



Real Estate  
Management  
Corporation

January 10, 2011

Pier Administration Committee

Re: **Epworth Forest Shoreline Piers  
Month End Report – December 2010 Financial Statement**

Dear Committee Members:

Please find enclosed your month-end report for Epworth Forest Shoreline Piers for the month referenced above.

The beginning cash balance in the operating account was \$2,240.84. Total net receipts were \$332.00 in pier fees. Total disbursements for the month were \$2,222.26 for management fees and reimbursable expenses, leaving \$350.58 cash on hand at month end.

Should you have any questions or need any additional information, please do not hesitate to contact us.

Sincerely,

**REAL ESTATE MANAGEMENT CORPORATION**  
Managing Agent for Epworth Forest Pier Administration

Nicole Totzke  
Director of Conventional Housing

Enclosures





Real Estate  
Management  
Corporation

NICUMC - Epworth Forest Shoreline

Financial Report

For the Period Ended

December 31, 2010

Prepared For:

NICUMC - Epworth Forest Shoreline

Prepared by:

Real Estate Management Corporation

Managing Agent

202 S. Michigan Street # 200

South Bend, IN 46601

Telephone: 574-234-9923

Facsimile: 574-234-9925

[www.REMC1.com](http://www.REMC1.com)

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NICUMC - Epworth Forest Division - Shoreline

Schedule A

Report for the month of:

December 2010

1. Cash on Hand and in Bank - Beginning of Month			<u>2,240.84</u>
2. Amounts Received during the month			
Shoreline Receipts	332.00		
Prepaid	<u>0.00</u>		
Total Received Per Cash Journal		<u>332.00</u>	
Total Misc Cash		<u>0.00</u>	
Total Receipts			<u>332.00</u>
			<u>2,572.84</u>
3. Disbursements made during the month			
Routine Operations			
Management Fee 11.10	<u>2,222.26</u>		
Total Disbursements per Check register		<u>2,222.26</u>	
Transfer to Community Piers	<u>0.00</u>		
Total other disbursements		<u>0.00</u>	
			<u>2,222.26</u>
4. Cash on Hand and in Bank- End of Month			350.58
Cash Available At Month End		Shoreline Operating	<u>350.58</u>
5. Annual Fees Potential	<u>29,631.00</u>		
6. Tenant Accounts Receivable	<u>2,424.33</u>		
7. Accounts Payable	<u>4,176.05</u>		
8. Replacement Reserve - All Units	<u>0.00</u>		

We hereby certify that this is as true and correct report, to the best of our knowledge.  
Real Estate Management Corporation

Signed:   
Nicole Totzke, Director of Conventional Housing

1/4/2011

**AP Check Register**

Epworth Forest - Shoreline

Date Range : 12/1/2010 To 12/31/2010 For Cash Account 1

<u>Check</u>	<u>Check Date</u>	<u>Vendor</u>	<u>Vendor Name</u>	<u>Vch #</u>	<u>Invoice Number</u>	<u>Invoice Date</u>	<u>Gross Amount</u>	<u>Discount</u>	<u>Net Amount</u>	<u>Check Amount</u>
000050	12/01/2010	REMC	Real Estate Management Corp	00065	MF 11/2010	12/01/2010	2,222.26	0.00	2,222.26	2,222.26
<b>Cash Account 1 Totals</b>							<b>2,222.26</b>	<b>0.00</b>	<b>2,222.26</b>	<b>2,222.26</b>
<b>Property/Company Totals for</b>			<b>Epworth Forest - Shoreline</b>				<b>2,222.26</b>	<b>0.00</b>	<b>2,222.26</b>	<b>2,222.26</b>

**AP Voucher Report**

960 - Epworth Forest - Shoreline  
For Cash Account : ALL  
From Earliest to 12/31/10

Vendor Key And Voucher No.	Invoice Date	Invoice Number	Invoice Due Date	Invoice Amount	Discount Date	Discount Amount	Check Number	Check Date	PO Number And Posted / On Hold	Paid To Date And Recurring/Freq/Stop
<b>NICU: North Indiana Conference</b>										
00041	6/23/2009	72381		193.00		0.00				
			7/23/2009	Legal Svc (Turner Case)					Yes	No
			6340-0000	LEGAL FEES			193.00		No	No
00042	12/10/2008	67859		1,257.70		0.00				
			1/10/2009	Legal Svc / Turner Litigation					Yes	No
			6340-0000	LEGAL FEES			1,257.70		No	No
00048	7/27/2009	1251391		228.75		0.00				
			8/27/2009	Turner case / Legal fees					Yes	No
			6340-0000	LEGAL FEES			228.75		No	No
00050	12/7/2009	74942		1,778.40		0.00				
			12/7/2009	SPLIT - Legal fees: Reimb for review of pier p					Yes	No
			6340-0000	LEGAL FEES			1,778.40		No	No
00051	10/22/2009	74492		718.20		0.00				
			10/22/2009	*SPLIT* Reimb for review of pier policy					Yes	No
			6340-0000	LEGAL FEES			718.20		No	No
Vendor Open Amount				4,176.05						

**Company Recap**

Total Posted Invoices	4,176.05
Total Posted Payments	0.00
Total Posted Discounts Taken	0.00
Net Posted Payments	0.00
Open Posted AP	4,176.05
New Unposted Invoices	0.00
Total Unposted Payments	0.00
Total Unposted Discounts Taken	0.00
Net Unposted Payments	0.00
Open Unposted AP	0.00
Total Open AP	4,176.05
Total Invoice Amounts	4,176.05
Total Distributions	4,176.05
Difference	0.00

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**Management Fee and Expense Reimbursement**

**December 2010**

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**Payable to: Real Estate Management Company, LLC**  
**202 S. Michigan Street, Suite 200**  
**PO Box 540**  
**South Bend, IN 46624**

