

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

Omni Management Services
P.O. Box 441570
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		Operating Fund	Reserve Fund	Total
ASSETS				
BANK ACCOUNTS:				
1001	Cash - Operating CAB	127,233.97	0.00	127,233.97
1021	CAB Reserve	0.00	87,602.79	87,602.79
	TOTAL BANK ACCOUNTS:	127,233.97	87,602.79	214,836.76
ACCOUNTS RECEIVABLE:				
1210	Assessments Receivable	31,128.52	0.00	31,128.52
1212	Legal Fees Receivable	3,513.69	0.00	3,513.69
	TOTAL ACCOUNTS RECEIVABLE	34,642.21	0.00	34,642.21
CURRENT ASSETS:				
1310	Prepaid Expenses	2,482.00	0.00	2,482.00
	TOTAL CURRENT ASSETS	2,482.00	0.00	2,482.00
	TOTAL ASSETS	164,358.18	87,602.79	251,960.97
LIABILITIES				
ACCOUNTS PAYABLE:				
2010	Accounts Payable	(13.00)	0.00	(13.00)
	TOTAL ACCOUNTS PAYABLE	(13.00)	0.00	(13.00)
CURRENT LIABILITIES:				
2020	Prepaid Owner Assessments	5,022.00	0.00	5,022.00
2050	Owner Refund Payable	44.25	0.00	44.25
2130	H/O Late Fees Due to Omni	1,703.96	0.00	1,703.96
	TOTAL CURRENT LIABILITIES	6,770.21	0.00	6,770.21
	TOTAL LIABILITIES	6,757.21	0.00	6,757.21
EQUITY				
3000	Prior Year Operating Fund Balance	135,179.03	0.00	135,179.03
3100	Prior Year Reserve Fund Balance	0.00	87,459.20	87,459.20
	Current Earnings	581.94	0.00	581.94
	Reserve Current Earnings	0.00	21,983.59	21,983.59
	TOTAL EQUITY	135,760.97	109,442.79	245,203.76
	TOTAL LIABILITIES & EQUITY	142,518.18	109,442.79	251,960.97

Berkley Place Townhomes Homeowners Association Inc
Income and Expense Statement
05/31/2019

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		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	66,000.00	66,000	0.00	132,000
4130	Late Fees	90.00	0	90.00	540.00	0	540.00	0
4140	Interest Income	5.43	0	5.43	26.46	0	26.46	0
	TOTAL INCOME	95.43	0	95.43	66,566.46	66,000	566.46	132,000
OPERATING EXPENSES:								
ADMINISTRATIVE EXPENSES:								
5010	Administrative Fees	121.39	150	28.61	794.82	850	55.18	2,000
5030	Professional Services	0.00	0	0.00	0.00	300	300.00	1,200
5031	Accounting Fees	0.00	0	0.00	400.00	400	0.00	400
5040	Management Contract	583.50	583	(0.50)	2,917.50	2,915	(2.50)	7,002
5050	Insurance Expense	0.00	333	333.00	(257.00)	1,665	1,922.00	4,000
5060	Bad Debt/Writeoff	0.00	0	0.00	0.00	0	0.00	6,000
5070	Website Expense	0.00	50	50.00	0.00	250	250.00	600
	TOTAL ADMINISTRATIVE EXPENSES	704.89	1,116	411.11	3,855.32	6,380	2,524.68	21,202
UTILITY EXPENSES:								
5110	Electricity	255.32	250	(5.32)	1,263.06	1,250	(13.06)	3,000
5120	Water & Sewer	95.44	400	304.56	929.60	2,000	1,070.40	4,800
	TOTAL UTILITIES	350.76	650	299.24	2,192.66	3,250	1,057.34	7,800
GROUNDS MAINTENANCE:								
5210	Landscape Contract	2,962.00	3,038	76.00	11,848.00	12,152	304.00	30,380
5211	Landscaping Miscellaneous	0.00	400	400.00	6,925.00	1,200	(5,725.00)	3,200
5221	Common Area Maintenance	397.47	500	102.53	2,688.54	2,500	(188.54)	6,000
5260	Snow Removal	0.00	0	0.00	16,635.00	6,600	(10,035.00)	11,000
	TOTAL GROUNDS MAINTENANCE	3,359.47	3,938	578.53	38,096.54	22,452	(15,644.54)	50,580
OTHER EXPENSES:								
5510	Reserve Funding	4,368.00	4,368	0.00	21,840.00	21,840	0.00	52,419
	TOTAL OTHER EXPENSES	4,368.00	4,368	0.00	21,840.00	21,840	0.00	52,419
	TOTAL EXPENSES	8,783.12	10,072	1,288.88	65,984.52	53,922	(12,062.52)	132,001
	CURRENT INCOME/(LOSS)	(8,687.69)	(10,072)	1,384.31	581.94	12,078	(11,496.06)	(1)