2107 Briarbrook Village Community Association Inc.
Balance Sheet
05/31/2018

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	16,989.73	0.00	16,989.73
1021	CAB Reserve	0.00	3,113.38	3,113.38
	TOTAL BANK ACCOUNTS:	**16,989.73**	**3,113.38**	**20,103.11**
	ACCOUNTS RECEIVABLE:			
1210	Assessments Receivable	19,858.05	0.00	19,858.05
1212	Legal Fees Receivable	5,094.04	0.00	5,094.04
	TOTAL ACCOUNTS RECEIVABLE	**24,952.09**	**0.00**	**24,952.09**
	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	**41,941.82**	**12,035.13**	**53,976.95**
	LIABILITIES			
	ACCOUNTS PAYABLE:			
2010	Accounts Payable	1,209.11	0.00	1,209.11
	TOTAL ACCOUNTS PAYABLE	**1,209.11**	**0.00**	**1,209.11**
	CURRENT LIABILITIES:			
2020	Prepaid Owner Assessments	1,412.36	0.00	1,412.36
2110	Due To Reserve	8,921.75	0.00	8,921.75
2130	H/O Late Fees Due to Omni	3,674.82	0.00	3,674.82
	TOTAL CURRENT LIABILITIES	**14,008.93**	**0.00**	**14,008.93**
	TOTAL LIABILITIES	**15,218.04**	**0.00**	**15,218.04**
	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	18,085.79	0.00	18,085.79
	Reserve Current Earnings	0.00	1.94	1.94
	TOTAL EQUITY	**26,723.78**	**12,035.13**	**38,758.91**
	TOTAL LIABILITIES & EQUITY	**41,941.82**	**12,035.13**	**53,976.95**

Briarbrook Village Community Association Inc.
Income and Expense Statement
05/31/2018

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	31,471.30	32,039	(567.70)	32,039
4140	Interest Income	0.64	0	0.64	1.78	0	1.78	0
4145	Interest From Delinquent Accounts	0.00	0	0.00	622.88	0	622.88	0
	TOTAL INCOME	**0.64**	**0**	**0.64**	**32,095.96**	**32,039**	**56.96**	**32,039**
	OPERATING EXPENSES:							
	ADMINISTRATIVE EXPENSES:							
5010	Administrative Fees	51.11	125	73.89	385.14	625	239.86	1,500
5020	Postage & Printing	23.50	0	(23.50)	159.53	0	(159.53)	0
5030	Legal Services	0.00	83	83.00	621.06	415	(206.06)	1,000
5031	Accounting Fees	0.00	0	0.00	400.00	410	10.00	410
5040	Management Contract	563.50	564	0.50	2,817.50	2,820	2.50	6,762
5050	Insurance Expense	0.00	0	0.00	1,176.00	1,060	(116.00)	1,060
5060	Bad Debt/Writeoff	583.88	0	(583.88)	2,546.35	0	(2,546.35)	0
5070	Website Expense	0.00	10	10.00	0.00	50	50.00	116
	TOTAL ADMINISTRATIVE EXPENSES	**1,221.99**	**782**	**(439.99)**	**8,105.58**	**5,380**	**(2,725.58)**	**10,848**
	UTILITY EXPENSES:							
5110	Electricity	195.15	208	12.85	978.58	1,040	61.42	2,500
5120	Water & Sewer	46.57	42	(4.57)	88.97	210	121.03	500
	TOTAL UTILITIES	**241.72**	**250**	**8.28**	**1,067.55**	**1,250**	**182.45**	**3,000**
	GROUNDS MAINTENANCE:							
5210	Landscape Contract	1,080.87	865	(215.87)	3,517.61	3,457	(60.61)	8,647
5221	Common Area Maintenance	75.00	250	175.00	344.43	250	(94.43)	250
5235	Sign Maintenance	0.00	0	0.00	0.00	75	75.00	150
5244	Irrigation	0.00	0	0.00	0.00	460	460.00	460
5260	Snow Removal	0.00	0	0.00	975.00	2,080	1,105.00	2,080
	TOTAL GROUNDS MAINTENANCE	**1,155.87**	**1,115**	**(40.87)**	**4,837.04**	**6,322**	**1,484.96**	**11,587**
	TOTAL EXPENSES	**2,619.58**	**2,147**	**(472.58)**	**14,010.17**	**12,952**	**(1,058.17)**	**25,435**
	CURRENT INCOME/(LOSS)	**(2,618.94)**	**(2,147)**	**(471.94)**	**18,085.79**	**19,087**	**(1,001.21)**	**6,604**