**Invoice Date: January 1, 2011**  
**Terms: Due Upon Receipt**

**Epworth Shoreline**

6320 Management fee due per contract (Flat Fee)		\$2,200.00
6311 Office Supplies	0.00	
6360 Telephone	0.00	
6541 Maint. Supplies	0.00	
6311 Postage	7.28	
6390 Employment Expenses	0.22	
6311 Copies/Faxes	0.00	
6390 Bank Fees	13.60	
6390 Miscellaneous	0.00	
6311	0.00	
6311 Software Support	0.82	
6390 Insurance	0.00	
6395 Education/Training	0.00	
6590 Pagers	0.00	
	<hr/>	<hr/>
		\$21.93
TOTAL MANAGEMENT FEE		<hr/> <u>\$2,221.93</u>

1/4/2011

3:03:27PM

User: DANA

**Statement Reconcile Report**

Page 1 of 1

Checking Account Key : 10002566

Bank Name : EPWORTH FOREST SHORELINE

**Statement Balance**

<u>Date</u>	<u>Debit / Credit</u>	<u>Check No.</u>	<u>Description</u>	<u>Amount</u>
12/31/2010			Statement Balance	350.58
			Adjusted Statement Balance	350.58

**Check Book Balance**

<u>Date</u>	<u>Debit / Credit</u>	<u>Check No.</u>	<u>Description</u>	<u>Amount</u>
			11/30/2010 Reconciled Balance	2,240.84
12/06/2010	Credit	RECEIPTS	CR batch 563, Prop/Co. 960	332.00
12/01/2010	Debit	000050	Real Estate Management Corp	(2,222.26)
			Adjusted Reconciled Balance	350.58

**Unreconciled Transactions**

<u>Date</u>	<u>Debit / Credit</u>	<u>Check No.</u>	<u>Description</u>	<u>Amount</u>
			Adjusted Check Book Balance	350.58

**In Balance**



NORTH INDIANA CONFERENCE OF THE  
 UNITED METHODIST CHURCH EPWORTH  
 FOREST PIER ADMIN BY REAL ESTATE  
 MANG CORP OPERATING ACCOUNT  
 PO BOX 540  
 SOUTH BEND IN 46624

WESTERN AVENUE BANKING CENTER  
 (574) 235-2210  
 RUBEN CAVAZOS  
 STATEMENT DATE 12-31-10  
 PAGE 1 ENCLOSURES  
 ACCOUNT NO. 10002566

A CONVENIENT WAY TO GET INFO ON  
 YOUR ACCOUNT 24 HOURS 7 DAYS A WEEK  
 WWW.1STSOURCE.COM

\*-----\*

BUSINESS VALUE CHECKING

		ACCOUNT NUMBER.....	10002566	
		DATE OF PRIOR STATEMENT.....	11-30-10	
		BEGINNING BALANCE.....		2,240.84
MINUS	1	CHECKS, WITHDRAWALS, OTHER DEBITS...		2,222.26
MINUS		SERVICE FEE.....		.00
PLUS	1	DEPOSITS AND OTHER CREDITS.....		332.00
EQUALS		ENDING ACCOUNT BALANCE.....		350.58

ACCOUNT ACTIVITY

Date	Description	Deposit/Credit	Withdrawal/Debit
12-02	TRANSFER DEBIT		2222.26
12-06	REMOTE DEPOSIT	332.00	

DAILY BALANCE SUMMARY

Date.....	Amount	Date.....	Amount	Date.....	Amount
11-30	2240.84	12-02	18.58	12-06	350.58

FEDERAL REG GG NOW PROHIBITS BUSINESS  
 DEPOSITS FROM UNLAWFUL INTERNET GAMBLING

AS OF DECEMBER 31, 2010  
BALANCE SHEET

**ASSETS:**

**OPERATING CASH:**

CASH - SHORELINE CHKING 350.58

**TOTAL OPERATING CASH** \$350.58

**RECEIVABLES:**

ACCOUNTS RECEIVABLE-TRADE 1,674.33

ACCOUNTS RECEIVABLE-OTHER 750.00

**TOTAL RECEIVABLES:** 2,424.33

**RESTRICTED CASH:**

\_\_\_\_\_

**PROPERTY AND EQUIPMENT:**

\_\_\_\_\_

\_\_\_\_\_

**ACCUMULATED DEPRECIATION:**

\_\_\_\_\_

\_\_\_\_\_

**TOTAL ASSETS** \$2,774.91

AS OF DECEMBER 31, 2010  
BALANCE SHEET

**CURRENT LIABILITIES:**

ACCOUNTS PAYABLE	4,176.05
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**TOTAL CURRENT LIAB.**

\$4,176.05

**LONG-TERM DEBT:**

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**EQUITY:**

OTHER CONTRIBUTED CAPITAL	1,535.95
RETAINED EARNINGS	(3,716.53)
CURRENT EARNINGS	779.44

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**TOTAL EQUITY**

(1,401.14)

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**TOTAL LIAB. & EQUITY**

\$2,774.91

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NIC EPWORTH FOREST - SHORELINE

