

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	127,525.18	0.00	127,525.18
1021	CAB Reserve	0.00	68,613.96	68,613.96
	TOTAL BANK ACCOUNTS:	127,525.18	68,613.96	196,139.14
ACCOUNTS RECEIVABLE:				
1210	Assessments Receivable	33,151.26	0.00	33,151.26
1212	Legal Fees Receivable	685.64	0.00	685.64
	TOTAL ACCOUNTS RECEIVABLE	33,836.90	0.00	33,836.90
CURRENT ASSETS:				
1320	Prepaid Insurance	6,711.69	0.00	6,711.69
	TOTAL CURRENT ASSETS	6,711.69	0.00	6,711.69
	TOTAL ASSETS	168,073.77	68,613.96	236,687.73
LIABILITIES				
ACCOUNTS PAYABLE:				
2010	Accounts Payable	52,217.16	0.00	52,217.16
	TOTAL ACCOUNTS PAYABLE	52,217.16	0.00	52,217.16
CURRENT LIABILITIES:				
2020	Prepaid Owner Assessments	28,786.42	0.00	28,786.42
2130	H/O Late Fees Due to Omni	245.00	0.00	245.00
	TOTAL CURRENT LIABILITIES	29,031.42	0.00	29,031.42
	TOTAL LIABILITIES	81,248.58	0.00	81,248.58
EQUITY				
3000	Prior Year Operating Fund Balance	67,398.03	0.00	67,398.03
3100	Prior Year Reserve Fund Balance	0.00	63,583.64	63,583.64
	Current Earnings	19,415.16	0.00	19,415.16
	Reserve Current Earnings	0.00	5,042.32	5,042.32
	TOTAL EQUITY	86,813.19	68,625.96	155,439.15
	TOTAL LIABILITIES & EQUITY	168,061.77	68,625.96	236,687.73

North Willow Park
Income and Expense Statement
03/31/2019

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	48,365.00	48,400	(35.00)	145,165.00	145,200	(35.00)	580,800
4130 Late Fees	805.00	0	805.00	805.00	0	805.00	0
4140 Interest Income	0.00	0	0.00	10.60	0	10.60	0
4160.3 Sign Rental Income	450.00	500	(50.00)	900.00	1,500	(600.00)	6,000
TOTAL INCOME	49,620.00	48,900	720.00	146,880.60	146,700	180.60	586,800
OPERATING EXPENSES:							
ADMINISTRATIVE EXPENSES:							
5010 Administrative Fees	202.18	435	232.82	875.62	1,305	429.38	5,220
5020 Postage & Printing	19.40	0	(19.40)	319.54	0	(319.54)	0
5030 Professional Services	(125.00)	835	960.00	1,903.30	2,505	601.70	10,020
5031 Accounting Fees	400.00	0	(400.00)	400.00	0	(400.00)	0
5040 Management Contract	2,090.00	2,090	0.00	6,270.00	6,270	0.00	25,080
5050 Insurance Expense	3,545.33	3,750	204.67	14,191.32	11,250	(2,941.32)	45,000
5095 Social	0.00	42	42.00	0.00	126	126.00	500
TOTAL ADMINISTRATIVE EXPENSES	6,131.91	7,152	1,020.09	23,959.78	21,456	(2,503.78)	85,820
UTILITY EXPENSES:							
5100 Utilities	6,927.24	12,725	5,797.76	29,577.00	38,175	8,598.00	152,700
5110 Electricity	0.00	0	0.00	507.78	0	(507.78)	0
5120 Water and Sewer Repairs	5,022.48	833	(4,189.48)	19,776.48	2,499	(17,277.48)	10,000
TOTAL UTILITIES	11,949.72	13,558	1,608.28	49,861.26	40,674	(9,187.26)	162,700
GROUNDS MAINTENANCE:							
520200 Mowing	0.00	7,775	7,775.00	0.00	7,775	7,775.00	62,200
5211 Landscaping Miscellaneous	380.00	2,500	2,120.00	1,040.00	2,500	1,460.00	20,000
5219 Tree Maintenance	0.00	0	0.00	300.00	0	(300.00)	0
5221 Common Area Maintenance	0.00	835	835.00	590.00	2,505	1,915.00	10,020
5260 Snow Removal	0.00	1,083	1,083.00	6,328.00	3,249	(3,079.00)	13,000
TOTAL GROUNDS MAINTENANCE	380.00	12,193	11,813.00	8,258.00	16,029	7,771.00	105,220
BUILDING MAINTENANCE:							
5303.1 Cement Repair	0.00	0	0.00	0.00	0	0.00	10,060
5303.2 Porch Steps Repair	0.00	0	0.00	0.00	0	0.00	14,500
5311 Building Maintenance	3,369.50	500	(2,869.50)	3,497.90	500	(2,997.90)	4,000
5311.5 Painting & Caulking	0.00	0	0.00	0.00	0	0.00	40,000
531800 Siding - Brick Repairs	0.00	0	0.00	0.00	0	0.00	30,000
532100 Fence Repairs & Maintenance	0.00	0	0.00	26,657.50	0	(26,657.50)	55,000
5324 Roof Services	870.00	0	(870.00)	870.00	0	(870.00)	2,500
5326 Gutter Repair	0.00	0	0.00	0.00	0	0.00	6,500
5345 Pressure Wash/Caulk Exterior	7,400.00	0	(7,400.00)	7,400.00	0	(7,400.00)	10,000
538550 Chimney Repairs	270.00	0	(270.00)	1,960.00	0	(1,960.00)	15,000
TOTAL BUILDING MAINTENANCE	11,909.50	500	(11,409.50)	40,385.40	500	(39,885.40)	187,560
OTHER EXPENSES:							
5510 Reserve Funding	1,667.00	3,792	2,125.00	5,001.00	11,376	6,375.00	45,504
TOTAL OTHER EXPENSES	1,667.00	3,792	2,125.00	5,001.00	11,376	6,375.00	45,504
TOTAL EXPENSES	32,038.13	37,195	5,156.87	127,465.44	90,035	(37,430.44)	586,804
CURRENT INCOME/(LOSS)	17,581.87	11,705	5,876.87	19,415.16	56,665	(37,249.84)	(4)

North Willow Park
Reserve Income and Expense Statement
03/31/2019

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:							
9010 Reserve Income	1,667.00	0	1,667.00	5,001.00	0	5,001.00	0
9020 Interest Income	0.00	0	0.00	41.32	0	41.32	0
TOTAL INCOME	1,667.00	0	1,667.00	5,042.32	0	5,042.32	0
CURRENT NET INCOME/(LOSS)	1,667.00	0	1,667.00	5,042.32	0	5,042.32	0