

c/o OMNI Management Services
PO Box 441570
Indianapolis IN 46244-1570

OMNI management services Inc
P.O. Box 441570
Indianapolis IN 46244-1570

		Operating Fund	Reserve Fund	Total
ASSETS				
BANK ACCOUNTS:				
1001	Cash - Operating CAB	325.25	0.00	325.25
1021	CAB Reserve	0.00	12,031.42	12,031.42
	TOTAL BANK ACCOUNTS:	325.25	12,031.42	12,356.67
ACCOUNTS RECEIVABLE:				
1210	Assessments Receivable	18,285.90	0.00	18,285.90
1212	Legal Fees Receivable	6,812.79	0.00	6,812.79
	TOTAL ACCOUNTS RECEIVABLE	25,098.69	0.00	25,098.69
	TOTAL ASSETS	25,423.94	12,031.42	37,455.36
LIABILITIES				
ACCOUNTS PAYABLE:				
2010	Accounts Payable	2,369.61	0.00	2,369.61
	TOTAL ACCOUNTS PAYABLE	2,369.61	0.00	2,369.61
CURRENT LIABILITIES:				
2020	Prepaid Owner Assessments	360.50	0.00	360.50
2130	H/O Late Fees Due to Omni	2,186.41	0.00	2,186.41
	TOTAL CURRENT LIABILITIES	2,546.91	0.00	2,546.91
	TOTAL LIABILITIES	4,916.52	0.00	4,916.52
EQUITY				
3000	Prior Year Operating Fund Balance	18,525.37	0.00	18,525.37
3100	Prior Year Reserve Fund Balance	0.00	12,017.95	12,017.95
	Current Earnings	1,982.05	0.00	1,982.05
	Reserve Current Earnings	0.00	13.47	13.47
	TOTAL EQUITY	20,507.42	12,031.42	32,538.84
	TOTAL LIABILITIES & EQUITY	25,423.94	12,031.42	37,455.36

Briarbrook Village Community Association Inc.
Income and Expense Statement
09/30/2017

c/o OMNI Management Services
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Indianapolis IN 46244-1570

		MTD ACTUAL	MTD BUDGET	VARIANCE Fav/(Unfav)	YTD ACTUAL	YTD BUDGET	VARIANCE Fav/(Unfav)	ANNUAL BUDGET
INCOME:								
4100	Association Fees	0.00	0	0.00	32,388.35	32,039	349.35	32,039
4140	Interest Income	0.10	0	0.10	3.47	0	3.47	0
4145	Interest From Delinquent Accounts	0.00	0	0.00	686.64	0	686.64	0
	TOTAL INCOME	0.10	0	0.10	33,078.46	32,039	1,039.46	32,039
OPERATING EXPENSES:								
ADMINISTRATIVE EXPENSES:								
5010	Administrative Fees	65.95	94	28.05	943.21	639	(304.21)	799
5020	Postage & Printing	8.78	136	127.22	677.36	609	(68.36)	710
5030	Legal Services	1,763.10	200	(1,563.10)	5,887.21	1,400	(4,487.21)	1,800
5031	Accounting Fees	0.00	34	34.00	400.00	306	(94.00)	410
5040	Management Contract	563.50	564	0.50	5,071.50	5,076	4.50	6,762
5050	Insurance Expense	0.00	0	0.00	1,058.00	1,100	42.00	1,100
5060	Bad Debt/Writeoff	0.00	0	0.00	715.46	0	(715.46)	0
5061	Uncollectable Expense	0.00	267	267.00	0.00	2,403	2,403.00	3,204
5070	Website Expense	0.00	0	0.00	115.87	116	0.13	116
	TOTAL ADMINISTRATIVE EXPENSES	2,401.33	1,295	(1,106.33)	14,868.61	11,649	(3,219.61)	14,901
UTILITY EXPENSES:								
5110	Electricity	194.59	215	20.41	1,769.43	1,935	165.57	2,580
5120	Water & Sewer	105.03	39	(66.03)	634.15	351	(283.15)	464
	TOTAL UTILITIES	299.62	254	(45.62)	2,403.58	2,286	(117.58)	3,044
GROUNDS MAINTENANCE:								
5210	Landscape Contract	1,370.00	746	(624.00)	12,692.50	6,714	(5,978.50)	8,948
5219	Tree Maintenance	0.00	0	0.00	0.00	250	250.00	500
5221	Common Area Maintenance	0.00	48	48.00	816.72	432	(384.72)	575
5233	Mulch	0.00	240	240.00	0.00	2,160	2,160.00	2,875
5235	Sign Maintenance	0.00	2	2.00	0.00	18	18.00	26
5244	Irrigation	0.00	38	38.00	315.00	342	27.00	460
5260	Snow Removal	0.00	0	0.00	0.00	1,300	1,300.00	2,080
	TOTAL GROUNDS MAINTENANCE	1,370.00	1,074	(296.00)	13,824.22	11,216	(2,608.22)	15,464
	TOTAL EXPENSES	4,070.95	2,623	(1,447.95)	31,096.41	25,151	(5,945.41)	33,409
	CURRENT INCOME/(LOSS)	(4,070.85)	(2,623)	(1,447.85)	1,982.05	6,888	(4,905.95)	(1,370)