FOR THE MONTH ENDING DECEMBER 31, 2010  
STATEMENT OF OPERATIONS

	CURRENT PERIOD	PERCENT	YEAR TO DATE	PERCENT
<b>REVENUE:</b>				
<b>RENTAL INCOME:</b>				
SHORELINE INCOME	\$0.00	0.00	\$27,769.00	3,562.69
VACANCIES	0.00	0.00	(498.00)	(63.89)
<b>TOTAL RENTAL REVENUE</b>	<b>0.00</b>	<b>0.00</b>	<b>27,271.00</b>	<b>3,498.79</b>
<b>OTHER INCOME:</b>				
NSF AND LATE CHARGES	(500.00)	18.37	750.00	96.22
<b>TOTAL OTHER INCOME</b>	<b>(500.00)</b>	<b>18.37</b>	<b>750.00</b>	<b>96.22</b>
<b>TOTAL REVENUE</b>	<b>(500.00)</b>	<b>18.37</b>	<b>28,021.00</b>	<b>3,595.02</b>
<b>EXPENSES:</b>				
<b>ADVERTISING/MARKETING:</b>				
<b>MANAGEMENT:</b>				
OFFICE SUPPLIES	8.67	(0.32)	1,116.48	143.24
MANAGEMENT FEE	2,200.00	(80.82)	26,400.00	3,387.05
<b>TOTAL MANAGEMENT</b>	<b>2,208.67</b>	<b>(81.13)</b>	<b>27,516.48</b>	<b>3,530.29</b>
<b>PROFESSIONAL:</b>				
LEGAL FEES	0.00	0.00	(441.21)	(56.61)
<b>TOTAL PROFESSIONAL</b>	<b>0.00</b>	<b>0.00</b>	<b>(441.21)</b>	<b>(56.61)</b>
<b>ADMINISTRATIVE:</b>				
TELEPHONE	0.00	0.00	7.84	1.01
MISC. ADMIN. EXPENSE	13.59	(0.50)	144.84	18.58
<b>TOTAL ADMINISTRATIVE</b>	<b>13.59</b>	<b>(0.50)</b>	<b>152.68</b>	<b>19.59</b>
<b>UTILITIES:</b>				

NIC EPWORTH FOREST - SHORELINE

FOR THE MONTH ENDING DECEMBER 31, 2010  
STATEMENT OF OPERATIONS

	<u>CURRENT PERIOD</u>	<u>PERCENT</u>	<u>YEAR TO DATE</u>	<u>PERCENT</u>
<b>OPERATING EXPENSES:</b>				
REPAIRS MATERIAL	0.00	0.00	13.61	1.75
<b>TOTAL OPERATING EXPENSE</b>	<u>0.00</u>	<u>0.00</u>	<u>13.61</u>	<u>1.75</u>
<b>OTHER EXPENSES:</b>				
<b>TOTAL EXPENSES</b>	<u>2,222.26</u>	<u>(81.63)</u>	<u>27,241.56</u>	<u>3,495.02</u>
<b>NET INCOME/(LOSS)</b>	<u>(\$2,722.26)</u>	<u>100.00</u>	<u>\$779.44</u>	<u>100.00</u>

NIC EPWORTH FOREST - SHORELINE

FOR THE MONTH ENDING DECEMBER 31, 2010  
BUDGET COMPARISON REPORT

	BUDGET	ACTUAL	VARIANCE	PERCNT	YTD BUDGET	YTD ACTUAL	YTD VARIANCE	PERCNT
<b>REVENUE:</b>								
<b>RENTAL INCOME:</b>								
SHORELINE INCOME	\$0	\$0	\$0	***	\$29,216	\$27,769	(\$1,447)	(5)
VACANCIES	0	0	0	***	0	(498)	(498)	***
<b>TOTAL RENTAL REVENUE</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>***</b>	<b>29,216</b>	<b>27,271</b>	<b>(1,945)</b>	<b>(7)</b>
<b>OTHER INCOME:</b>								
NSF AND LATE CHARGES	0	(500)	(500)	***	0	750	750	***
<b>TOTAL OTHER INCOME</b>	<b>0</b>	<b>(500)</b>	<b>(500)</b>	<b>***</b>	<b>0</b>	<b>750</b>	<b>750</b>	<b>***</b>
<b>TOTAL REVENUE</b>	<b>0</b>	<b>(500)</b>	<b>(500)</b>	<b>***</b>	<b>29,216</b>	<b>28,021</b>	<b>(1,195)</b>	<b>(4)</b>
<b>EXPENSES:</b>								
<b>ADVERTISING/MARKETING:</b>								
<b>MANAGEMENT:</b>								
OFFICE SUPPLIES	205	9	196	96	1,200	1,116	84	7
MANAGEMENT FEE	2,200	2,200	0	0	26,400	26,400	0	0
<b>TOTAL MANAGEMENT</b>	<b>2,405</b>	<b>2,209</b>	<b>196</b>	<b>8</b>	<b>27,600</b>	<b>27,516</b>	<b>84</b>	<b>0</b>
<b>PROFESSIONAL:</b>								
LEGAL FEES	83	0	83	100	996	(441)	1,437	144
<b>TOTAL PROFESSIONAL</b>	<b>83</b>	<b>0</b>	<b>83</b>	<b>100</b>	<b>996</b>	<b>(441)</b>	<b>1,437</b>	<b>144</b>
<b>ADMINISTRATIVE:</b>								
TELEPHONE	16	0	16	100	192	8	184	96
MISC. ADMIN. EXPENSE	35	14	21	60	420	145	275	65
<b>TOTAL ADMINISTRATIVE</b>	<b>51</b>	<b>14</b>	<b>37</b>	<b>73</b>	<b>612</b>	<b>153</b>	<b>459</b>	<b>75</b>
<b>UTILITIES:</b>								

NIC EPWORTH FOREST - SHORELINE

FOR THE MONTH ENDING DECEMBER 31, 2010  
BUDGET COMPARISON REPORT

	BUDGET	ACTUAL	VARIANCE	PERCNT	YTD BUDGET	YTD ACTUAL	YTD VARIANCE	PERCNT
<b>OPERATING EXPENSES:</b>								
REPAIRS MATERIAL	0	0	0	***	0	14	(14)	***
<b>TOTAL OPERATING EXPENSE</b>	0	0	0	***	0	14	(14)	***
<b>OTHER EXPENSES:</b>								
<b>TOTAL EXPENSES</b>	2,539	2,223	316	12	29,208	27,242	1,966	7
<b>NET INCOME/(LOSS)</b>	(\$2,539)	(\$2,723)	(\$184)	(7)	\$8	\$779	\$771	999

**Epworth Forest Shoreline Piers  
Variance Report Attachment  
December 2010**

**This report reflects monthly variances exceeding both \$300 and 10%. The descriptions in bold are current month variances while those in regular font reflect past months.**

**Income:**

Shoreline Income:

November - \$638 under budget - Due to waiving pier fees of \$166 for pier 16C, removing late fees of \$140 and \$166 for pier 21A and also removed late fees in the amount of \$166 for pier 29B.

