

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	2,158.76	0.00	2,158.76
1021	CAB Reserve	0.00	6,110.47	6,110.47
	TOTAL BANK ACCOUNTS:	2,158.76	6,110.47	8,269.23
	ACCOUNTS RECEIVABLE:			
1210	Assessments Receivable	14,431.15	0.00	14,431.15
1212	Legal Fees Receivable	6,579.29	0.00	6,579.29
	TOTAL ACCOUNTS RECEIVABLE	21,010.44	0.00	21,010.44
	CURRENT ASSETS:			
1420	Due From Operating	0.00	5,921.75	5,921.75
	TOTAL CURRENT ASSETS	0.00	5,921.75	5,921.75
	TOTAL ASSETS	23,169.20	12,032.22	35,201.42
	LIABILITIES			
	ACCOUNTS PAYABLE:			
2010	Accounts Payable	733.77	0.00	733.77
	TOTAL ACCOUNTS PAYABLE	733.77	0.00	733.77
	CURRENT LIABILITIES:			
2020	Prepaid Owner Assessments	361.50	0.00	361.50
2110	Due To Reserve	5,921.75	0.00	5,921.75
2130	H/O Late Fees Due to Omni	2,186.41	0.00	2,186.41
	TOTAL CURRENT LIABILITIES	8,469.66	0.00	8,469.66
	TOTAL LIABILITIES	9,203.43	0.00	9,203.43
	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	(4,559.60)	0.00	(4,559.60)
	Reserve Current Earnings	0.00	14.27	14.27
	TOTAL EQUITY	13,965.77	12,032.22	25,997.99
	TOTAL LIABILITIES & EQUITY	23,169.20	12,032.22	35,201.42

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

OMNI management services Inc
P.O. Box 441570
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	0.20	0	0.20	3.67	0	3.67	0
4145	Interest From Delinquent Accounts	0.00	0	0.00	686.64	0	686.64	0
	TOTAL INCOME	0.20	0	0.20	33,078.66	32,039	1,039.66	32,039
OPERATING EXPENSES:								
ADMINISTRATIVE EXPENSES:								
5010	Administrative Fees	98.89	75	(23.89)	1,042.10	714	(328.10)	799
5020	Postage & Printing	27.93	31	3.07	705.29	640	(65.29)	710
5030	Legal Services	0.00	200	200.00	5,887.21	1,600	(4,287.21)	1,800
5031	Accounting Fees	0.00	34	34.00	400.00	340	(60.00)	410
5040	Management Contract	563.50	564	0.50	5,635.00	5,640	5.00	6,762
5050	Insurance Expense	0.00	0	0.00	1,058.00	1,100	42.00	1,100
5060	Bad Debt/Writeoff	4,179.25	0	(4,179.25)	4,894.71	0	(4,894.71)	0
5061	Uncollectable Expense	0.00	267	267.00	0.00	2,670	2,670.00	3,204
5070	Website Expense	0.00	0	0.00	115.87	116	0.13	116
	TOTAL ADMINISTRATIVE EXPENSES	4,869.57	1,171	(3,698.57)	19,738.18	12,820	(6,918.18)	14,901
UTILITY EXPENSES:								
5110	Electricity	196.01	215	18.99	1,965.44	2,150	184.56	2,580
5120	Water & Sewer	61.27	39	(22.27)	695.42	390	(305.42)	464
	TOTAL UTILITIES	257.28	254	(3.28)	2,660.86	2,540	(120.86)	3,044
GROUNDS MAINTENANCE:								
5210	Landscape Contract	1,415.00	746	(669.00)	14,107.50	7,460	(6,647.50)	8,948
5219	Tree Maintenance	0.00	250	250.00	0.00	500	500.00	500
5221	Common Area Maintenance	0.00	48	48.00	816.72	480	(336.72)	575
5233	Mulch	0.00	240	240.00	0.00	2,400	2,400.00	2,875
5235	Sign Maintenance	0.00	2	2.00	0.00	20	20.00	26
5244	Irrigation	0.00	38	38.00	315.00	380	65.00	460
5260	Snow Removal	0.00	0	0.00	0.00	1,300	1,300.00	2,080
	TOTAL GROUNDS MAINTENANCE	1,415.00	1,324	(91.00)	15,239.22	12,540	(2,699.22)	15,464
	TOTAL EXPENSES	6,541.85	2,749	(3,792.85)	37,638.26	27,900	(9,738.26)	33,409
	CURRENT INCOME/(LOSS)	(6,541.65)	(2,749)	(3,792.65)	(4,559.60)	4,139	(8,698.60)	(1,370)