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Briarbrook Village Community Association Inc.
Reserve Income and Expense Statement
09/30/2017

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	MTD ACTUAL	MTD BUDGET	VARIANCE Fav/(Unfav)	YTD ACTUAL	YTD BUDGET	VARIANCE Fav/(Unfav)	ANNUAL BUDGET
9020 INCOME:							
Interest Income	<u>1.48</u>	<u>0</u>	<u>1.48</u>	<u>13.47</u>	<u>0</u>	<u>13.47</u>	<u>0</u>
TOTAL INCOME	<u>1.48</u>	<u>0</u>	<u>1.48</u>	<u>13.47</u>	<u>0</u>	<u>13.47</u>	<u>0</u>
	—	—	—	—	—	—	—
CURRENT NET INCOME/(LOSS)	<u>1.48</u>	<u>0</u>	<u>1.48</u>	<u>13.47</u>	<u>0</u>	<u>13.47</u>	<u>0</u>

2107 Briarbrook Village
For All Vendors

OMNI management services Inc
P.O. Box 441570
Indianapolis IN 46244-1570

Voucher	Invoice	GL Date	Inv Date	Due Date	Disc Date	Discount	Current	30 Days	60 Days	90 Days
SPILAW Spiffy Lawn & Landscape		Terms: UR Upon Receipt								
00299659	9804	09/20/2017	09/20/2017	09/20/2017	09/20/2017		495.00			
00300233	9844	09/27/2017	09/27/2017	09/27/2017	09/27/2017		627.50			
Vendor Totals							1,122.50	0.00	0.00	0.00
							1,122.50			
TANLAW Tanner Law Group		Terms: UR Upon Receipt								
00298818	33813	09/01/2017	07/03/2017	07/03/2017	07/03/2017				692.61	
00298819	34321	09/04/2017	09/04/2017	09/04/2017	09/04/2017		39.00			
00298820	34322	09/04/2017	09/04/2017	09/04/2017	09/04/2017		325.00			
00299660	34569	09/25/2017	09/25/2017	09/25/2017	09/25/2017		190.50			
Vendor Totals							554.50	0.00	692.61	0.00
							1,247.11			
Entity Totals							1,677.00	0.00	692.61	0.00
							2,369.61			

