

**For Period 1/1/17 thru 12/31/17**  
**Mulberry Ridge Property Owners Association**  
**Income Statement**

**Income Categories**

Assessment Income*	24,288.55	
Total Income Categories		24,288.55

**Expense Categories**

Lawn Care	3,725.00	
Pool Expenses	3,624.99	
Services/Memberships	3,356.96	
Utilities	2,948.98	
Insurance	1,967.00	
Capital Improvements/Common Area	1,689.40	
POA Land Survey	1,250.00	
Internet/Adv/Flyer Expense	1,012.90	
Miscellaneous	818.26	
Pond Expenses	570.17	
Trash Removal	405.00	
Fence Gate Repair	250.00	
Annual/Monthly Meetings	128.83	
Postage/PO Box	119.35	
Lien Filing Fees	108.00	
Website	104.05	
Gate Software Expense	85.00	
Office Supplies	26.48	
Total Expense Categories	22,190.37	22,190.37
Net Gain/(Loss)		2,098.18

12/31/2016 Checking Account Balance	22,719.29
Year Net Gain/(Loss) from above	2,098.18
12/31/17 Checking Account Balance	\$ 24,817.47

\*Includes Assessments from Previous Years



Prepared by Mulligan Investments, LLC

**For Period 1/1/17 thru 12/31/17**  
**Mulberry Ridge Property Owners Association**  
**Balance Sheet**

**Assets:**

12/31/2016 Checking Account Balance	22,719.29	
Year To Date Net Gain/(Loss)	<u>2,098.18</u>	
12/31/17 Checking Account Balance		24,817.47

**\*Accounts Receivable:**

2014 Dues Receivable - Lot 13	225.00
2015 Dues Receivable - Lot 13	225.00
2016 Dues Receivable - Lot 13,20	450.00
2017 Dues Receivable - Lot 13,20,31,32,37,91,92	1,575.00

A/R Subtotal		2,475.00
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**Total Assets**
**\$ 27,292.47**
**Liabilities/Accounts Payable**

A/P Subtotal		-
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Equity

**Total Liabilities & Equity**
27,292.47
**\$ 27,292.47**

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



Prepared by Mulligan Investments, LLC

	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<b>Change 15 vs 16</b>
<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	24,288.55	(2,159.11)
<b><u>Expense Categories</u></b>									
Capital Improvements (including deposits)	20,035.44	-	5,133.69	18,855.49	-	1,382.58	950.00	3,509.57	2,559.57
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	3,353.98	214.05
Services/Memberships	-	2,000.39	2,432.43	3,338.54	2,830.46	3,038.66	2,450.45	3,569.01	1,118.56
Phone/Internet/Flyer/Notices	-	-	207.98	696.53	1,064.58	1,040.90	1,054.23	1,012.90	(41.33)
Insurance	1,124.00	1,242.00	1,251.00	1,363.00	1,556.00	1,749.00	1,759.00	1,967.00	208.00
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	-	-	-
General Supplies/Misc	1,008.90	562.97	820.91	425.74	119.30	40.43	345.28	1,092.92	747.64
Pool Expense	3,636.02	5,084.79	4,775.44	4,300.34	4,253.02	5,468.65	3,075.77	3,624.99	549.22
Lawn Care	3,850.00	5,930.00	5,623.91	4,525.00	3,100.00	5,225.00	5,425.00	3,725.00	(1,700.00)
Fence/Gate Repair	1,614.00	-	2,587.98	83.21	-	-	457.48	335.00	(122.48)
Total Expense Categories	39,643.00	18,399.92	26,913.26	39,241.70	19,677.13	21,553.60	21,675.83	22,190.37	514.54
<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>2,098.18</b>	<b>(2,673.65)</b>