2107 Briarbrook Village Community Association Inc.
Balance Sheet
02/28/2018

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	6,487.63	0.00	6,487.63
1021	CAB Reserve	0.00	3,112.20	3,112.20
	TOTAL BANK ACCOUNTS:	**6,487.63**	**3,112.20**	**9,599.83**
	ACCOUNTS RECEIVABLE:			
1210	Assessments Receivable	12,081.68	0.00	12,081.68
1212	Legal Fees Receivable	6,126.95	0.00	6,126.95
	TOTAL ACCOUNTS RECEIVABLE	**18,208.63**	**0.00**	**18,208.63**
	CURRENT ASSETS:			
1420	Due From Operating	0.00	8,921.75	8,921.75
	TOTAL CURRENT ASSETS	**0.00**	**8,921.75**	**8,921.75**
	TOTAL ASSETS	**24,696.26**	**12,033.95**	**36,730.21**
	LIABILITIES			
	CURRENT LIABILITIES:			
2020	Prepaid Owner Assessments	8,725.50	0.00	8,725.50
2110	Due To Reserve	8,921.75	0.00	8,921.75
2130	H/O Late Fees Due to Omni	1,935.35	0.00	1,935.35
	TOTAL CURRENT LIABILITIES	**19,582.60**	**0.00**	**19,582.60**
	TOTAL LIABILITIES	**19,582.60**	**0.00**	**19,582.60**
	EQUITY			
3000	Prior Year Operating Fund Balance	8,637.99	0.00	8,637.99
3100	Prior Year Reserve Fund Balance	0.00	12,033.19	12,033.19
	Current Earnings	(3,524.33)	0.00	(3,524.33)
	Reserve Current Earnings	0.00	0.76	0.76
	TOTAL EQUITY	**5,113.66**	**12,033.95**	**17,147.61**
	TOTAL LIABILITIES & EQUITY	**24,696.26**	**12,033.95**	**36,730.21**

Briarbrook Village Community Association Inc.
Income and Expense Statement
02/28/2018

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	0.00	0	0.00	32,039
4140	Interest Income	0.04	0	0.04	0.06	0	0.06	0
	TOTAL INCOME	**0.04**	**0**	**0.04**	**0.06**	**0**	**0.06**	**32,039**
	OPERATING EXPENSES:							
	ADMINISTRATIVE EXPENSES:							
5010	Administrative Fees	187.38	125	(62.38)	220.71	250	29.29	1,500
5020	Postage & Printing	87.21	0	(87.21)	96.03	0	(96.03)	0
5030	Legal Services	(325.00)	83	408.00	(295.00)	166	461.00	1,000
5031	Accounting Fees	0.00	410	410.00	0.00	410	410.00	410
5040	Management Contract	563.50	564	0.50	1,127.00	1,128	1.00	6,762
5050	Insurance Expense	0.00	0	0.00	0.00	0	0.00	1,060
5060	Bad Debt/Writeoff	1,962.47	0	(1,962.47)	1,962.47	0	(1,962.47)	0
5070	Website Expense	0.00	10	10.00	0.00	20	20.00	116
	TOTAL ADMINISTRATIVE EXPENSES	**2,475.56**	**1,192**	**(1,283.56)**	**3,111.21**	**1,974**	**(1,137.21)**	**10,848**
	UTILITY EXPENSES:							
5110	Electricity	195.81	208	12.19	392.00	416	24.00	2,500
5120	Water & Sewer	10.57	42	31.43	21.18	84	62.82	500
	TOTAL UTILITIES	**206.38**	**250**	**43.62**	**413.18**	**500**	**86.82**	**3,000**
	GROUNDS MAINTENANCE:							
5210	Landscape Contract	0.00	864	864.00	0.00	864	864.00	8,647
5221	Common Area Maintenance	0.00	0	0.00	0.00	0	0.00	250
5235	Sign Maintenance	0.00	0	0.00	0.00	0	0.00	150
5244	Irrigation	0.00	0	0.00	0.00	0	0.00	460
5260	Snow Removal	0.00	1,040	1,040.00	0.00	2,080	2,080.00	2,080
	TOTAL GROUNDS MAINTENANCE	**0.00**	**1,904**	**1,904.00**	**0.00**	**2,944**	**2,944.00**	**11,587**
	TOTAL EXPENSES	**2,681.94**	**3,346**	**664.06**	**3,524.39**	**5,418**	**1,893.61**	**25,435**
	CURRENT INCOME/(LOSS)	**(2,681.90)**	**(3,346)**	**664.10**	**(3,524.33)**	**(5,418)**	**1,893.67**	**6,604**