Bank 2107C Briarbrook Village
 For Entities 2107 to 2107
 For All Vendors

OMNI management services Inc
 P.O. Box 441570
 Indianapolis IN 46244-1570

Vendor	Name	Voucher	Vch Date	Amount	Disc	Taken	Bank	Check	Type	Check Date	Amount
CITENE	Citizens Energy Group	00296806	08/21/2017	188.39		0.00	2107C	011301	C	09/01/2017	188.39
SPILAW	Spiffy Lawn & Landscape	00296807	08/24/2017	247.50		0.00	2107C	011302	C	09/01/2017	247.50
TANLAW	Tanner Law Group	00296808	08/02/2017	1,288.50		0.00	2107C	011303	C	09/01/2017	1,288.50
OMNMAN	Omni Management Services	00297103	09/01/2017	563.50		0.00	2107C	011304	C	09/01/2017	563.50
JOULAT	Latoya Journey	00297138	08/01/2017	115.87		0.00	2107C	011305	C	09/01/2017	115.87
SPILAW	Spiffy Lawn & Landscape	00297201	08/30/2017	672.50		0.00	2107C	011306	C	09/08/2017	672.50
IPL	IPL	00297994	09/01/2017	159.60		0.00	2107C	011307	C	09/14/2017	159.60
SPILAW	Spiffy Lawn & Landscape	00297995	09/07/2017	247.50		0.00	2107C	011308	C	09/14/2017	247.50
BRALES	Lester Brazzel	00288153	06/01/2017	233.08		0.00	2107C	011309	C	09/22/2017	233.08
IPL	IPL	00298815	09/11/2017	34.99		0.00	2107C	011310	C	09/22/2017	34.99
TANLAW	Tanner Law Group	00298816	09/01/2017	225.00		0.00	2107C	011311	C	09/22/2017	225.00
TANLAW	Tanner Law Group	00298817	09/01/2017	806.49		0.00	2107C	011311	C	09/22/2017	806.49
OMNMAN	Omni Management Services	00299376	09/27/2017	349.73		0.00	2107C	011312	C	09/27/2017	349.73
CITENE	Citizens Energy Group	00299658	09/20/2017	105.03		0.00	2107C	011313	C	09/29/2017	105.03
Totals				5,237.68		0.00					5,237.68

Computer Checks:	5,237.68
Manual Checks:	0.00

General Ledger
2107 Briarbrook Village
For Dates 09/01/2017 to 09/30/2017

For Accounts to ZZZZZZZZ

OMNI management services Inc

Account	Type	Reference	Date	Description	Debit Amount	Credit Amount	Balance
1001	Cash - Operating CAB			Beginning Balance			3,556.70
		ACK 2107C-011301	09/01/2017	Citizens Energy Grou		188.39	
		ACK 2107C-011302	09/01/2017	Spiffy Lawn & Landsc		247.50	
		ACK 2107C-011303	09/01/2017	Tanner Law Group		1,288.50	
		ACK 2107C-011304	09/01/2017	Omni Management Serv		563.50	
		ACK 2107C-011305	09/01/2017	Latoya Journey		115.87	
		ACK 2107C-011306	09/08/2017	Spiffy Lawn & Landsc		672.50	
		RCP 00316711	09/12/2017	RM Cash Proc Post	537.75		
		RCP 00316716	09/12/2017	RM Cash Proc Post	6.88		
		RCP 00316719	09/12/2017	RM Cash Proc Post	775.28		
		ACK 2107C-011307	09/14/2017	IPL		159.60	
		ACK 2107C-011308	09/14/2017	Spiffy Lawn & Landsc		247.50	
		RCP 00317216	09/19/2017	RM Cash Proc Post	403.14		
		AVD 2107C-011268	09/21/2017	VOID CHECK 2107C 11268	233.08		
		ACK 2107C-011309	09/22/2017	Lester Brazzel		233.08	
