For Period 1/1/19 thru 12/31/19
Mulberry Ridge Property Owners Association
Income Statement

Income Categories		
Assessment Income*	27,268.89	
Total Income Categories		27,268.89
Expense Categories		
Capital Improvements/Common Area	1,602.98	
Pool Expenses	6,197.13	
Utilities	3,856.03	
Services/Memberships	3,600.00	
Lawn Care	3,030.00	
Insurance	2,159.00	
Taxes: Real Estate	3,210.14	
Internet/Adv/Flyer Expense	630.62	
Trash Removal	284.31	
Office Supplies/Meetings	646.80	
Postage/PO Box	114.40	
Website	104.05	
Total Expense Categories		25,435.46
Net Gain/(Loss)		1,833.43
12/31/2018 Checking Account Balance		15,462.22
Year Net Gain/(Loss) from above		1,833.43
12/31/19 Checking Account Balance		$ 17,295.65

*Includes Assessments from Previous Years

For Period 1/1/19 thru 12/31/19
Mulberry Ridge Property Owners Association
Balance Sheet

Assets:		
12/31/2018 Checking Account Balance	15,462.22	
Year To Date Net Gain/(Loss)	1,833.43	
12/31/19 Checking Account Balance		17,295.65
***Accounts Receivable:**		
2016 Dues Receivable - Lot 20	225.00	
2017 Dues Receivable - Lot 20	225.00	
2018 Dues Receivable - Lot 20, 37, 92	750.00	
2019 Dues Receivable - Lot 20, 32, 37, 92	1,000.00	
A/R Subtotal		2,200.00
Total Assets		$ 19,495.65
Liabilities/Accounts Payable		
A/P Subtotal		-
Equity	19,495.65	
Total Liabilities & Equity		$ 19,495.65

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

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	Change 18 vs 19
Income Categories											
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	27,268.89	(1,456.96)
Expense Categories											
Capital Improvements (including deposits)	20,035.44	-	5,133.69	18,855.49	-	1,382.58	950.00	3,509.57	16,000.00	1,602.98	(14,397.02)
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	4,371.66	4,140.34	(231.32)
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	3,600.00	96.50
Phone/Internet/Flyer/Notices	-	-	207.98	696.53	1,064.58	1,040.90	1,054.23	1,012.90	1,027.36	630.62	(396.74)
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	2,159.00	18.00
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	3,210.14	1,445.84
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	1,073.01	865.25	(207.76)
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	4,885.27	6,197.13	1,311.86
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	3,030.00	(285.00)
Fence/Gate Repair	1,614.00	-	2,587.98	83.21	-	-	457.48	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	25,435.46	(12,645.64)
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)**	**1,833.43**	11,188.68