Briarbrook Village Community Association Inc.
Reserve Income and Expense Statement
02/28/2018

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:							
9020	Interest Income	0.36	0	0.36	0.76	0	0.76	0
	TOTAL INCOME	**0.36**	**0**	**0.36**	**0.76**	**0**	**0.76**	**0**
	CURRENT NET INCOME/(LOSS)	**0.36**	**0**	**0.36**	**0.76**	**0**	**0.76**	**0**

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
OMNMAN	Omni Management Services	00310063	01/30/2018	42.64	0.00	2107C	011343	C	02/01/2018	42.64
CITENE	Citizens Energy Group	00310324	01/22/2018	10.61	0.00	2107C	011344	C	02/02/2018	10.61
TANLAW	Tanner Law Group	00310326	01/12/2018	30.00	0.00	2107C	011345	C	02/02/2018	30.00
TANLAW	Tanner Law Group	00310327	01/15/2018	6.56	0.00	2107C	011345	C	02/02/2018	6.56
IPL	IPL	00311326	02/01/2018	160.66	0.00	2107C	011346	C	02/16/2018	160.66
IPL	IPL	00311327	02/08/2018	35.15	0.00	2107C	011346	C	02/16/2018	35.15
OMNMAN	Omni Management Services	00307692	01/01/2018	563.50	0.00	2107C	011347	C	02/26/2018	563.50
OMNMAN	Omni Management Services	00310177	02/01/2018	563.50	0.00	2107C	011347	C	02/26/2018	563.50
OMNMAN	Omni Management Services	00312268	02/26/2018	274.59	0.00	2107C	011347	C	02/26/2018	274.59
CITENE	Citizens Energy Group	00312324	02/20/2018	10.57	0.00	2107C	011348	C	02/28/2018	10.57
	Totals			1,697.78	0.00					1,697.78