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

		MTD ACTUAL	MTD BUDGET	VARIANCE Fav/(Unfav)	YTD ACTUAL	YTD BUDGET	VARIANCE Fav/(Unfav)	ANNUAL BUDGET
9020	INCOME:							
	Interest Income	0.80	0	0.80	14.27	0	14.27	0
	TOTAL INCOME	0.80	0	0.80	14.27	0	14.27	0
		—	—	—	—	—	—	—
	CURRENT NET INCOME/(LOSS)	0.80	0	0.80	14.27	0	14.27	0

AP Aging Report
Through 10/31/2017

Page: 1
11/20/2017 3:52 PM

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
CITENE Citizens Energy Group			Terms: UR Upon Receipt							
00303431	1042262	10/19/2017	10/19/2017	10/19/2017	10/19/2017		61.27			
Vendor Totals						61.27	61.27	0.00	0.00	0.00
SFILAW Spiffy Lawn & Landscape			Terms: UR Upon Receipt							
00302796	9947	10/26/2017	10/26/2017	10/26/2017	10/26/2017		247.50			
00302797	9960	10/30/2017	10/30/2017	10/30/2017	10/30/2017		425.00			
Vendor Totals						672.50	672.50	0.00	0.00	0.00
Entity Totals						733.77	733.77	0.00	0.00	0.00

