
Phone/Internet/Flyer/Notices	-	-	207.98	696.53	1,064.58	982.38	(82.20)
Insurance	1,124.00	1,242.00	1,251.00	1,363.00	1,556.00	1,749.00	193.00
Taxes - Real Estate/Federal/State	5,903.55	1,150.28	1,161.06	1,206.80	1,207.12	-	(1,207.12)
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	98.95	(20.35)
Pool Expense	3,636.02	5,084.79	4,775.44	4,300.34	4,253.02	5,468.65	1,215.63
Lawn Care	3,850.00	5,930.00	5,623.91	4,525.00	3,100.00	5,225.00	2,125.00
Fence/Gate Repair	1,614.00	-	2,587.98	83.21	-	-	-
Total Expense Categories	39,643.00	18,399.92	26,913.26	39,241.70	19,677.13	21,553.60	1,876.47
Net Gain/(Loss)	(15,902.75)	5,679.96	544.03	(13,141.76)	4,745.71	4,202.98	(542.73)