

For Period 1/1/23 thru 12/31/23
Mulberry Ridge Property Owners Association
Income Statement

Income Categories

Assessment Income & Deposits*	29,369.20	
Total Income Categories		29,369.20

Expense Categories

Pool Expenses	7,346.30	
Lawn Care	3,300.00	
Capital Improvements/Common Area Exp	17,772.15	
Services/Memberships	3,253.29	
Utilities	4,154.66	
Insurance	2,749.00	
Other	-	
Taxes: Real Estate	1,663.75	
Trash Removal	711.38	
Postage/PO Box	176.00	
General Supplies/Misc	487.18	
Website	143.88	
Total Expense Categories	41,757.59	41,757.59
Net Gain/(Loss)		(12,388.39)

12/31/2022 Checking Account Balance	16,973.88
Year Net Gain/(Loss) from above	(12,388.39)
12/31/23 Checking Account Balance	\$ 4,585.49

end balance per bank 4,585.49

*May include assessments from previous years



Prepared by Mulligan Investments, LLC

For Period 1/1/23 thru 12/31/23
Mulberry Ridge Property Owners Association
Balance Sheet

Assets:

12/31/2022 Checking Account Balance	16,973.88	
Year To Date Net Gain/(Loss)	<u>(12,388.39)</u>	
12/31/23 Checking Account Balance		4,585.49

***Accounts Receivable:**

2023 Dues Receivable - Lot 20, 92	1,000.00
2023 Late Fee/Interest Receivable - Lot 89	21.94

A/R Subtotal	1,021.94
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<u>Total Assets</u>	<u>\$ 5,607.43</u>
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Liabilities/Accounts Payable

A/P Subtotal	-
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Equity	<u>5,607.43</u>	
<u>Total Liabilities & Equity</u>		<u>\$ 5,607.43</u>

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



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	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	Change 22 vs 23
<u>Income Categories</u>									
Assessment Income*	26,447.66	24,288.55	28,725.85	27,268.89	27,585.72	28,397.04	29,885.97	29,369.20	(516.77)
<u>Expense Categories</u>									
Capital Improvements/Common Area	950.00	3,509.57	16,000.00	1,602.98	1,593.91	5,929.12	4,381.43	17,772.15	13,390.72
Legal	-	-	-	-	-	-	-	-	-
Utilities	3,139.93	3,353.98	4,371.66	3,743.96	3,506.41	3,924.32	3,675.80	3,726.14	50.34
Services/Memberships	2,450.45	3,569.01	3,503.50	3,600.00	3,676.70	3,380.50	4,298.52	3,253.29	(1,045.23)
Phone/Internet/Flyer/Notices	1,054.23	1,012.90	1,027.36	1,027.00	1,164.40	1,171.40	1,146.40	1,139.90	(6.50)
Insurance	1,759.00	1,967.00	2,141.00	2,159.00	2,324.00	2,376.00	2,464.00	2,749.00	285.00
Taxes - Real Estate/Federal/State	3,018.69	-	1,764.30	3,210.14	1,521.06	1,610.52	-	1,663.75	1,663.75
Bank Fees	-	-	-	-	-	27.00	-	-	-
General Supplies/Misc	345.28	1,092.92	1,073.01	865.25	992.26	251.88	420.83	807.06	386.23
Pool Expense	3,075.77	3,624.99	4,885.27	6,197.13	5,135.02	4,969.73	11,521.48	7,346.30	(4,175.18)
Lawn Care	5,425.00	3,725.00	3,315.00	3,030.00	4,840.00	2,950.00	5,400.00	3,300.00	(2,100.00)
Fence/Gate Repair	457.48	335.00	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	1,537.81	-	(1,537.81)
Total Expense Categories	21,675.83	22,190.37	38,081.10	25,435.46	24,753.76	26,590.47	34,846.27	41,757.59	6,911.32
Net Gain/(Loss)	4,771.83	2,098.18	(9,355.25)	1,833.43	2,831.96	1,806.57	(4,960.30)	(12,388.39)	(7,428.09)