

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
<b>ASSETS</b>				
<b>BANK ACCOUNTS:</b>				
1001	Cash - Operating CAB	41,021.47	0.00	41,021.47
1021	CAB Reserve	0.00	31,685.12	31,685.12
	<b>TOTAL BANK ACCOUNTS:</b>	<b>41,021.47</b>	<b>31,685.12</b>	<b>72,706.59</b>
<b>ACCOUNTS RECEIVABLE:</b>				
1210	Assessments Receivable	43,262.32	0.00	43,262.32
1212	Legal Fees Receivable	2,473.61	0.00	2,473.61
	<b>TOTAL ACCOUNTS RECEIVABLE</b>	<b>45,735.93</b>	<b>0.00</b>	<b>45,735.93</b>
	<b>TOTAL ASSETS</b>	<b>86,757.40</b>	<b>31,685.12</b>	<b>118,442.52</b>
<b>LIABILITIES</b>				
<b>ACCOUNTS PAYABLE:</b>				
2010	Accounts Payable	44.01	0.00	44.01
	<b>TOTAL ACCOUNTS PAYABLE</b>	<b>44.01</b>	<b>0.00</b>	<b>44.01</b>
<b>CURRENT LIABILITIES:</b>				
2020	Prepaid Owner Assessments	4,275.04	0.00	4,275.04
2040	Deposit Payable	150.00	0.00	150.00
2130	H/O Late Fees Due to Omni	4,815.50	0.00	4,815.50
	<b>TOTAL CURRENT LIABILITIES</b>	<b>9,240.54</b>	<b>0.00</b>	<b>9,240.54</b>
	<b>TOTAL LIABILITIES</b>	<b>9,284.55</b>	<b>0.00</b>	<b>9,284.55</b>
<b>EQUITY</b>				
3000	Prior Year Operating Fund Balance	84,166.15	0.00	84,166.15
3100	Prior Year Reserve Fund Balance	0.00	28,290.83	28,290.83
	Current Earnings	(6,693.30)	0.00	(6,693.30)
	Reserve Current Earnings	0.00	3,394.29	3,394.29
	<b>TOTAL EQUITY</b>	<b>77,472.85</b>	<b>31,685.12</b>	<b>109,157.97</b>
	<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>86,757.40</b>	<b>31,685.12</b>	<b>118,442.52</b>

Liberty Creek North  
Income and Expense Statement  
07/31/2019

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	MTD ACTUAL	MTD BUDGET	VARIANCE Fav/(Unfav)	YTD ACTUAL	YTD BUDGET	VARIANCE Fav/(Unfav)	ANNUAL BUDGET	
<b>INCOME:</b>								
4100	Association Fees	0.00	0	0.00	38,207.50	38,080	127.50	76,160
4130	Late Fees	0.00	0	0.00	0.00	750	(750.00)	1,500
4140	Interest Income	1.87	0	1.87	10.84	30	(19.16)	60
4145	Interest From Delinquent Accounts	404.45	0	404.45	439.90	0	439.90	0
	<b>TOTAL INCOME</b>	<b>406.32</b>	<b>0</b>	<b>406.32</b>	<b>38,658.24</b>	<b>38,860</b>	<b>(201.76)</b>	<b>77,720</b>
<b>OPERATING EXPENSES:</b>								
<b>ADMINISTRATIVE EXPENSES:</b>								
5010	Administrative Fees	52.34	208	155.66	424.28	1,456	1,031.72	2,500
5020	Postage & Printing	1.10	83	81.90	228.83	581	352.17	1,000
5030	Professional Services	44.01	0	(44.01)	93.01	1,750	1,656.99	3,500
5031	Accounting Fees	0.00	25	25.00	400.00	175	(225.00)	300
5040	Management Contract	831.00	831	0.00	5,817.00	5,817	0.00	9,972
5050	Insurance Expense	0.00	0	0.00	766.75	1,750	983.25	3,500
5060	Bad Debt/Writeoff	0.00	250	250.00	0.00	1,750	1,750.00	3,000
5070	Website Expense	0.00	50	50.00	0.00	350	350.00	600
	<b>TOTAL ADMINISTRATIVE EXPENSES</b>	<b>928.45</b>	<b>1,447</b>	<b>518.55</b>	<b>7,729.87</b>	<b>13,629</b>	<b>5,899.13</b>	<b>24,372</b>
<b>UTILITY EXPENSES:</b>								
5110	Electricity	328.25	313	(15.25)	2,572.12	2,191	(381.12)	3,750
	<b>TOTAL UTILITIES</b>	<b>328.25</b>	<b>313</b>	<b>(15.25)</b>	<b>2,572.12</b>	<b>2,191</b>	<b>(381.12)</b>	<b>3,750</b>
<b>GROUNDS MAINTENANCE:</b>								
5210	Landscape Contract	1,412.50	1,000	(412.50)	7,062.50	6,000	(1,062.50)	10,000
5221	Common Area Maintenance	0.00	542	542.00	0.00	3,794	3,794.00	6,500
5260	Snow Removal	0.00	0	0.00	1,338.75	2,250	911.25	3,500
	<b>TOTAL GROUNDS MAINTENANCE</b>	<b>1,412.50</b>	<b>1,542</b>	<b>129.50</b>	<b>8,401.25</b>	<b>12,044</b>	<b>3,642.75</b>	<b>20,000</b>
<b>BUILDING MAINTENANCE:</b>								
5332	Amenities	4,822.39	2,242	(2,580.39)	23,323.30	15,694	(7,629.30)	26,900
	<b>TOTAL BUILDING MAINTENANCE</b>	<b>4,822.39</b>	<b>2,242</b>	<b>(2,580.39)</b>	<b>23,323.30</b>	<b>15,694</b>	<b>(7,629.30)</b>	<b>26,900</b>
<b>OTHER EXPENSES:</b>								
5510	Reserve Funding	475.00	475	0.00	3,325.00	3,325	0.00	5,698
	<b>TOTAL OTHER EXPENSES</b>	<b>475.00</b>	<b>475</b>	<b>0.00</b>	<b>3,325.00</b>	<b>3,325</b>	<b>0.00</b>	<b>5,698</b>
	<b>TOTAL EXPENSES</b>	<b>7,966.59</b>	<b>6,019</b>	<b>(1,947.59)</b>	<b>45,351.54</b>	<b>46,883</b>	<b>1,531.46</b>	<b>80,720</b>
	<b>CURRENT INCOME/(LOSS)</b>	<b>(7,560.27)</b>	<b>(6,019)</b>	<b>(1,541.27)</b>	<b>(6,693.30)</b>	<b>(8,023)</b>	<b>1,329.70</b>	<b>(3,000)</b>

Liberty Creek North  
Reserve Income and Expense Statement  
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<b>INCOME:</b>							
9010 Reserve Income	475.00	0	475.00	3,325.00	0	3,325.00	0
9020 Interest Income	<u>10.65</u>	<u>0</u>	<u>10.65</u>	<u>69.29</u>	<u>0</u>	<u>69.29</u>	<u>0</u>
<b>TOTAL INCOME</b>	<b>485.65</b>	<b>0</b>	<b>485.65</b>	<b>3,394.29</b>	<b>0</b>	<b>3,394.29</b>	<b>0</b>
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<b>CURRENT NET INCOME/(LOSS)</b>	<b>485.65</b>	<b>0</b>	<b>485.65</b>	<b>3,394.29</b>	<b>0</b>	<b>3,394.29</b>	<b>0</b>
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