NSF and Late Charges:

**December - \$500 under budget – Due to waiving \$250 of late fees for pier 47B, and \$250 of late fees for pier 48.**

**Expenses:**

Office Supplies:

February - \$203 over budget – Due to additional mailings to provide copies of revised policies and update letter. Important to note that the YTD variance is only \$2 over budget.

March – Over budget again for similar reasons.

April – Over budget again for similar reasons.

June - \$24 under budget – Not necessary to purchase supplies this month.

August – Under budget again for similar reasons.

September – Under budget again for similar reasons.

October – Under budget again for similar reasons.

November – Under budget again for similar reasons.

**December – Under budget again for similar reasons.**

Legal Fees:

February - \$2,414 over budget - Reflects accrued amount due for legal expenses.

March - \$3,167 under budget – Due to removal of fees related to REMC Management Agreement review (of which the Conference has assumed responsibility).



June - \$83 under budget – Due to no payment of legal fees at this time.

July – Under budget again due to similar reasons.

August – Under budget again for similar reasons.

September – Under budget again for similar reasons.

October – Under budget again for similar reasons.

November – Under budget again for similar reasons.

**December – Under budget again for similar reasons.**

Telephone:

February - \$14 under budget – Minimal long distance calling necessary in February.

March – Under budget again for similar reasons.

April – Under budget again for similar reasons.

June – Under budget again for similar reasons.

July – Under budget again due to similar reasons.

August – Under budget again for similar reasons.

September – Under budget again for similar reasons.

October – Under budget again for similar reasons.

November – Under budget again for similar reasons.

**December – Under budget again for similar reasons.**

Misc. Admin. Expense:

February - \$25 under budget – This line item was budgeted for expenses related to meeting space; however, the PAC has been meeting at the community center at no cost.

March – Under budget again for similar reasons.

April – Under budget again for similar reasons.

June – Under budget again for similar reasons.

July – Under budget again due to similar reasons.

August – Under budget again for similar reasons.

September – Under budget again for similar reasons.

October – Under budget again for similar reasons.

November – Under budget again for similar reasons.

**December – Under budget again for similar reasons.**

Misc. Maint. Expense:

March – \$722 – Due to miscoding of Community Pier install fees. A reimbursement from Community pier account will take place in April.

April - \$1,444 under budget – Due to corrective actions taken regarding Davidsen’s Pier payment.

**December - \$21 under budget – Due to no additional need at this time.**

**NICUMC - Epworth Forest Shoreline  
Capital Expenditure Summary Report  
As of December 31, 2010**

<u>Acct. #</u>	<u>Description</u>	<u>Beginning Balance</u>	<u>FY 12/31/10 Additions</u>	<u>FY 12/31/10 Deletions</u>	<u>Ending Balance</u>
1422	Building & Land Improvements	-	-	-	-
1440	Building Equipment - Portable	-	-	-	-
1460	Furnishings	-	-	-	-
1470	Maintenance Equipment	-	-	-	-
	TOTALS	<u>\$ -</u>	<u>0.00</u>	<u>0.00</u>	<u>\$ -</u>

**NICUMC - Epworth Forest Shoreline  
Capital Expenditure New Addition Report  
As of December 31, 2010**

<u>Acct. #</u>	<u>Description</u>	<u>Amount</u>	<u>Check Number</u>	<u>Invoice Date</u>
1422	Building & Land Improvements	-		
	Total Improvements	<u>-</u>		
1440	Building Equipment - Portable			
	Total Improvements	<u>-</u>		
1460	Furnishings			
	Total Furnishings	<u>-</u>		
1470	Maintenance Equipment			
	Total Maintenance Equipment	<u>-</u>		
	<b>Total Additions</b>	<u><b>\$ -</b></u>		

960 EPF - SHORELINE

	** January	** February	** March	** April	** May	** June	** July	** August	** September	** October	** November	** December	
CASH FLOW AS OF:													
BEGINNING CASH BALANCE	546.68	46.68	3,030.03	14,955.60	16,616.35	14,366.65	12,687.54	10,485.26	8,423.63	6,695.45	4,467.27	2,240.84	
PIER DUES COLLECTED:			11,262.00	3,497.16	701.17	535.17	203.17	166.00	498.00			332.00	17,194.67
PREPAID DUES		7,138.00	3,154.00										10,292.00
NSF FEE													0.00
LATE FEES													0.00
MISC CASH				722.00									722.00
TRANS FROM MARINA (EXPENSES)													0.00
TOTAL ANTICIPATED CASH:	0.00	7,138.00	14,416.00	4,219.16	701.17	535.17	203.17	166.00	498.00	0.00	0.00	332.00	28,208.67
TOTAL OUTSTANDING PAYABLES:													
ROUTINE MONTHLY EXPENSES			(40.00)										(40.00)
TRANSFER TO COMMUNITY PIERS					(722.00)								(722.00)
MANAGEMENT FEES	(500.00)	(4,154.65)	(2,450.43)	(2,558.41)	(2,228.87)	(2,214.28)	(2,405.45)	(2,227.63)	(2,226.18)	(2,228.18)	(2,226.43)	(2,222.26)	(27,642.77)
OWNER DISTRIBUTION													0.00
BANK FEES													0.00
TOTAL OPERATING EXPENSES	(500.00)	(4,154.65)	(2,490.43)	(2,558.41)	(2,950.87)	(2,214.28)	(2,405.45)	(2,227.63)	(2,226.18)	(2,228.18)	(2,226.43)	(2,222.26)	(28,404.77)
CAPITAL EXPENSES													-
TOTAL CAPITAL EXPENSES	-	-	-	-	-	-	-	-	-	-	-	-	-
ENDING CASH BALANCE	46.68	3,030.03	14,955.60	16,616.35	14,366.65	12,687.54	10,485.26	8,423.63	6,695.45	4,467.27	2,240.84	350.58	

