

**For Period 01/01/13 thru 12/31/13**  
**Mulberry Ridge Property Owners Association**  
**Income Statement**

**Income Categories**

Assessment Income*	26,099.94	
Total Income Categories		26,099.94

**Expense Categories**

Capital Improvements	15,370.13	
Lawn Care	4,525.00	
Pool Expense	4,300.34	
Gate Software Expense	3,370.36	
Services/Memberships	3,257.88	
Utilities	2,231.61	
Legal	1,910.50	
Insurance	1,363.00	
Taxes : Real Estate Current Year	1,206.80	
Internet Expenses	588.55	
General Supplies	386.83	
Trash Removal	259.94	
Sign Expense	115.00	
Phone/Wireless	107.98	
Fence/Gate Repair	83.21	
Annual Meeting & Monthly Meetings	80.66	
Bank Fees	45.00	
Miscellaneous	29.71	
Postage	9.20	
Total Expense Categories	39,241.70	
Net Gain/(Loss)		(13,141.76)

01/01/2013 Checking Account Balance	22,325.53
Year Net Gain/(Loss) from above	(13,141.76)
12/31/2013 Checking Account Balance	\$ 9,183.77

\*Includes Assessments from Previous Years



Prepared by Mulligan Investments, LLC

**For Period 01/01/13 thru 12/31/13**  
**Mulberry Ridge Property Owners Association**  
**Balance Sheet**

**Assets:**

01/01/2013 Checking Account Balance	22,325.53	
Year Net Gain/(Loss)	(13,141.76)	
12/31/13 Checking Account Balance		9,183.77

**\*Accounts Receivable:**

2008 Dues Receivable-Lot 91	300.00
2009 Dues Receivable-Lot 43, 99	550.00
2010 Dues Receivable-Lot 43, 91, 99	675.00
2011 Dues Receivable - Lot 39, 56, 91, 99	800.00
2012 Dues Receivable - Lot 39, 43, 91, 99	900.00
2013 Dues Receivable - Lot 39, 43, 56, 58, 65, 91, 99, 106, 109	1,921.69

A/R Subtotal	5,146.69
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<b><u>Total Assets</u></b>	<b><u>\$ 14,330.46</u></b>
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**Liabilities/Accounts Payable**

A/P Subtotal	-
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Equity	14,330.46	
<b><u>Total Liabilities &amp; Equity</u></b>		<b><u>\$ 14,330.46</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>	<b><u>Change 12 vs 13</u></b>
<b><u>Income Categories</u></b>					
Assessment Income*	23,740.25	24,079.88	27,457.29	26,099.94	(1,357.35)
<b><u>Expense Categories</u></b>					
Capital Improvements (including deposits)	20,035.44	-	5,133.69	18,855.49	13,721.80
Legal	-	-	575.00	1,910.50	1,335.50
Utilities	2,148.76	2,205.02	1,981.87	2,231.61	249.74
Services/Memberships	-	2,000.39	2,432.43	3,338.54	906.11
Phone Wireless/Internet	-	-	207.98	696.53	488.55
Insurance	1,124.00	1,242.00	1,251.00	1,363.00	112.00
Taxes - Real Estate/Federal/State	5,903.55	1,150.28	1,161.06	1,206.80	45.74
Bank Fees	55.25	30.00	4.00	45.00	41.00
Trash Removal	267.08	194.47	357.99	259.94	(98.05)
General Supplies	1,008.90	562.97	820.91	425.74	(395.17)
Pool Expense	3,636.02	5,084.79	4,775.44	4,300.34	(475.10)
Lawn Care	3,850.00	5,930.00	5,623.91	4,525.00	(1,098.91)
Fence/Gate Repair	1,614.00	-	2,587.98	83.21	(2,504.77)
Total Expense Categories	39,643.00	18,399.92	26,913.26	39,241.70	12,328.44
<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>(13,685.79)</b>