For Period 1/1/22 thru 12/31/22
Mulberry Ridge Property Owners Association
Income Statement

Income Categories		
Assessment Income & Deposits*	29,885.97	
Total Income Categories		29,885.97
Expense Categories		
Pool Expenses	11,521.48	
Lawn Care	5,400.00	
Capital Improvements/Common Area	4,381.43	
Services/Memberships	4,298.52	
Utilities	4,134.94	
Insurance	2,464.00	
Other	1,537.81	
Taxes: Real Estate	-	
Trash Removal	687.26	
Postage/PO Box	166.00	
General Supplies/Misc	134.95	
Website	119.88	
Total Expense Categories		34,846.27
Net Gain/(Loss)		(4,960.30)

12/31/2021 Checking Account Balance	21,934.18
Year Net Gain/(Loss) from above	(4,960.30)
12/31/22 Checking Account Balance	$ 16,973.88

*May include assessments from previous years

For Period 1/1/22 thru 12/31/22
Mulberry Ridge Property Owners Association
Balance Sheet

Assets:		
12/31/2021 Checking Account Balance	21,934.18	
Year To Date Net Gain/(Loss)	(4,960.30)	
12/31/22 Checking Account Balance		16,973.88
***Accounts Receivable:**		
2021 Dues Receivable - Lot 32	250.00	
2022 Dues Receivable - Lot 1, 32, 98, 106	1,000.00	
Other Rec'b	1,537.81	
A/R Subtotal		2,787.81
Total Assets		$ 19,761.69
Liabilities/Accounts Payable		
A/P Subtotal		-
Equity	19,761.69	
Total Liabilities & Equity		$ 19,761.69

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

	2015	2016	2017	2018	2019	2020	2021	2022	Change 21 vs 22
Income Categories									
Assessment Income*	25,756.58	26,447.66	24,288.55	28,725.85	27,268.89	27,585.72	28,397.04	29,885.97	1,488.93
Expense Categories									
Capital Improvements/Common Area	1,382.58	950.00	3,509.57	16,000.00	1,602.98	1,593.91	5,929.12	4,381.43	(1,547.69)
Legal	-	-	-	-	-	-	-	-	-
Utilities	3,588.38	3,139.93	3,353.98	4,371.66	3,743.96	3,506.41	3,924.32	3,675.80	(248.52)
Services/Memberships	3,038.66	2,450.45	3,569.01	3,503.50	3,600.00	3,676.70	3,380.50	4,298.52	918.02
Phone/Internet/Flyer/Notices	1,040.90	1,054.23	1,012.90	1,027.36	1,027.00	1,164.40	1,171.40	1,146.40	(25.00)
Insurance	1,749.00	1,759.00	1,967.00	2,141.00	2,159.00	2,324.00	2,376.00	2,464.00	88.00
Taxes - Real Estate/Federal/State	-	3,018.69	-	1,764.30	3,210.14	1,521.06	1,610.52	-	(1,610.52)
Bank Fees	20.00	-	-	-	-	-	27.00	-	(27.00)
General Supplies/Misc	40.43	345.28	1,092.92	1,073.01	865.25	992.26	251.88	420.83	168.95
Pool Expense	5,468.65	3,075.77	3,624.99	4,885.27	6,197.13	5,135.02	4,969.73	11,521.48	6,551.75
Lawn Care	5,225.00	5,425.00	3,725.00	3,315.00	3,030.00	4,840.00	2,950.00	5,400.00	2,450.00
Fence/Gate Repair	-	457.48	335.00	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	1,537.81	1,537.81
Total Expense Categories	21,553.60	21,675.83	22,190.37	38,081.10	25,435.46	24,753.76	26,590.47	34,846.27	8,255.80
Net Gain/(Loss)	**4,202.98**	**4,771.83**	**2,098.18**	**(9,355.25)**	**1,833.43**	**2,831.96**	**1,806.57**	**(4,960.30)**	(6,766.87)

MULLIGAN INVESTMENTS

Prepared by Mulligan Investments, LLC