

For Period 1/1/21 thru 12/31/21
Mulberry Ridge Property Owners Association
Income Statement

Income Categories

Assessment Income*	28,397.04	
Total Income Categories		28,397.04

Expense Categories

Capital Improvements/Common Area	5,929.12	
Pool Expenses	4,969.73	
Utilities	3,332.26	
Services/Memberships	3,407.50	
Lawn Care	2,950.00	
Insurance	2,376.00	
Taxes: Real Estate	1,610.52	
Internet/Adv/Flyer Expense	1,171.40	
Trash Removal	592.06	
Postage/PO Box	132.00	
Website	119.88	
Total Expense Categories	26,590.47	
Net Gain/(Loss)		1,806.57

12/31/2020 Checking Account Balance	20,127.61	
Year Net Gain/(Loss) from above	1,806.57	
12/31/21 Checking Account Balance	\$ 21,934.18	

*Includes Assessments from Previous Years



Prepared by Mulligan Investments, LLC

For Period 1/1/21 thru 12/31/21
Mulberry Ridge Property Owners Association
Balance Sheet

Assets:

12/31/2020 Checking Account Balance	20,127.61	
Year To Date Net Gain/(Loss)	1,806.57	
12/31/21 Checking Account Balance		21,934.18

***Accounts Receivable:**

2018 Dues Receivable - Lot 92	250.00
2019 Dues Receivable - Lot 92	250.00
2020 Dues Receivable - Lot 92	250.00
2021 Dues Receivable - Lot 6, 32, 92, 93	1,000.00

A/R Subtotal	1,750.00
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<u>Total Assets</u>	<u>\$ 23,684.18</u>
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Liabilities/Accounts Payable

A/P Subtotal	-
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Equity	23,684.18	
<u>Total Liabilities & Equity</u>		<u>\$ 23,684.18</u>

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



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	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>Change 20 vs 21</u>
<u>Income Categories</u>									
Assessment Income*	24,422.84	25,756.58	26,447.66	24,288.55	28,725.85	27,268.89	27,585.72	28,397.04	811.32
<u>Expense Categories</u>									
Capital Improvements (including deposits)	-	1,382.58	950.00	3,509.57	16,000.00	1,602.98	1,593.91	5,929.12	4,335.21
Legal	2,000.00	-	-	-	-	-	-	-	-
Utilities	3,546.65	3,588.38	3,139.93	3,353.98	4,371.66	3,743.96	3,506.41	3,924.32	417.91
Services/Memberships	2,830.46	3,038.66	2,450.45	3,569.01	3,503.50	3,600.00	3,676.70	3,380.50	(296.20)
Phone/Internet/Flyer/Notices	1,064.58	1,040.90	1,054.23	1,012.90	1,027.36	1,027.00	1,164.40	1,171.40	7.00
Insurance	1,556.00	1,749.00	1,759.00	1,967.00	2,141.00	2,159.00	2,324.00	2,376.00	52.00
Taxes - Real Estate/Federal/State	1,207.12	-	3,018.69	-	1,764.30	3,210.14	1,521.06	1,610.52	89.46
Bank Fees	-	20.00	-	-	-	-	-	27.00	27.00
General Supplies/Misc	119.30	40.43	345.28	1,092.92	1,073.01	865.25	992.26	251.88	(740.38)
Pool Expense	4,253.02	5,468.65	3,075.77	3,624.99	4,885.27	6,197.13	5,135.02	4,969.73	(165.29)
Lawn Care	3,100.00	5,225.00	5,425.00	3,725.00	3,315.00	3,030.00	4,840.00	2,950.00	(1,890.00)
Fence/Gate Repair	-	-	457.48	335.00	-	-	-	-	-
Total Expense Categories	19,677.13	21,553.60	21,675.83	22,190.37	38,081.10	25,435.46	24,753.76	26,590.47	1,836.71
Net Gain/(Loss)	4,745.71	4,202.98	4,771.83	2,098.18	(9,355.25)	1,833.43	2,831.96	1,806.57	(1,025.39)