Computer Checks:	1,697.78
Manual Checks:	0.00

Account		Type	Reference	Date	Description	Debit Amount	Credit Amount	Balance
1001	Cash - Operating CAB				Beginning Balance			388.49
		ACK	2107C-011343	02/01/2018	Omni Management Serv		42.64	
		ACK	2107C-011344	02/02/2018	Citizens Energy Grou		10.61	
		ACK	2107C-011345	02/02/2018	Tanner Law Group		36.56	
		RCP	00327798	02/06/2018	RM Cash Proc Post	50.00		
		ACK	2107C-011346	02/16/2018	IPL		195.81	
		RCP	00328868	02/16/2018	Lockbox	199.00		
		RCP	00328965	02/20/2018	RM Cash Proc Post	150.00		
		RCP	00329124	02/21/2018	Lockbox	398.00		
		RCP	00329215	02/22/2018	RM Cash Proc Post	20.00		
		RCP	00329291	02/22/2018	Lockbox	398.00		
		RCP	00329392	02/23/2018	Lockbox	597.00		
		ACK	2107C-011347	02/26/2018	Omni Management Serv		1,401.59	
		RCP	00329477	02/26/2018	RM Cash Proc Post	70.00		
		RCP	00329565	02/26/2018	Lockbox	3,078.88		
		RCP	00329606	02/27/2018	RM Cash Proc Post	50.00		
		RCP	00329688	02/27/2018	Lockbox	398.00		
		ACK	2107C-011348	02/28/2018	Citizens Energy Grou		10.57	
		JBR	2107C-022818	02/28/2018	Bank Reconciliation	0.04		
		RCP	00329829	02/28/2018	Lockbox	2,388.00		
					Account Total	7,796.92	1,697.78	6,099.14
					Ending Balance			6,487.63
1021	CAB Reserve				Beginning Balance			3,111.84
		JBR	2107R-022818	02/28/2018	Bank Reconciliation	0.36		
					Account Total	0.36	0.00	0.36
					Ending Balance			3,112.20
1210	Assessments Receivable				Beginning Balance			13,891.57
		RCR	00328149	02/08/2018	RM Credits		95.00	
		RMC	00328347	02/12/2018	RM Credits		1,296.01	
		RCP	00328965	02/20/2018	RM Cash Proc Post		150.00	
		RCP	00329124	02/21/2018	Lockbox		70.00	
		RCP	00329215	02/22/2018	RM Cash Proc Post		20.00	
		RCP	00329565	02/26/2018	Lockbox		128.88	
		RCP	00329606	02/27/2018	RM Cash Proc Post		50.00	
					Account Total	0.00	1,809.89	-1,809.89
					Ending Balance			12,081.68
1212	Legal Fees Receivable				Beginning Balance			6,843.41
		RCP	00327798	02/06/2018	RM Cash Proc Post		50.00	
		RMC	00328347	02/12/2018	RM Credits		480.00	
		RMC	00329341	02/22/2018	RM Credits		186.46	
					Account Total	0.00	716.46	-716.46
					Ending Balance			6,126.95
1420	Due From Operating				Beginning Balance			8,921.75
					Ending Balance			8,921.75
2010	Accounts Payable				Beginning Balance			-978.31
		ACK	2107C-011343	02/01/2018	Omni Management Serv	0.49		
		ACK	2107C-011343	02/01/2018	Omni Management Serv	8.82		
		ACK	2107C-011343	02/01/2018	Omni Management Serv	33.33		
		AVC	00310177	02/01/2018	Omni Management Serv		563.50	
		AVC	00311326	02/01/2018	IPL		160.66	
		ACK	2107C-011344	02/02/2018	Citizens Energy Grou	10.61		
		ACK	2107C-011345	02/02/2018	Tanner Law Group	30.00		
		ACK	2107C-011345	02/02/2018	Tanner Law Group	6.56		
		AVC	00311327	02/08/2018	IPL		35.15	
		ACR	00004128	02/14/2018	Tanner Law Group	325.00		
		ACK	2107C-011346	02/16/2018	IPL	160.66		
		ACK	2107C-011346	02/16/2018	IPL	35.15		
		AVC	00312324	02/20/2018	Citizens Energy Grou		10.57	
		ACK	2107C-011347	02/26/2018	Omni Management Serv	563.50		
		ACK	2107C-011347	02/26/2018	Omni Management Serv	563.50		
		ACK	2107C-011347	02/26/2018	Omni Management Serv	87.21		
		ACK	2107C-011347	02/26/2018	Omni Management Serv	187.38		
		AVC	00312268	02/26/2018	Omni Management Serv		87.21	
		AVC	00312268	02/26/2018	Omni Management Serv		187.38	
		ACK	2107C-011348	02/28/2018	Citizens Energy Grou	10.57		
					Account Total	2,022.78	1,044.47	978.31
					Ending Balance			0.00