Briarbrook Village Community Association Inc.
Reserve Income and Expense Statement
05/31/2018

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	0.40	0	0.40	1.94	0	1.94	0
	TOTAL INCOME	**0.40**	**0**	**0.40**	**1.94**	**0**	**1.94**	**0**
	CURRENT NET INCOME/(LOSS)	**0.40**	**0**	**0.40**	**1.94**	**0**	**1.94**	**0**

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**							
00320129	1042262	05/21/2018	05/21/2018	05/21/2018	05/21/2018		46.57			
			Vendor Totals		46.57		46.57	0.00	0.00	0.00
HOOSCA	**Hoosier Scapes**		Terms: UR Upon Receipt							
00320779	13	05/31/2018	05/31/2018	05/31/2018	05/31/2018		1,080.87			
			Vendor Totals		1,080.87		1,080.87	0.00	0.00	0.00
HOSANT	**Anthony Hosea**		Terms: UR Upon Receipt							
00320780	42018	05/01/2018	04/30/2018	04/30/2018	04/30/2018			75.00		
			Vendor Totals		75.00		0.00	75.00	0.00	0.00
TANLAW	**Tanner Law Group**		Terms: UR Upon Receipt							
00320781	36395	05/16/2018	05/16/2018	05/16/2018	05/16/2018		6.67			
			Vendor Totals		6.67		6.67	0.00	0.00	0.00
			Entity Totals		1,209.11		1,134.11	75.00	0.00	0.00

3ank 2107C Briarbrook Village
=or Entities 2107 to 2107
=or All Vendors

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

/endor	Name	Voucher	Vch Date	Amount	Disc Taken	Bank	Check	Type	Check Date	Amount
)MNMAN	Omni Management Services	00317307	05/01/2018	563.50	0.00	2107C	011367	C	05/01/2018	563.50
CITENE	Citizens Energy Group	00317848	04/20/2018	10.61	0.00	2107C	011368	C	05/04/2018	10.61
HOOSCA	Hoosier Scapes	00317849	04/30/2018	1,080.87	0.00	2107C	011369	C	05/04/2018	1,080.87
HOSANT	Anthony Hosea	00318269	04/28/2018	86.74	0.00	2107C	011370	C	05/11/2018	86.74
PL	IPL	00318270	05/02/2018	161.01	0.00	2107C	011371	C	05/11/2018	161.01
PL	IPL	00319008	05/09/2018	34.14	0.00	2107C	011372	C	05/15/2018	34.14
)MNMAN	Omni Management Services	00319982	05/29/2018	219.67	0.00	2107C	011373	C	05/29/2018	219.67
	Totals			2,156.54	0.00					2,156.54