**Aging Report  
(Detailed)**

Property : EPWORTH as of 12/30/2010  
960 FOREST-SHORELINE

Unit Type	Unit Reference Number	Occupant Name	Deposits Held	Balance Due	AGED 1 - 30 DAYS	AGED 31 - 60 DAYS	AGED 61-90 DAYS	AGED OVER 90 DAYS
FORM	11A	WACKER, MR & MRS	0.00	166.00				166.00
		<b>CHARGE CODE</b>	<b>CHARGE DESCRIPTION</b>	<b>CHARGE DATE</b>				
		PIE	PIER FEES	03/01/2010				166.00
CURR	12ES2	LINDSEY, AMY	0.00	83.00				83.00
		<b>CHARGE CODE</b>	<b>CHARGE DESCRIPTION</b>	<b>CHARGE DATE</b>				
		PIE	PIER FEES	03/01/2010				83.00
CURR	49	PERICH, STEVE	0.00	696.00		100.00		596.00
	Phone :	(630) 714-2094						
		<b>CHARGE CODE</b>	<b>CHARGE DESCRIPTION</b>	<b>CHARGE DATE</b>				
		PIE	PIER FEES	06/30/2008				140.00
		PIE	PIER FEES	03/01/2009				140.00
		PIE	PIER FEES	03/01/2010				166.00
		LAT	LATE CHARGE	06/04/2010				50.00
		LAT	LATE CHARGE	07/23/2010				50.00
		LAT	LATE CHARGE	08/20/2010				50.00
		LAT	LATE CHARGE-SEPT & OCT	11/05/2010		100.00		
CURR	54	TURNER, ROBERT	0.00	766.00		100.00		666.00
	Phone :	(317) 485-6378						
		<b>CHARGE CODE</b>	<b>CHARGE DESCRIPTION</b>	<b>CHARGE DATE</b>				
		PIE	PIER FEES - 2006	06/05/2008				35.00
		PIE	PIER FEES - 2007	06/05/2008				35.00
		PIE	PIER FEES	06/30/2008				140.00
		PIE	PIER FEES	03/01/2009				140.00
		PIE	PIER FEES	03/01/2010				166.00
		LAT	LATE CHARGE	06/04/2010				50.00
		LAT	LATE CHARGE	07/23/2010				50.00
		LAT	LATE CHARGE	08/20/2010				50.00
		LAT	LATE CHARGE-SEPT & OCT	11/05/2010		100.00		
CURR	84	MARILYN BLACKBURN FAMILY TRUST	0.00	416.00		100.00		316.00
		ATTN: TRUSTEE						
		<b>CHARGE CODE</b>	<b>CHARGE DESCRIPTION</b>	<b>CHARGE DATE</b>				
		PIE	PIER FEES	03/01/2010				166.00
		LAT	LATE CHARGE	06/04/2010				50.00
		LAT	LATE CHARGE	07/23/2010				50.00
		LAT	LATE CHARGE	08/20/2010				50.00
		LAT	LATE CHARGE-SEPT & OCT	11/05/2010		100.00		

<h2 style="margin: 0;">Aging Report (Detailed)</h2>
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Property : EPWORTH as of 12/30/2010  
 960 FOREST-SHORELINE

Unit Type	Unit Reference Number	Occupant Name	Deposits Held	Balance Due	AGED 1 - 30 DAYS	AGED 31 - 60 DAYS	AGED 61-90 DAYS	AGED OVER 90 DAYS
CURR	95	SAPP, WESLEY, DUKE	0.00	297.33				297.33
Phone :		(317) 227-3710						

CHARGE CODE	CHARGE DESCRIPTION	CHARGE DATE	
PIE	PIER FEES	03/01/2009	131.33
PIE	PIER FEES	03/01/2010	166.00

<h2 style="margin: 0;">Aging Report (Detailed)</h2>
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Property : EPWORTH as of 12/30/2010  
 960 FOREST-SHORELINE

Unit Type	Unit Reference Number	Occupant Name	Deposits Held	Balance Due	AGED 1 - 30 DAYS	AGED 31 - 60 DAYS	AGED 61-90 DAYS	AGED OVER 90 DAYS
<b>PROPERTY TOTALS</b>			0.00	2,424.33	0.00	300.00	0.00	2,124.33
CHARGE CODE		CHARGE DESCRIPTION	CHARGE TOTAL					
LAT		LATE CHARGE		750.00		300.00		450.00
PIE		PIER FEES		1,674.33				1,674.33