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

Computer Checks:	4,478.44
Manual Checks:	0.00

General Ledger
2107 Briarbrook Village
For Dates 10/01/2017 to 10/31/2017

For Accounts to ZZZZZZZZ

OMNI management services Inc

Account	Type	Reference	Date	Description	Debit Amount	Credit Amount	Balance
1001	Cash - Operating CAB			Beginning Balance			325.25
	JE	00043638	10/02/2017	Transfer to Operatin	5,921.75		
	RCP	00318183	10/02/2017	Lockbox	200.00		
	ACK	2107C-011314	10/06/2017	Omni Management Serv		563.50	
	ACK	2107C-011315	10/06/2017	Spiffy Lawn & Landsc		1,122.50	
	ACK	2107C-011316	10/06/2017	Tanner Law Group		1,247.11	
	ACK	2107C-011317	10/12/2017	Tanner Law Group		480.00	
	ACK	2107C-011318	10/19/2017	IPL		196.01	
	ACK	2107C-011319	10/19/2017	Latoya Journey		35.31	
	ACK	2107C-011320	10/19/2017	Spiffy Lawn & Landsc		495.00	
	RCP	00319761	10/24/2017	RM Cash Proc Post	45.00		
	ACK	2107C-011321	10/27/2017	Omni Management Serv		91.51	
	ACK	2107C-011322	10/27/2017	Spiffy Lawn & Landsc		247.50	
	RCP	00319994	10/27/2017	RM Cash Proc Post	75.00		
	RCP	00320206	10/30/2017	Lockbox	70.00		
	JBR	2107C-103117	10/31/2017	Bank Reconciliation	0.20		
				Account Total	6,311.95	4,478.44	1,833.51
				Ending Balance			2,158.76
1021	CAB Reserve			Beginning Balance			12,031.42
	JE	00043638	10/02/2017	Transfer to Operatin		5,921.75	
	JBR	2107R-103117	10/31/2017	Bank Reconciliation	0.80		
				Account Total	0.80	5,921.75	-5,920.95
				Ending Balance			6,110.47
1210	Assessments Receivable			Beginning Balance			18,285.90
	RCP	00318183	10/02/2017	Lockbox		199.00	
	RMC	00319229	10/16/2017	RM Credits		3,465.75	
	RCP	00319761	10/24/2017	RM Cash Proc Post		45.00	
	RCP	00319994	10/27/2017	RM Cash Proc Post		75.00	
	RCP	00320206	10/30/2017	Lockbox		70.00	
				Account Total	0.00	3,854.75	-3,854.75
				Ending Balance			14,431.15
1212	Legal Fees Receivable			Beginning Balance			6,812.79
	RCG	00318664	10/06/2017	RM Charges	480.00		
	RMC	00319229	10/16/2017	RM Credits		713.50	
				Account Total	480.00	713.50	-233.50
				Ending Balance			6,579.29
1420	Due From Operating			Beginning Balance			0.00
	JE	00043638	10/02/2017	Transfer to Operatin	5,921.75		
				Account Total	5,921.75	0.00	5,921.75
				Ending Balance			5,921.75
2010	Accounts Payable			Beginning Balance			-2,369.61
	AVC	00299937	10/02/2017	Omni Management Serv		563.50	
	AVC	00300851	10/03/2017	Tanner Law Group		480.00	
	AVC	00301376	10/03/2017	IPL		161.13	
	ACK	2107C-011314	10/06/2017	Omni Management Serv	563.50		
	ACK	2107C-011315	10/06/2017	Spiffy Lawn & Landsc	495.00		
	ACK	2107C-011315	10/06/2017	Spiffy Lawn & Landsc	627.50		
	ACK	2107C-011316	10/06/2017	Tanner Law Group	692.61		
	ACK	2107C-011316	10/06/2017	Tanner Law Group	39.00		
	ACK	2107C-011316	10/06/2017	Tanner Law Group	325.00		
	ACK	2107C-011316	10/06/2017	Tanner Law Group	190.50		
	AVC	00301379	10/10/2017	IPL		34.88	
	AVC	00301383	10/11/2017	Spiffy Lawn & Landsc		495.00	
	ACK	2107C-011317	10/12/2017	Tanner Law Group	480.00		
	AVC	00301382	10/13/2017	Latoya Journey		35.31	
	AVC	00302011	10/18/2017	Spiffy Lawn & Landsc		247.50	
	ACK	2107C-011318	10/19/2017	IPL	161.13		
	ACK	2107C-011318	10/19/2017	IPL	34.88		
	ACK	2107C-011319	10/19/2017	Latoya Journey	35.31		
	ACK	2107C-011320	10/19/2017	Spiffy Lawn & Landsc	495.00		
	AVC	00303431	10/19/2017	Citizens Energy Grou		61.27	
	AVC	00302796	10/26/2017	Spiffy Lawn & Landsc		247.50	
	ACK	2107C-011321	10/27/2017	Omni Management Serv	27.93		
	ACK	2107C-011321	10/27/2017	Omni Management Serv	63.58		
	ACK	2107C-011322	10/27/2017	Spiffy Lawn & Landsc	247.50		
	AVC	00302583	10/27/2017	Omni Management Serv		27.93	
	AVC	00302583	10/27/2017	Omni Management Serv		63.58	
	AVC	00302797	10/30/2017	Spiffy Lawn & Landsc		425.00	
				Account Total	4,478.44	2,842.60	1,635.84