Computer Checks: 2,156.54
Manual Checks: 0.00

For Accounts to ZZZZZZZZ

OMNI management services Inc

Account		Type	Reference	Date	Description	Debit Amount	Credit Amount	Balance
.001	Cash - Operating CAB				Beginning Balance			15,291.93
		ACK	2107C-011367	05/01/2018	Omni Management Serv		563.50	
		RCP	00335063	05/01/2018	Lockbox	20.00		
		ACK	2107C-011368	05/04/2018	Citizens Energy Grou		10.61	
		ACK	2107C-011369	05/04/2018	Hoosier Scapes		1,080.87	
		RCP	00335341	05/04/2018	Lockbox	540.94		
		RCP	00335407	05/07/2018	RM Cash Proc Post	706.42		
		RCP	00335462	05/07/2018	Lockbox	46.94		
		RCP	00335515	05/08/2018	RM Cash Proc Post	199.00		
		ACK	2107C-011370	05/11/2018	Anthony Hosea		86.74	
		ACK	2107C-011371	05/11/2018	IPL		161.01	
		ACK	2107C-011372	05/15/2018	IPL		34.14	
		RCP	00336065	05/15/2018	Lockbox	67.00		
		RCP	00336444	05/22/2018	Lockbox	68.00		
		ACK	2107C-011373	05/29/2018	Omni Management Serv		219.67	
		RCP	00336863	05/29/2018	Lockbox	170.00		
		RCP	00336894	05/30/2018	RM Cash Proc Post	50.00		
		RCP	00336932	05/30/2018	RM Cash Proc Post	10.00		
		JBR	2107C-053118	05/31/2018	Bank Reconciliation	0.64		
		RCP	00336983	05/31/2018	RM Cash Proc Post	716.94		
		RCP	00336995	05/31/2018	RM Cash Proc Post	1,083.46		
		RCP	00337020	05/31/2018	RM Cash Proc Post	175.00		
					Account Total	3,854.34	2,156.54	1,697.80
					Ending Balance			16,989.73
.021	CAB Reserve				Beginning Balance			3,112.98
		JBR	2107R-053118	05/31/2018	Bank Reconciliation	0.40		
					Account Total	0.40	0.00	0.40
					Ending Balance			3,113.38
.210	Assessments Receivable				Beginning Balance			22,945.29
		RCG	00335285	05/04/2018	RM Charges	199.00		
		RCP	00335341	05/04/2018	Lockbox		315.94	
		RCR	00335284	05/04/2018	RM Credits		199.00	
		RCP	00335407	05/07/2018	RM Cash Proc Post		491.96	
		RCP	00335462	05/07/2018	Lockbox		46.94	
		RCP	00335515	05/08/2018	RM Cash Proc Post		199.00	
		RCP	00336065	05/15/2018	Lockbox		67.00	
		RCP	00336444	05/22/2018	Lockbox		66.00	
		RCP	00336863	05/29/2018	Lockbox		150.00	
		RCP	00336894	05/30/2018	RM Cash Proc Post		50.00	
		RCP	00336932	05/30/2018	RM Cash Proc Post		10.00	
		RCP	00336983	05/31/2018	RM Cash Proc Post		532.94	
		RCP	00336995	05/31/2018	RM Cash Proc Post		982.46	
		RCP	00337020	05/31/2018	RM Cash Proc Post		175.00	
					Account Total	199.00	3,286.24	-3,087.24
					Ending Balance			19,858.05
.212	Legal Fees Receivable				Beginning Balance			5,811.83
		RCP	00335341	05/04/2018	Lockbox		225.00	
		RCP	00335407	05/07/2018	RM Cash Proc Post		214.46	
		RCG	00336790	05/29/2018	RM Charges	6.67		
		RCP	00336983	05/31/2018	RM Cash Proc Post		184.00	
		RCP	00336995	05/31/2018	RM Cash Proc Post		101.00	
					Account Total	6.67	724.46	-717.79
					Ending Balance			5,094.04
.420	Due From Operating				Beginning Balance			8,921.75
					Ending Balance			8,921.75
2010	Accounts Payable				Beginning Balance			-1,178.22
		ACK	2107C-011367	05/01/2018	Omni Management Serv	563.50		
		AVC	00317307	05/01/2018	Omni Management Serv		563.50	
		AVC	00320780	05/01/2018	Anthony Hosea		75.00	
		AVC	00318270	05/02/2018	IPL		161.01	
		ACK	2107C-011368	05/04/2018	Citizens Energy Grou	10.61		
		ACK	2107C-011369	05/04/2018	Hoosier Scapes	1,080.87		
		AVC	00319008	05/09/2018	IPL		34.14	
		ACK	2107C-011370	05/11/2018	Anthony Hosea	86.74		
		ACK	2107C-011371	05/11/2018	IPL	161.01		
		ACK	2107C-011372	05/15/2018	IPL	34.14		
		AVC	00320781	05/16/2018	Tanner Law Group		6.67	
		AVC	00320129	05/21/2018	Citizens Energy Grou		46.57	
		ACK	2107C-011373	05/29/2018	Omni Management Serv	145.06		