		ACK 2107C-011310	09/22/2017	IPL		34.99	
		ACK 2107C-011311	09/22/2017	Tanner Law Group		1,031.49	
		RCP 00317652	09/26/2017	RM Cash Proc Post	50.00		
		ACK 2107C-011312	09/27/2017	Omni Management Serv		349.73	
		ACK 2107C-011313	09/29/2017	Citizens Energy Grou		105.03	
		JBR 2107C-093017	09/30/2017	Bank Reconciliation	0.10		
				Account Total	2,006.23	5,237.68	-3,231.45
				Ending Balance			325.25
1021	CAB Reserve			Beginning Balance			12,029.94
		JBR 2107R-093017	09/30/2017	Bank Reconciliation	1.48		
				Account Total	1.48	0.00	1.48
				Ending Balance			12,031.42
1210	Assessments Receivable			Beginning Balance			19,573.66
		RCG 00316725	09/12/2017	RM Charges	0.02		
		RCP 00316711	09/12/2017	RM Cash Proc Post		336.39	
		RCP 00316716	09/12/2017	RM Cash Proc Post		6.88	
		RCP 00316719	09/12/2017	RM Cash Proc Post		588.82	
		RCR 00316726	09/12/2017	RM Credits		0.02	
		RCP 00317216	09/19/2017	RM Cash Proc Post		305.67	
		RCP 00317652	09/26/2017	RM Cash Proc Post		50.00	
				Account Total	0.02	1,287.78	-1,287.76
				Ending Balance			18,285.90
1212	Legal Fees Receivable			Beginning Balance			6,782.58
		RCG 00316709	09/12/2017	RM Charges	325.00		
		RCP 00316711	09/12/2017	RM Cash Proc Post		201.36	
		RCP 00316719	09/12/2017	RM Cash Proc Post		186.46	
		RCP 00317216	09/19/2017	RM Cash Proc Post		97.47	
		RCG 00317521	09/25/2017	RM Charges	190.50		
				Account Total	515.50	485.29	30.21
				Ending Balance			6,812.79
2010	Accounts Payable			Beginning Balance			-2,512.76
		ACK 2107C-011301	09/01/2017	Citizens Energy Grou	188.39		
		ACK 2107C-011302	09/01/2017	Spiffy Lawn & Landsc	247.50		
		ACK 2107C-011303	09/01/2017	Tanner Law Group	1,288.50		
		ACK 2107C-011304	09/01/2017	Omni Management Serv	563.50		
		ACK 2107C-011305	09/01/2017	Latoya Journey	115.87		
		AVC 00297103	09/01/2017	Omni Management Serv		563.50	
		AVC 00297994	09/01/2017	IPL		159.60	
		AVC 00298816	09/01/2017	Tanner Law Group		225.00	
		AVC 00298817	09/01/2017	Tanner Law Group		806.49	
		AVC 00298818	09/01/2017	Tanner Law Group		692.61	
		AVC 00298819	09/04/2017	Tanner Law Group		39.00	
		AVC 00298820	09/04/2017	Tanner Law Group		325.00	
		AVC 00297995	09/07/2017	Spiffy Lawn & Landsc		247.50	
		ACK 2107C-011306	09/08/2017	Spiffy Lawn & Landsc	672.50		
		AVC 00298815	09/11/2017	IPL		34.99	
		ACK 2107C-011307	09/14/2017	IPL	159.60		
		ACK 2107C-011308	09/14/2017	Spiffy Lawn & Landsc	247.50		
		AVC 00299658	09/20/2017	Citizens Energy Grou		105.03	
		AVC 00299659	09/20/2017	Spiffy Lawn & Landsc		495.00	
		AVD 2107C-011268	09/21/2017	VOID CHECK 2107C 11268		233.08	
		ACK 2107C-011309	09/22/2017	Lester Brazzel	233.08		
		ACK 2107C-011310	09/22/2017	IPL	34.99		