## Rent Roll Report

Property : EPWORTH FOREST-SHORELINE

Unit Reference Number	Occupant Name	Monthly Rent	Square Feet	Rent Per Square Feet	Lease Starting Date	Lease Exp Date	Deposits Held
960-1	PHANEUF, JOYCE	166.00	0	0.00/yr			0.00
960-10	WEAR, BOYD AND NANNETTE	166.00	0	0.00/yr			0.00
960-101	WILSON, CAROLE	166.00	0	0.00/yr			0.00
960-101A	TAYLOR, MARTA	166.00	0	0.00/yr			0.00
960-102	WHEALY, MARK	166.00	0	0.00/yr			0.00
960-103	SPEER, DAVID	166.00	0	0.00/yr			0.00
960-103A	YAHNE, STEVEN	166.00	0	0.00/yr			0.00
960-104	OSBORN, JOHN	166.00	0	0.00/yr			0.00
960-105	RIGGIN, JACK	166.00	0	0.00/yr			0.00
960-10A	WEAR, BOYD & NANNETTE	166.00	0	0.00/yr			0.00
960-11	WACKER, MR & MRS	166.00	0	0.00/yr			0.00
960-11A	VACANT	166.00	0	0.00/yr			0.00
960-12A	McGONAGLE, BRIAN	166.00	0	0.00/yr			0.00
960-12B	BOLENBAUGH, SCOTT	166.00	0	0.00/yr			0.00
960-12C	MCCLAUGHLIN, EDWARD	166.00	0	0.00/yr			0.00
960-12D	HINSDALE, GEORGE AND DONNA	166.00	0	0.00/yr			0.00
960-12ES2	LINDSEY, AMY	83.00	0	0.00/yr			0.00
960-12F	WOOTAN, PATRICK	166.00	0	0.00/yr			0.00
960-12G	WARD, MARVIN & SUSIE	166.00	0	0.00/yr			0.00
960-12H	CLARK, JASON	166.00	0	0.00/yr			0.00
960-13	KLINGAMAN, EUGENE	166.00	0	0.00/yr			0.00
960-13A	SNYDER, CONNIE	166.00	0	0.00/yr			0.00
960-15	HANSON, ROY & GERRY	166.00	0	0.00/yr			0.00
960-16	PRESSER, RICHARD & RACHEL	166.00	0	0.00/yr			0.00
960-16C	DARR, LINDA	166.00	0	0.00/yr			0.00
960-16D	SWOPE, THERESA	166.00	0	0.00/yr			0.00
960-17	BUELL, MAX AND RUTH	166.00	0	0.00/yr			0.00
960-18	KERLEY, WILLIAM & CAROLYN	166.00	0	0.00/yr			0.00
960-19	MISHLER FAMILY PARTNERSHIP	166.00	0	0.00/yr			0.00
960-2	MOED, STEVE & ANGEL	166.00	0	0.00/yr			0.00
960-20	BERRY, JAY	166.00	0	0.00/yr			0.00
960-20A	BERRY, JAY	166.00	0	0.00/yr			0.00
960-20B	VACANT	166.00	0	0.00/yr			0.00
960-20C	VACANT	166.00	0	0.00/yr			0.00
960-21	MCLAUGHLIN, CAREY	166.00	0	0.00/yr			0.00
960-21A	WENTWORTH, BRADEN	166.00	0	0.00/yr			0.00
960-21B	STURM, MARY, C	166.00	0	0.00/yr			0.00
960-22	SCHLAGENAUF, BRIAN	166.00	0	0.00/yr			0.00
960-22A	O'Connor, David	166.00	0	0.00/yr			0.00
960-22B	WSZOLEK, JERRY & BONNIE	166.00	0	0.00/yr			0.00
960-23	MEDEIROS, CHRISTINE	166.00	0	0.00/yr			0.00
960-23A	KIRSH, JULIE	166.00	0	0.00/yr			0.00
960-24	SEEWALD, EDIE	166.00	0	0.00/yr			0.00
960-24A	SAUNDERS, LARRY	166.00	0	0.00/yr			0.00
960-25	JOHNSON, PAUL & LOIS	166.00	0	0.00/yr			0.00
960-25A	SENGER, DEWEY	166.00	0	0.00/yr			0.00
960-26	MONTOVANI, EDWARD & SUZANNE	166.00	0	0.00/yr			0.00
960-27	MYERS, ROBERT	166.00	0	0.00/yr			0.00