Account		Type	Reference	Date	Description	Debit Amount	Credit Amount	Balance
		ACK	2107C-011373	05/29/2018	Omni Management Serv	23.50		
		ACK	2107C-011373	05/29/2018	Omni Management Serv	51.11		
		AVC	00319982	05/29/2018	Omni Management Serv		145.06	
		AVC	00319982	05/29/2018	Omni Management Serv		23.50	
		AVC	00319982	05/29/2018	Omni Management Serv		51.11	
		AVC	00320779	05/31/2018	Hoosier Scapes		1,080.87	
					Account Total	2,156.54	2,187.43	-30.89
					Ending Balance			-1,209.11
2020	Prepaid Owner Assessments				Beginning Balance			-786.48
		RCP	00335063	05/01/2018	Lockbox		20.00	
		RCP	00336444	05/22/2018	Lockbox		2.00	
		RCP	00336863	05/29/2018	Lockbox		20.00	
		RCR	00337081	05/31/2018	RM Credits		583.88	
					Account Total	0.00	625.88	-625.88
					Ending Balance			-1,412.36
2110	Due To Reserve				Beginning Balance			-8,921.75
					Ending Balance			-8,921.75
2130	H/O Late Fees Due to Omni				Beginning Balance			-3,819.88
		AVC	00319982	05/29/2018	Omni Management Serv	145.06		
					Account Total	145.06	0.00	145.06
					Ending Balance			-3,674.82
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			-63,859.65
		RCG	00335285	05/04/2018	RM Charges		199.00	
		RCR	00335284	05/04/2018	RM Credits	199.00		
					Account Total	199.00	199.00	0.00
					Ending Balance			-63,859.65
4140	Interest Income				Beginning Balance			-4.90
		JBR	2107C-053118	05/31/2018	Bank Reconciliation		0.64	
					Account Total	0.00	0.64	-0.64
					Ending Balance			-5.54
4145	Interest From Delinquent Accounts				Beginning Balance			-1,297.58
					Ending Balance			-1,297.58
5010	Administrative Fees				Beginning Balance			1,668.40
		AVC	00319982	05/29/2018	Omni Management Serv	51.11		
					Account Total	51.11	0.00	51.11
					Ending Balance			1,719.51
5020	Postage & Printing				Beginning Balance			867.51
		AVC	00319982	05/29/2018	Omni Management Serv	23.50		
					Account Total	23.50	0.00	23.50
					Ending Balance			891.01
5030	Professional Services				Beginning Balance			6,829.27
		AVC	00320781	05/16/2018	Tanner Law Group	6.67		
		RCG	00336790	05/29/2018	RM Charges		6.67	
					Account Total	6.67	6.67	0.00
					Ending Balance			6,829.27
5031	Accounting Fees				Beginning Balance			800.00
					Ending Balance			800.00
5040	Management Contract				Beginning Balance			9,016.00
		AVC	00317307	05/01/2018	Omni Management Serv	563.50		
					Account Total	563.50	0.00	563.50
					Ending Balance			9,579.50
5050	Insurance Expense				Beginning Balance			2,234.00
					Ending Balance			2,234.00
5060	Bad Debt/Writeoff				Beginning Balance			7,173.53
		RCR	00337081	05/31/2018	RM Credits	583.88		