General Ledger
2107 Briarbrook Village
For Dates 09/01/2017 to 09/30/2017

For Accounts to ZZZZZZZZ

OMNI management services Inc

Account	Type	Reference	Date	Description	Debit Amount	Credit Amount	Balance
	ACK	2107C-011311	09/22/2017	Tanner Law Group	225.00		
	ACK	2107C-011311	09/22/2017	Tanner Law Group	806.49		
	AVC	00299660	09/25/2017	Tanner Law Group		190.50	
	ACK	2107C-011312	09/27/2017	Omni Management Serv	275.00		
	ACK	2107C-011312	09/27/2017	Omni Management Serv	8.78		
	ACK	2107C-011312	09/27/2017	Omni Management Serv	65.95		
	AVC	00299376	09/27/2017	Omni Management Serv		275.00	
	AVC	00299376	09/27/2017	Omni Management Serv		8.78	
	AVC	00299376	09/27/2017	Omni Management Serv		65.95	
	AVC	00300233	09/27/2017	Spiffy Lawn & Landsc		627.50	
	ACK	2107C-011313	09/29/2017	Citizens Energy Grou	105.03		
				Account Total	5,237.68	5,094.53	143.15
				Ending Balance			-2,369.61
2020	Prepaid Owner Assessments			Beginning Balance			-360.50
				Ending Balance			-360.50
2130	H/O Late Fees Due to Omni			Beginning Balance			-2,461.41
	AVC	00299376	09/27/2017	Omni Management Serv	275.00		
				Account Total	275.00	0.00	275.00
				Ending Balance			-2,186.41
3000	Prior Year Operating Fund Balance			Beginning Balance			-18,525.37
				Ending Balance			-18,525.37
3100	Prior Year Reserve Fund Balance			Beginning Balance			-12,017.95
				Ending Balance			-12,017.95
4100	Association Fees			Beginning Balance			-32,388.35
	RCG	00316725	09/12/2017	RM Charges		0.02	
	RCR	00316726	09/12/2017	RM Credits	0.02		
				Account Total	0.02	0.02	0.00
				Ending Balance			-32,388.35
4140	Interest Income			Beginning Balance			-3.37
	JBR	2107C-093017	09/30/2017	Bank Reconciliation		0.10	
				Account Total	0.00	0.10	-0.10
				Ending Balance			-3.47
4145	Interest From Delinquent Accounts			Beginning Balance			-686.64
				Ending Balance			-686.64
5010	Administrative Fees			Beginning Balance			877.26
	AVC	00299376	09/27/2017	Omni Management Serv	65.95		
				Account Total	65.95	0.00	65.95
				Ending Balance			943.21
5020	Postage & Printing			Beginning Balance			668.58
	AVC	00299376	09/27/2017	Omni Management Serv	8.78		
				Account Total	8.78	0.00	8.78
				Ending Balance			677.36
5030	Professional Services			Beginning Balance			4,124.11
	AVC	00298816	09/01/2017	Tanner Law Group	225.00		
	AVC	00298817	09/01/2017	Tanner Law Group	806.49		
	AVC	00298818	09/01/2017	Tanner Law Group	692.61		
	AVC	00298819	09/04/2017	Tanner Law Group	39.00		
	AVC	00298820	09/04/2017	Tanner Law Group	325.00		
	RCG	00316709	09/12/2017	RM Charges		325.00	
	AVC	00299660	09/25/2017	Tanner Law Group	190.50		
	RCG	00317521	09/25/2017	RM Charges		190.50	
				Account Total	2,278.60	515.50	1,763.10
				Ending Balance			5,887.21
5031	Accounting Fees			Beginning Balance			400.00
				Ending Balance			400.00
5040	Management Contract			Beginning Balance			4,508.00
	AVC	00297103	09/01/2017	Omni Management Serv	563.50		
				Account Total	563.50	0.00	563.50
				Ending Balance			5,071.50
5050	Insurance Expense			Beginning Balance			1,058.00
				Ending Balance			1,058.00

For Accounts to ZZZZZZZZ

OMNI management services Inc

Account	Type	Reference	Date	Description	Debit Amount	Credit Amount	Balance
5060				Bad Debt/Writeoff			
				Beginning Balance			715.46
				Ending Balance			715.46
5070				Website Expense			
				Beginning Balance			115.87
				Ending Balance			115.87
5110				Electricity			
	AVC	00297994	09/01/2017	Beginning Balance			1,574.84
	AVC	00298815	09/11/2017	IPL	159.60		
				IPL	34.99		
				Account Total	194.59	0.00	194.59
				Ending Balance			1,769.43
5120				Water & Sewer			
	AVC	00299658	09/20/2017	Beginning Balance			529.12
				Citizens Energy Grou	105.03		
				Account Total	105.03	0.00	105.03
				Ending Balance			634.15
5210				Landscape Contract			
	AVC	00297995	09/07/2017	Beginning Balance			11,322.50
	AVC	00299659	09/20/2017	Spiffy Lawn & Landsc	247.50		
	AVC	00300233	09/27/2017	Spiffy Lawn & Landsc	495.00		
				Spiffy Lawn & Landsc	627.50		
				Account Total	1,370.00	0.00	1,370.00
				Ending Balance			12,692.50
5221				Common Area Maintenance			
				Beginning Balance			816.72
				Ending Balance			816.72
5244				Irrigation			
				Beginning Balance			315.00
				Ending Balance			315.00
9020				Interest Income			
	JBR	2107R-093017	09/30/2017	Beginning Balance			-11.99
				Bank Reconciliation		1.48	
				Account Total	0.00	1.48	-1.48
				Ending Balance			-13.47
				Entity Totals	12,622.38	12,622.38	0.00

Bank Balance As Of 09/30/2017	1,667.24
Deposit In Transit RM	49.00
Outstanding Checks AP	-1,390.99
Adjusted Bank Balance	<u>325.25</u>
Book Balance As Of 09/30/2017	325.15
Interest Income	0.10
Bank Charges	0.00
Adjusted Book Balance	<u>325.25</u>