

For Period 1/1/20 thru 12/31/20
Mulberry Ridge Property Owners Association
Income Statement

Income Categories

Assessment Income*	27,585.72	
Total Income Categories		27,585.72

Expense Categories

Capital Improvements/Common Area	1,593.91	
Pool Expenses	5,135.02	
Utilities	4,091.38	
Services/Memberships	3,676.70	
Lawn Care	4,840.00	
Insurance	2,324.00	
Taxes: Real Estate	1,521.06	
Internet/Adv/Flyer Expense	45.00	
Trash Removal	534.43	
Office Supplies/Meetings	787.49	
Postage/PO Box	109.00	
Website	95.77	
Total Expense Categories	24,753.76	
Net Gain/(Loss)		2,831.96

12/31/2019 Checking Account Balance	17,295.65
Year Net Gain/(Loss) from above	2,831.96
12/31/20 Checking Account Balance	\$ 20,127.61

*Includes Assessments from Previous Years



Prepared by Mulligan Investments, LLC

For Period 1/1/20 thru 12/31/20
Mulberry Ridge Property Owners Association
Balance Sheet

Assets:

12/31/2019 Checking Account Balance	17,295.65	
Year To Date Net Gain/(Loss)	<u>2,831.96</u>	
12/31/20 Checking Account Balance		20,127.61

***Accounts Receivable:**

2016 Dues Receivable - Lot 20	225.00
2017 Dues Receivable - Lot 20	225.00
2018 Dues Receivable - Lot 20, 92	500.00
2019 Dues Receivable - Lot 20, 92	500.00
2020 Dues Receivable - Lot 20, 92	500.00

A/R Subtotal	1,950.00
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<u>Total Assets</u>	<u>\$ 22,077.61</u>
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Liabilities/Accounts Payable

A/P Subtotal	-
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Equity	<u>22,077.61</u>	
<u>Total Liabilities & Equity</u>		<u>\$ 22,077.61</u>

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



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	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	Change 19 vs 20
<u>Income Categories</u>									
Assessment Income*	26,099.94	24,422.84	25,756.58	26,447.66	24,288.55	28,725.85	27,268.89	27,585.72	316.83
<u>Expense Categories</u>									
Capital Improvements (including deposits)	18,855.49	-	1,382.58	950.00	3,509.57	16,000.00	1,602.98	1,593.91	(9.07)
Legal	1,910.50	2,000.00	-	-	-	-	-	-	-
Utilities	2,491.55	3,546.65	3,588.38	3,139.93	3,353.98	4,371.66	4,140.34	4,625.81	485.47
Services/Memberships	3,338.54	2,830.46	3,038.66	2,450.45	3,569.01	3,503.50	3,600.00	3,676.70	76.70
Phone/Internet/Flyer/Notices	696.53	1,064.58	1,040.90	1,054.23	1,012.90	1,027.36	630.62	45.00	(585.62)
Insurance	1,363.00	1,556.00	1,749.00	1,759.00	1,967.00	2,141.00	2,159.00	2,324.00	165.00
Taxes - Real Estate/Federal/State	1,206.80	1,207.12	-	3,018.69	-	1,764.30	3,210.14	1,521.06	(1,689.08)
Bank Fees	45.00	-	20.00	-	-	-	-	-	-
General Supplies/Misc	425.74	119.30	40.43	345.28	1,092.92	1,073.01	865.25	992.26	127.01
Pool Expense	4,300.34	4,253.02	5,468.65	3,075.77	3,624.99	4,885.27	6,197.13	5,135.02	(1,062.11)
Lawn Care	4,525.00	3,100.00	5,225.00	5,425.00	3,725.00	3,315.00	3,030.00	4,840.00	1,810.00
Fence/Gate Repair	83.21	-	-	457.48	335.00	-	-	-	-
Total Expense Categories	39,241.70	19,677.13	21,553.60	21,675.83	22,190.37	38,081.10	25,435.46	24,753.76	(681.70)
Net Gain/(Loss)	(13,141.76)	4,745.71	4,202.98	4,771.83	2,098.18	(9,355.25)	1,833.43	2,831.96	998.53