2107 Briarbrook Village
For Dates 05/01/2018 to 05/31/2018

For Accounts to ZZZZZZZZ

OMNI management services Inc

Account		Type	Reference	Date	Description	Debit Amount	Credit Amount	Balance
					Account Total	583.88	0.00	583.8
					Ending Balance			7,757.4
070	Website Expense				Beginning Balance			115.8
					Ending Balance			115.8
110	Electricity				Beginning Balance			3,143.2
		AVC	00318270	05/02/2018	IPL	161.01		
		AVC	00319008	05/09/2018	IPL	34.14		
					Account Total	195.15	0.00	195.1
					Ending Balance			3,338.3
120	Water & Sewer				Beginning Balance			759.0
		AVC	00320129	05/21/2018	Citizens Energy Grou	46.57		
					Account Total	46.57	0.00	46.5
					Ending Balance			805.6
210	Landscape Contract				Beginning Balance			17,561.7
		AVC	00320779	05/31/2018	Hoosier Scapes	1,080.87		
					Account Total	1,080.87	0.00	1,080.8
					Ending Balance			18,642.6
221	Common Area Maintenance				Beginning Balance			2,886.1
		AVC	00320780	05/01/2018	Anthony Hosea	75.00		
					Account Total	75.00	0.00	75.0
					Ending Balance			2,961.1
244	Irrigation				Beginning Balance			315.0
					Ending Balance			315.0
260	Snow Removal				Beginning Balance			975.0
					Ending Balance			975.0
020	Interest Income				Beginning Balance			-16.7
		JBR	2107R-053118	05/31/2018	Bank Reconciliation		0.40	
					Account Total	0.00	0.40	-0.4
					Ending Balance			-17.1
					Entity Totals	9,187.26	9,187.26	0.0

Bank Reconciliation
2107C Briarbrook Village
05/31/2018

Bank Balance As Of 05/31/2018		17,061.62
	Deposit In Transit RM	49.00
	Outstanding Checks AP	-21.39
	Adjustments:	-99.50
Adjusted Bank Balance		16,989.73
Book Balance As Of 05/31/2018		16,989.09
	Interest Income	0.64
	Bank Charges	0.00
Adjusted Book Balance		16,989.73

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

Community Association Banc

5-31-18
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	4-30-18	15,363.82
+Deposits/Credits	13	3,853.70
-Checks/Debits	7	2,156.54
-Service Charge		.00
+Interest Paid		.64
Current Balance		17,061.62
Days in Statement Period	31	

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

Interest Earned From 5/01/18 To 5/31/18	
Days in Period	31
Interest Earned	.64
Annual Percentage Yield Earned	.05
Interest Paid this Year	1.78
Interest Withheld this Year	.00

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

Date	Description	Amount
5-01	Lockbox Deposit	20.00
5-04	Lockbox Deposit	540.94
5-07	Lockbox Deposit	46.94
5-08	Image Deposit	199.00
5-09	Image Deposit	706.42
5-15	Lockbox Deposit	67.00
5-22	Lockbox Deposit	68.00
5-29	Lockbox Deposit	170.00
5-31	Image Deposit	1083.46
5-31	Image Deposit	716.94
5-31	Image Deposit	175.00
5-31	Image Deposit	50.00
5-31	Image Deposit	10.00
5-31	Interest Pymt	.64

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

No.	Date	Amount	No.	Date	Amount
11367	5-02	563.50	11368	5-08	10.61
11369	5-09	1080.87	11370	5-18	86.74
11371	5-15	161.01	11372	5-22	34.14
11373	5-30	219.67			

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

Date	Balance	Date	Balance	Date	Balance
4-30	15363.82	5-01	15383.82	5-02	14820.32
5-04	15361.26	5-07	15408.20	5-08	15596.59
5-09	15222.14	5-15	15128.13	5-18	15041.39
5-22	15075.25	5-29	15245.25	5-30	15025.58
5-31	17061.62				

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

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

Community Association Banc

5-31-18
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	4-30-18	3,112.98
+Deposits/Credits		.00
-Checks/Debits		.00
-Service Charge		.00
+Interest Paid		.40
Current Balance		3,113.38
Days in Statement Period	31	

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

Interest Earned From 5/01/18 To 5/31/18

Days in Period	31
Interest Earned	.40
Annual Percentage Yield Earned	.15
Interest Paid this Year	1.94
Interest Withheld this Year	.00

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

Date	Description	Amount
5-31	Interest Pymt	.40

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

Date	Balance	Date	Balance	Date	Balance
4-30	3112.98	5-31	3113.38		

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

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

END OF STATEMENT