Account		Type	Reference	Date	Description	Debit Amount	Credit Amount	Balance
2020	Prepaid Owner Assessments				Beginning Balance			-1,362.50
		RCR	00328150	02/08/2018	RM Credits		1,776.01	
		RMC	00328347	02/12/2018	RM Credits	1,776.01		
		RCP	00328868	02/16/2018	Lockbox		199.00	
		RCP	00329124	02/21/2018	Lockbox		328.00	
		RCP	00329291	02/22/2018	Lockbox		398.00	
		RCR	00329193	02/22/2018	RM Credits		186.46	
		RMC	00329341	02/22/2018	RM Credits	186.46		
		RCP	00329392	02/23/2018	Lockbox		597.00	
		RCP	00329477	02/26/2018	RM Cash Proc Post		70.00	
		RCP	00329565	02/26/2018	Lockbox		2,950.00	
		RCP	00329688	02/27/2018	Lockbox		398.00	
		RCR	00329580	02/27/2018	RM Credits		35.00	
		RCP	00329829	02/28/2018	Lockbox		2,388.00	
					Account Total	1,962.47	9,325.47	-7,363.00
					Ending Balance			-8,725.50
2110	Due To Reserve				Beginning Balance			-8,921.75
					Ending Balance			-8,921.75
2130	H/O Late Fees Due to Omni				Beginning Balance			-2,065.35
		RCR	00328149	02/08/2018	RM Credits	95.00		
		RCR	00329580	02/27/2018	RM Credits	35.00		
					Account Total	130.00	0.00	130.00
					Ending Balance			-1,935.35
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				Beginning Balance			-3.78
		JBR	2107C-022818	02/28/2018	Bank Reconciliation		0.04	
					Account Total	0.00	0.04	-0.04
					Ending Balance			-3.82
4145	Interest From Delinquent Accounts				Beginning Balance			-674.70
					Ending Balance			-674.70
5010	Administrative Fees				Beginning Balance			1,367.70
		AVC	00312268	02/26/2018	Omni Management Serv	187.38		
					Account Total	187.38	0.00	187.38
					Ending Balance			1,555.08
5020	Postage & Printing				Beginning Balance			740.30
		AVC	00312268	02/26/2018	Omni Management Serv	87.21		
					Account Total	87.21	0.00	87.21
					Ending Balance			827.51
5030	Professional Services				Beginning Balance			6,238.21
		ACR	00004128	02/14/2018	Tanner Law Group		325.00	
					Account Total	0.00	325.00	-325.00
					Ending Balance			5,913.21
5031	Accounting Fees				Beginning Balance			400.00
					Ending Balance			400.00
5040	Management Contract				Beginning Balance			7,325.50
		AVC	00310177	02/01/2018	Omni Management Serv	563.50		
					Account Total	563.50	0.00	563.50
					Ending Balance			7,889.00
5050	Insurance Expense				Beginning Balance			1,058.00
					Ending Balance			1,058.00
5060	Bad Debt/Writeoff				Beginning Balance			5,211.06
		RCR	00328150	02/08/2018	RM Credits	1,776.01		
		RCR	00329193	02/22/2018	RM Credits	186.46		
					Account Total	1,962.47	0.00	1,962.47

Account		Type	Reference	Date	Description	Debit Amount	Credit Amount	Balance
					Ending Balance			7,173.53
5070	Website Expense				Beginning Balance			115.87
					Ending Balance			115.87
5110	Electricity				Beginning Balance			2,555.99
		AVC	00311326	02/01/2018	IPL	160.66		
		AVC	00311327	02/08/2018	IPL	35.15		
					Account Total	195.81	0.00	195.81
					Ending Balance			2,751.80
5120	Water & Sewer				Beginning Balance			727.29
		AVC	00312324	02/20/2018	Citizens Energy Grou	10.57		
					Account Total	10.57	0.00	10.57
					Ending Balance			737.86
5210	Landscape Contract				Beginning Balance			15,125.00
					Ending Balance			15,125.00
5221	Common Area Maintenance				Beginning Balance			2,616.72
					Ending Balance			2,616.72
5244	Irrigation				Beginning Balance			315.00
					Ending Balance			315.00
9020	Interest Income				Beginning Balance			-15.64
		JBR	2107R-022818	02/28/2018	Bank Reconciliation		0.36	
					Account Total	0.00	0.36	-0.36
					Ending Balance			-16.00
					Entity Totals	14,919.47	14,919.47	0.00

Bank Reconciliation
2107C Briarbrook Village
02/28/2018

Bank Balance As Of 02/28/2018	6,470.59
Deposit In Transit RM	49.00
Outstanding Checks AP	-31.96
Adjusted Bank Balance	6,487.63
Book Balance As Of 02/28/2018	6,487.59
Interest Income	0.04
Bank Charges	0.00
Adjusted Book Balance	6,487.63

A Division of Mutual of Omaha Bank
Main Office
P.O. Box 64084
Phoenix, AZ 85082
(866) 800-4656

