

For Period 1/1/24 thru 12/31/24
Mulberry Ridge Property Owners Association
Income Statement

Income Categories

Assessment Income & Deposits*	26,503.60	
Total Income Categories		26,503.60

Expense Categories

Pool Expenses	7,000.49	
Lawn Care	3,200.00	
Capital Improvements/Common Area Exp	650.76	
Services/Memberships	3,227.58	
Utilities	3,976.30	
Insurance	2,829.00	
Other	-	
Taxes: Real Estate	3,759.16	
Trash Removal	782.65	
Postage/PO Box	196.60	
General Supplies/Misc	-	
Website	143.88	
Total Expense Categories	25,766.42	
Net Gain/(Loss)		737.18

12/31/2023 Checking Account Balance	4,585.49
Year Net Gain/(Loss) from above	737.18
12/31/24 Checking Account Balance	\$ 5,322.67

end balance per bank: 5,322.67

*May include assessments from previous years



Prepared by Mulligan Investments, LLC

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Mulberry Ridge Property Owners Association
Balance Sheet

Assets:

12/31/2023 Checking Account Balance	4,585.49	
Year To Date Net Gain/(Loss)	737.18	
12/31/24 Checking Account Balance	<u> </u>	5,322.67

***Accounts Receivable:**

2023 Dues Receivable - Lot 20, 92	500.00
2024 Dues Receivable - Lot 21, 32, 36, 41, 57, 89, 93	1,750.00

A/R Subtotal		2,250.00
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<u>Total Assets</u>		<u>\$ 7,572.67</u>
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Liabilities/Accounts Payable

A/P Subtotal		-
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Equity	<u>7,572.67</u>	
<u>Total Liabilities & Equity</u>		<u>\$ 7,572.67</u>

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



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	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>Change 23 vs 24</u>
<u>Income Categories</u>									
Assessment Income*	24,288.55	28,725.85	27,268.89	27,585.72	28,397.04	29,885.97	29,369.20	26,503.60	(2,865.60)
<u>Expense Categories</u>									
Capital Improvements/Common Area	3,509.57	16,000.00	1,602.98	1,593.91	5,929.12	4,381.43	17,772.15	650.76	(17,121.39)
Legal	-	-	-	-	-	-	-	-	-
Utilities	3,353.98	4,371.66	3,743.96	3,506.41	3,924.32	3,675.80	3,726.14	3,618.95	(107.19)
Services/Memberships	3,569.01	3,503.50	3,600.00	3,676.70	3,380.50	4,298.52	3,253.29	3,227.58	(25.71)
Phone/Internet/Flyer/Notices	1,012.90	1,027.36	1,027.00	1,164.40	1,171.40	1,146.40	1,139.90	1,140.00	0.10
Insurance	1,967.00	2,141.00	2,159.00	2,324.00	2,376.00	2,464.00	2,749.00	2,829.00	80.00
Taxes - Real Estate/Federal/State	-	1,764.30	3,210.14	1,521.06	1,610.52	-	1,663.75	3,759.16	2,095.41
Bank Fees	-	-	-	-	27.00	-	-	-	-
General Supplies/Misc	1,092.92	1,073.01	865.25	992.26	251.88	420.83	807.06	340.48	(466.58)
Pool Expense	3,624.99	4,885.27	6,197.13	5,135.02	4,969.73	11,521.48	7,346.30	7,000.49	(345.81)
Lawn Care	3,725.00	3,315.00	3,030.00	4,840.00	2,950.00	5,400.00	3,300.00	3,200.00	(100.00)
Fence/Gate Repair	335.00	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	1,537.81	-	-	-
Total Expense Categories	22,190.37	38,081.10	25,435.46	24,753.76	26,590.47	34,846.27	41,757.59	25,766.42	(15,991.17)
Net Gain/(Loss)	2,098.18	(9,355.25)	1,833.43	2,831.96	1,806.57	(4,960.30)	(12,388.39)	737.18	13,125.57