## Rent Roll Report

Property : EPWORTH FOREST-SHORELINE

Unit Reference Number	Occupant Name	Monthly Rent	Square Feet	Rent Per Square Feet	Lease Starting Date	Lease Exp Date	Deposits Held
960-28	KANNEY, STEVE	166.00	0	0.00/yr			0.00
960-28A	EVANS, GINGER	166.00	0	0.00/yr			0.00
960-29	DAVID, FRED	166.00	0	0.00/yr			0.00
960-29A	HARDY, ALICE AND TODD	166.00	0	0.00/yr			0.00
960-29B	HARRIS, TODD	166.00	0	0.00/yr			0.00
960-3	HENRY, BETTY	166.00	0	0.00/yr			0.00
960-30	KASTER, WILLIAM	166.00	0	0.00/yr			0.00
960-30A	GLASSBURN, NORM	166.00	0	0.00/yr			0.00
960-30B	CROSLEY, JAMES	166.00	0	0.00/yr			0.00
960-31	HORCHER, RONALD	166.00	0	0.00/yr			0.00
960-31A	EMERSON, PHILLIP	166.00	0	0.00/yr			0.00
960-31B	SCHAUMLEFFEL, LARRY	166.00	0	0.00/yr			0.00
960-31D	KRUGH, NED	166.00	0	0.00/yr			0.00
960-32	MCKENNA, JOHN	166.00	0	0.00/yr			0.00
960-32A	ERB, RON	166.00	0	0.00/yr			0.00
960-33	SMITH, KEVIN	166.00	0	0.00/yr			0.00
960-33A	SCOTT, GEORGE	166.00	0	0.00/yr			0.00
960-34	JOHNSON, SUETTA	166.00	0	0.00/yr			0.00
960-35	ROBERTS, MIKE	166.00	0	0.00/yr			0.00
960-35A	POWELL, GERRY	166.00	0	0.00/yr			0.00
960-36	SCHRADER, REX	166.00	0	0.00/yr			0.00
960-36A	DINGLEDINE, STEVE	166.00	0	0.00/yr			0.00
960-37	KADO, ALAN	166.00	0	0.00/yr			0.00
960-37A	KADO, ALAN	166.00	0	0.00/yr			0.00
960-37B	DINGLEDINE, STEVE	166.00	0	0.00/yr			0.00
960-37C	KADO, ALAN	166.00	0	0.00/yr			0.00
960-38	KADO, ALAN	166.00	0	0.00/yr			0.00
960-38A	NOLLEY, JASON	166.00	0	0.00/yr			0.00
960-39	GARD, MILDRED	166.00	0	0.00/yr			0.00
960-39A	VACANT	166.00	0	0.00/yr			0.00
960-39B	JOHNSON, RANDY	166.00	0	0.00/yr			0.00
960-3A	PIPER, JILL	166.00	0	0.00/yr			0.00
960-4	GOOMBRIDGE, GRAHAM&LANA	166.00	0	0.00/yr			0.00
960-40	NOEL, KAREN	166.00	0	0.00/yr			0.00
960-40A	DIXON, JANIS	166.00	0	0.00/yr			0.00
960-40B	SCHURR, TERRY	166.00	0	0.00/yr			0.00
960-40C	SCHLAUGENHAUF, TED	166.00	0	0.00/yr			0.00
960-42	MOORMAN, JACKIE	166.00	0	0.00/yr			0.00
960-42A	NORMAN, RENNY	166.00	0	0.00/yr			0.00
960-43	BATH, BRADLEY	166.00	0	0.00/yr			0.00
960-43A	LUSBY, MARC, A	166.00	0	0.00/yr			0.00
960-43B	BAUMAN, JAY	166.00	0	0.00/yr			0.00
960-44	ROSS, TOM	166.00	0	0.00/yr			0.00
960-44A	TURPIN, WINONA	166.00	0	0.00/yr			0.00
960-45	COBBS, DEVOE	166.00	0	0.00/yr			0.00
960-45A	ROGERS, TIM	166.00	0	0.00/yr			0.00
960-45B	FABYAN, E. JOSEPH	166.00	0	0.00/yr			0.00
960-45D	LAWRENCE, JEFF	166.00	0	0.00/yr			0.00
960-46	DECATUR HEIGHTS UMC	166.00	0	0.00/yr			0.00

**Rent Roll Report**

**Property : EPWORTH FOREST-SHORELINE**

Unit Reference Number	Occupant Name	Monthly Rent	Square Feet	Rent Per Square Feet	Lease Starting Date	Lease Exp Date	Deposits Held
960-47	ERWIN, STEVE	166.00	0	0.00/yr			0.00
960-47B	DOLES, TED	166.00	0	0.00/yr			0.00
960-48	DOLES, TED	166.00	0	0.00/yr			0.00
960-48A	YAHNE, BRIAN	166.00	0	0.00/yr			0.00
960-48B	MAYHEW, ROBERT	166.00	0	0.00/yr			0.00
960-48C	ANSON, BERT	166.00	0	0.00/yr			0.00
960-48D	ULERICK, GARY	166.00	0	0.00/yr			0.00
960-49	PERICH, STEVE	166.00	0	0.00/yr			0.00
960-49A	KENNEDY, JEFFREY, M	166.00	0	0.00/yr			0.00
960-4A	HENDERSON, SHANE	166.00	0	0.00/yr			0.00
960-5	BETRAM, CHARLES & LINDA	166.00	0	0.00/yr			0.00
960-50	BOYER, JO ANN C/O Jen Meyers	166.00	0	0.00/yr			0.00
960-50A	BUELL, MAX	166.00	0	0.00/yr			0.00
960-51A	DILS, JIM	166.00	0	0.00/yr			0.00
960-52	BOTT, RICHARD	166.00	0	0.00/yr			0.00
960-53	GAITHER, GREG	166.00	0	0.00/yr			0.00
960-53A	KLINGER, J, PHILIP	166.00	0	0.00/yr			0.00
960-54	TURNER, ROBERT	166.00	0	0.00/yr			0.00
960-54A	CLIFTON, WENDELL	166.00	0	0.00/yr			0.00
960-55	CHAPMAN, ROY	166.00	0	0.00/yr			0.00
960-55A	DIENER, NAN	166.00	0	0.00/yr			0.00
960-56	STINE, ROBERT	166.00	0	0.00/yr			0.00
960-56AS2	TRAN, AN	166.00	0	0.00/yr			0.00
960-57	BOGUE, PHIL	166.00	0	0.00/yr			0.00
960-58	SHINN, JOHN	166.00	0	0.00/yr			0.00
960-58A	VACANT	166.00	0	0.00/yr			0.00
960-59	FAITH, MARK	166.00	0	0.00/yr			0.00
960-59A	SMALL, LLOYD	166.00	0	0.00/yr			0.00
960-59B	EIKENBERRY, STEVE	166.00	0	0.00/yr			0.00
960-6	HEATH, MIKE & BRENDA	166.00	0	0.00/yr			0.00
960-60A	ARNOLD JR, GEORGE	166.00	0	0.00/yr			0.00
960-61	FENSTERMACHER, ROBERT	166.00	0	0.00/yr			0.00
960-62	KOKOMO MAIN STREET UMC	166.00	0	0.00/yr			0.00
960-63	SMITH, HAROLD	166.00	0	0.00/yr			0.00
960-63A	ELLENBERGER, RICK	166.00	0	0.00/yr			0.00
960-64A	SCHRADER, MARCINA	166.00	0	0.00/yr			0.00
960-64B	HUNTINGTON TRINITY UMC	166.00	0	0.00/yr			0.00
960-64C	KOKOMO GRACE UMC	166.00	0	0.00/yr			0.00
960-68	CALLENDINE, SUE	166.00	0	0.00/yr			0.00
960-68A	HAYES, JOHN	166.00	0	0.00/yr			0.00
960-69	HOOD, LAWRENCE	166.00	0	0.00/yr			0.00
960-7	BENADUM, DAVID & MAUL, KATHRYN	166.00	0	0.00/yr			0.00
960-70	BAUR, ROBERT	166.00	0	0.00/yr			0.00
960-70A	BABCOCK, KAREN	166.00	0	0.00/yr			0.00
960-71	HOLDREAD, JIM	166.00	0	0.00/yr			0.00
960-72	SANDERSON, RICHARD	166.00	0	0.00/yr			0.00
960-73	CRITCHLOW, DENNIS	166.00	0	0.00/yr			0.00
960-74	KIEPER, DAVID	166.00	0	0.00/yr			0.00