Community Association Banc

2-28-18
274857561

OMNI MGMT SERVICES INC AGENT FOR
BRIARBROOK VILLAGE COMM ASSN
RESERVE
212 W 10TH ST STE B300
INDIANAPOLIS IN 46202-5656

27485 756 1 MONEY MARKET ACCOUNT

Previous Balance	1-31-18	3,111.84
+Deposits/Credits		.00
-Checks/Debits		.00
-Service Charge		.00
+Interest Paid		.36
Current Balance		3,112.20
Days in Statement Period	28	

* - - - - - - - - - - - - -INTEREST SUMMARY- - - - - - - - - - - - - - - *

Interest Earned From 2/01/18 To 2/28/18

Days in Period	28
Interest Earned	.36
Annual Percentage Yield Earned	.15
Interest Paid this Year	.76
Interest Withheld this Year	.00

* - - - - - - - - - - - - - -DESCRIPTIVE TRANSACTIONS- - - - - - - - - - - - *

Date	Description	Amount
2-28	Interest Pymt	.36

* - - - - - - - - - - - - -DAILY BALANCE SUMMARY- - - - - - - - - - - -*

Date	Balance	Date	Balance	Date	Balance
1-31	3111.84	2-28	3112.20		

* - - - - - - - - - -OVERDRAFT CHARGES/REFUNDS SUMMARY - - - - - - - - - *

	This Cycle	YTD
Total returned item fees	.00	.00
Total overdraft fees	.00	.00

END OF STATEMENT

A Division of Mutual of Omaha Bank
Main Office
P.O. Box 64084
Phoenix, AZ 85082
(866) 800-4656

Community Association Banc

2-28-18
274558814

OMNI MANAGEMENT SERVICES INC AGENT FOR
BRIARBROOK VILLAGE COMMUNITY ASSN INC
212 W 10TH ST STE B300
INDIANAPOLIS IN 46202-5656

27455 881 4 NOW ACCOUNT

Previous Balance	1-31-18	360.88
+Deposits/Credits	12	7,796.88
-Checks/Debits	5	1,687.21
-Service Charge		.00
+Interest Paid		.04
Current Balance		6,470.59
Days in Statement Period	28	

* - - - - - - - - - - - - -INTEREST SUMMARY- - - - - - - - - - - - - - - *

Interest Earned From 2/01/18 To 2/28/18

Days in Period	28
Interest Earned	.04
Annual Percentage Yield Earned	.05
Interest Paid this Year	.06
Interest Withheld this Year	.00

* - - - - - - - - - - - - - -DESCRIPTIVE TRANSACTIONS- - - - - - - - - - - - *

Date	Description	Amount
2-06	Image Deposit	50.00
2-16	Lockbox Deposit	199.00
2-20	Image Deposit	150.00
2-21	Lockbox Deposit	398.00
2-22	Lockbox Deposit	398.00
2-22	Image Deposit	20.00
2-23	Lockbox Deposit	597.00
2-26	Lockbox Deposit	3078.88
2-26	Image Deposit	70.00
2-27	Lockbox Deposit	398.00
2-27	Image Deposit	50.00
2-28	Lockbox Deposit	2388.00
2-28	Interest Pymt	.04

* - - - - - - - - - - - - - - - - - -CHECKS PAID- - - - - - - - - - - - - - - -*

No.	Date	Amount	No.	Date	Amount
11343	2-02	42.64	11344	2-07	10.61
11345	2-08	36.56	11346	2-21	195.81
11347	2-27	1401.59			

* - - - - - - - - - - - - -DAILY BALANCE SUMMARY- - - - - - - - - - - - -*

Date	Balance	Date	Balance	Date	Balance
1-31	360.88	2-02	318.24	2-06	368.24
2-07	357.63	2-08	321.07	2-16	520.07
2-20	670.07	2-21	872.26	2-22	1290.26
2-23	1887.26	2-26	5036.14	2-27	4082.55
2-28	6470.59				

Continued on Next Page

OMNI MANAGEMENT SERVICES INC AGENT FOR

* - - - - - - - - - -OVERDRAFT CHARGES/REFUNDS SUMMARY - - - - - - - - - *

	This Cycle	YTD
Total returned item fees	.00	.00
Total overdraft fees	.00	.00

END OF STATEMENT