

For Period 1/1/18 thru 12/31/18
Mulberry Ridge Property Owners Association
Income Statement

Income Categories

Assessment Income*	28,725.85	
Total Income Categories		28,725.85

Expense Categories

Capital Improvements/Common Area	16,829.20	
Pool Expenses	4,433.57	
Utilities	3,552.34	
Services/Memberships	3,503.50	
Lawn Care	3,315.00	
Insurance	2,141.00	
Taxes: Real Estate	1,764.30	
Internet/Adv/Flyer Expense	1,027.36	
Trash Removal	441.82	
Office Supplies/Neighborhood Events	448.38	
Annual/Monthly Meetings	291.41	
Pet Care	120.98	
Postage/PO Box	108.19	
Website	104.05	
Total Expense Categories		38,081.10
Net Gain/(Loss)		<u><u>(9,355.25)</u></u>

12/31/2017 Checking Account Balance	24,817.47
Year Net Gain/(Loss) from above	<u>(9,355.25)</u>
12/31/18 Checking Account Balance	<u><u>\$ 15,462.22</u></u>

*Includes Assessments from Previous Years



Prepared by Mulligan Investments, LLC

For Period 1/1/18 thru 12/31/18
Mulberry Ridge Property Owners Association
Balance Sheet

Assets:

12/31/2017 Checking Account Balance	24,817.47	
Year To Date Net Gain/(Loss)	<u>(9,355.25)</u>	
12/31/18 Checking Account Balance		15,462.22

***Accounts Receivable:**

2016 Dues Receivable - Lot 20	225.00
2017 Dues Receivable - Lot 20,32,91,92	550.00
2018 Dues Receivable - Lot 20,32,37,91,92	1,250.00

A/R Subtotal	2,025.00
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<u>Total Assets</u>	<u>\$ 17,487.22</u>
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Liabilities/Accounts Payable

A/P Subtotal	-
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Equity	<u>17,487.22</u>	
<u>Total Liabilities & Equity</u>		<u>\$ 17,487.22</u>

* 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>2016</u>	<u>2017</u>	<u>2018</u>	Change 17 vs 18
<u>Income Categories</u>										
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	28,725.85	4,437.30
<u>Expense Categories</u>										
Capital Improvements (including deposits)	20,035.44	-	5,133.69	18,855.49	-	1,382.58	950.00	3,509.57	16,829.20	13,319.63
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	3,994.16	640.18
Services/Memberships	-	2,000.39	2,432.43	3,338.54	2,830.46	3,038.66	2,450.45	3,569.01	3,503.50	(65.51)
Phone/Internet/Flyer/Notices	-	-	207.98	696.53	1,064.58	1,040.90	1,054.23	1,012.90	1,027.36	14.46
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	2,141.00	174.00
Taxes - Real Estate/Federal/State	5,903.55	1,150.28	1,161.06	1,206.80	1,207.12	-	3,018.69	-	1,764.30	1,764.30
Bank Fees	55.25	30.00	4.00	45.00	-	20.00	-	-	-	-
Office Supplies/Neighborhood Events	1,008.90	562.97	820.91	425.74	119.30	40.43	345.28	1,092.92	1,073.01	(19.91)
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	4,433.57	808.58
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	3,315.00	(410.00)
Fence/Gate Repair	1,614.00	-	2,587.98	83.21	-	-	457.48	335.00	-	(335.00)
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	38,081.10	15,890.73
Net Gain/(Loss)	(15,902.75)	5,679.96	544.03	(13,141.76)	4,745.71	4,202.98	4,771.83	2,098.18	(9,355.25)	(11,453.43)