## Rent Roll Report

Property : EPWORTH FOREST-SHORELINE

Unit Reference Number	Occupant Name	Monthly Rent	Square Feet	Rent Per Square Feet	Lease Starting Date	Lease Exp Date	Deposits Held
960-75	TOMPKINS, ELDON	166.00	0	0.00/yr			0.00
960-76	NOLLEY, JAY	166.00	0	0.00/yr			0.00
960-77	CORNELIUS, MAUREEN	166.00	0	0.00/yr			0.00
960-78B	NOLLEY, JAY	166.00	0	0.00/yr			0.00
960-79	PORTER, JOHN	166.00	0	0.00/yr			0.00
960-8	SHORE, MARION & ROSIE	166.00	0	0.00/yr			0.00
960-80	MYERS, SHARON	166.00	0	0.00/yr			0.00
960-81	TRANter, DAVE	166.00	0	0.00/yr			0.00
960-82	KELLEY, KEVIN	166.00	0	0.00/yr			0.00
960-83	SNAVELY, NANCE	166.00	0	0.00/yr			0.00
960-84	MARILYN BLACKBURN FAMILY TRUST	166.00	0	0.00/yr			0.00
960-85	BAKER, VIRGINIA	166.00	0	0.00/yr			0.00
960-86	MINATEL, VICTOR & LAURA	166.00	0	0.00/yr			0.00
960-87	GLASS, ROBERT	166.00	0	0.00/yr			0.00
960-88	KANNEY, ED	166.00	0	0.00/yr			0.00
960-89	HARPER, LARRY	166.00	0	0.00/yr			0.00
960-9	FATZINGER, TOM	166.00	0	0.00/yr			0.00
960-90	COLE, CHUCK	166.00	0	0.00/yr			0.00
960-91	GARDNER, JASON	166.00	0	0.00/yr			0.00
960-91A	MINGER, KEITH	166.00	0	0.00/yr			0.00
960-91B	HOLLOWAY, JANET	166.00	0	0.00/yr			0.00
960-91C	GARRO, KARLA	166.00	0	0.00/yr			0.00
960-92	HASIAK, JILL	166.00	0	0.00/yr			0.00
960-92A	VANNATTA, TODD	166.00	0	0.00/yr			0.00
960-93	OVERMAN, RICK	166.00	0	0.00/yr			0.00
960-94	FRIBLEY LAKE PROPERTY TRUST	166.00	0	0.00/yr			0.00
960-95	SAPP, WESLEY, DUKE	166.00	0	0.00/yr			0.00
960-96	DEBORAH STANLEY TRUST	166.00	0	0.00/yr			0.00
960-96A	DEBORAH STANLEY TRUST	166.00	0	0.00/yr			0.00
960-97	CONNER, STEVEN	166.00	0	0.00/yr			0.00
960-97A	DEWITT, DAN	166.00	0	0.00/yr			0.00
960-98	LIVINGSTON, CHARLES	166.00	0	0.00/yr			0.00
960-99	PRICE, LARRY	166.00	0	0.00/yr			0.00
960-99A	JOHNSON, JOSH	166.00	0	0.00/yr			0.00

**Rent Roll Report**

**Property : EPWORTH FOREST-SHORELINE**

Unit Reference Number	Occupant Name	Monthly Rent	Square Feet	Rent Per Square Feet	Lease Starting Date	Lease Exp Date	Deposits Held
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<b>PROPERTY TOTALS :</b>		<b>___ Percentage of Occupied Units ___</b>	
Total Occupied Rents	28,801.00	Total Occupied Units	174
Total Vacant Rents	830.00	Total Vacant Units	5
Total Gross Rents	29,631.00	Total Units	179
Total Square Footage	0	Percentage Occupied	97%
Average Rent/Sq. Ft. /Yr.	0.00	<b>___ Percentage of Occupied Sq. Feet ___</b>	
Average Rent/Sq. Ft. /Mth	0.00	Total Occupied Sq. Feet	0
Total Security Deposits	0.00	Total Vacant Sq. Feet	0
		Total Square Footage	0
		Percentage Occupied	0%

**Cash Journal**

Property : EPWORTH FOREST-SHORELINE

12/1/2010 thru 12/31/2010

Unit Ref. Number	Name	Type	Description	Date Received	Amount
960-47B	DOLES, TED	CASH	Pymt. Batch 563 Check 1217	12/06/10	166.00
960-48	DOLES, TED	CASH	Pymt. Batch 563 Check 1217	12/06/10	166.00
					332.00

**PROPERTY TOTALS :**

Total Checks and Cash Received	332.00
Total Checks Removed	0.00
Total Overpayment Refunds	0.00
Total NSF Checks	0.00
Deposit Refunds	0.00

**TOTAL CHECKS AND CASH RECEIVED :**

	<u>Chrg Code</u>	<u>Total Amount</u>
PIER FEES	PIE	332.00
	Total	332.00