For Accounts to ZZZZZZZZ

OMNI management services Inc

Account	Type	Reference	Date	Description	Debit Amount	Credit Amount	Balance
				Ending Balance			-733.77
2020				Prepaid Owner Assessments			
				Beginning Balance			-360.50
	RCP	00318183	10/02/2017	Lockbox		1.00	
	RCR	00319066	10/12/2017	RM Credits		1,858.88	
	RCR	00319067	10/12/2017	RM Credits		2,320.37	
	RMC	00319229	10/16/2017	RM Credits	4,179.25		
				Account Total	4,179.25	4,180.25	-1.00
				Ending Balance			-361.50
2110				Due To Reserve			
	JE	00043638	10/02/2017	Beginning Balance			0.00
				Transfer to Operatin		5,921.75	
				Account Total	0.00	5,921.75	-5,921.75
				Ending Balance			-5,921.75
2130				H/O Late Fees Due to Omni			
				Beginning Balance			-2,186.41
				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
				Ending Balance			-32,388.35
4140				Interest Income			
	JBR	2107C-103117	10/31/2017	Beginning Balance			-3.47
				Bank Reconciliation		0.20	
				Account Total	0.00	0.20	-0.20
				Ending Balance			-3.67
4145				Interest From Delinquent Accounts			
				Beginning Balance			-686.64
				Ending Balance			-686.64
5010				Administrative Fees			
				Beginning Balance			943.21
	AVC	00301382	10/13/2017	Latoya Journey	35.31		
	AVC	00302583	10/27/2017	Omni Management Serv	63.58		
				Account Total	98.89	0.00	98.89
				Ending Balance			1,042.10
5020				Postage & Printing			
	AVC	00302583	10/27/2017	Beginning Balance			677.36
				Omni Management Serv	27.93		
				Account Total	27.93	0.00	27.93
				Ending Balance			705.29
5030				Professional Services			
	AVC	00300851	10/03/2017	Beginning Balance			5,887.21
	RCG	00318664	10/06/2017	Tanner Law Group	480.00		
				RM Charges		480.00	
				Account Total	480.00	480.00	0.00
				Ending Balance			5,887.21
5031				Accounting Fees			
				Beginning Balance			400.00
				Ending Balance			400.00
5040				Management Contract			
	AVC	00299937	10/02/2017	Beginning Balance			5,071.50
				Omni Management Serv	563.50		
				Account Total	563.50	0.00	563.50
				Ending Balance			5,635.00
5050				Insurance Expense			
				Beginning Balance			1,058.00
				Ending Balance			1,058.00
5060				Bad Debt/Writeoff			
				Beginning Balance			715.46
	RCR	00319066	10/12/2017	RM Credits	1,858.88		
	RCR	00319067	10/12/2017	RM Credits	2,320.37		
				Account Total	4,179.25	0.00	4,179.25
				Ending Balance			4,894.71
5070				Website Expense			
				Beginning Balance			115.87
				Ending Balance			115.87
5110				Electricity			
	AVC	00301376	10/03/2017	Beginning Balance			1,769.43
				IPL	161.13		

For Accounts to ZZZZZZZZ

OMNI management services Inc

Account	Type	Reference	Date	Description	Debit Amount	Credit Amount	Balance
	AVC	00301379	10/10/2017	IPL	34.88		
				Account Total	196.01	0.00	196.01
				Ending Balance			1,965.44
5120	Water & Sewer			Beginning Balance			634.15
	AVC	00303431	10/19/2017	Citizens Energy Grou	61.27		
				Account Total	61.27	0.00	61.27
				Ending Balance			695.42
5210	Landscape Contract			Beginning Balance			12,692.50
	AVC	00301383	10/11/2017	Spiffy Lawn & Landsc	495.00		
	AVC	00302011	10/18/2017	Spiffy Lawn & Landsc	247.50		
	AVC	00302796	10/26/2017	Spiffy Lawn & Landsc	247.50		
	AVC	00302797	10/30/2017	Spiffy Lawn & Landsc	425.00		
				Account Total	1,415.00	0.00	1,415.00
				Ending Balance			14,107.50
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			Beginning Balance			-13.47
	JBR	2107R-103117	10/31/2017	Bank Reconciliation		0.80	
				Account Total	0.00	0.80	-0.80
				Ending Balance			-14.27
				Entity Totals	28,394.04	28,394.04	0.00

Bank Balance As Of 10/31/2017	2,364.23
Deposit In Transit RM	49.00
Outstanding Checks AP	-254.47
Adjusted Bank Balance	2,158.76
Book Balance As Of 10/31/2017	2,158.56
Interest Income	0.20
Bank Charges	0.00
Adjusted Book Balance	2,158.76