

# ICUMC - EPWORTH FOREST COMMUNITY PIERS

*Financial Report  
For the Period Ended  
December 31, 2012*

PREPARED FOR  
ICUMC - Epworth Forest Community Piers

PREPARED BY



*Managing Agent*

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## ICUMC - Epworth Forest Division - Community Piers

Schedule A

Report for the month of: **December 2012**

1. Cash on Hand and in Bank - Beginning of Month		<u>6,494.22</u>
2. Amounts Received during the month		
Community Piers Receipts		
Total Received Per Cash Journal	<u>0.00</u>	
Reimbursement of Mgmt Fees		
Total Misc Cash	<u>0.00</u>	
Total Receipts		<u>0.00</u>
		<u>6,494.22</u>
3. Disbursements made during the month		
Routine Operations		
Management Fee 11.12	<u>304.98</u>	
Total Disbursements per Check register		<u>304.98</u>
Total other disbursements	<u>0.00</u>	
		<u>304.98</u>
4. Cash on Hand and in Bank- End of Month		<u>6,189.24</u>
Cash Available At Month End		
	Community Piers Operating	<u>6,189.24</u>
5. Annual Fees Potential	<u>7,507.00</u>	
6. Tenant Accounts Receivable	<u>175.00</u>	
7. Accounts Payable	<u>277.40</u>	
8. Replacement Reserve - All Units	<u>0.00</u>	

I hereby certify that this is a true and correct report, to the best of my knowledge.

Signed: \_\_\_\_\_  
 Brian Harding, Managing Director of Residential Services

Date: 1/7/2013

# Check Register

961

Period: From 12/2012 to 12/2012

Check #	Check Control	Bank Code	Payee Code	Payee Name	Check Date	Post Month	Payable Control#	Property	Amount	Notes
111	K-17497	epfcoo	brad03	Bradley Residential Management	12/04/2012	12/2012				
							P-29494	961	300.00	
							P-29494	961	4.98	
<b>Total 111</b>									<b>304.98</b>	
<b>Grand Total</b>									<b>304.98</b>	

# AP Detail with Due Date

Property=961 AND mm/yy=12/2012 AND Age as of=12/31/2012

Vendor Code - Name Invoice Notes	Tran#	Property	Date	Account	Invoice Number	Due Date	Current Owed	0 - 30 Owed	31 - 60 Owed	61 - 90 Owed	Over 90 Owed
nort04 - North Indiana Confe...											
*SPLIT* Reimb for review of...	P-3537	961	10/22/2009	6340-0000	74492	10/22/2009	79.80	0.00	0.00	0.00	79.80
SPLIT - Legal fees: Reimb f...	P-3536	961	12/07/2009	6340-0000	74942	12/07/2009	197.60	0.00	0.00	0.00	197.60
<b>Total nort04 - North Indiana ...</b>							<b>277.40</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>277.40</b>
							<b>277.40</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>277.40</b>

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**Management Fee and Expense Reimbursement**

**November 2012**

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

**Invoice Date:**  
**Terms:**

**December 1, 2012**  
**Due Upon Receipt**

**Epworth Community Piers**

6320	Management fee due per contract (Flat Fee)		\$300.00
6333	Miscellaneous Expenses	4.98	
6332	Telephone	0.00	
6538-5	Maint. Supplies	0.00	
			\$4.98

TOTAL MANAGEMENT FEE

\$304.98

**EPWORTH FOREST COMMUNITY PIERS**  
**Bank Reconciliation Report**  
**12/31/2012**  
10002574

01/02/2013

<b>Balance Per Bank Statement as of 12/31/2012</b>	<b>6,189.24</b>
<b>Reconciled Bank Balance</b>	<u><b>6,189.24</b></u>
<b>Balance per GL as of 12/31/2012</b>	<b>6,189.24</b>
<b>Reconciled Balance Per G/L</b>	<u><b>6,189.24</b></u>
<b>Difference</b> (Reconciled Bank Balance And Reconciled Balance Per G/L)	<u><u><b>0.00</b></u></u>

**Cleared Items :**

**Cleared Checks**

<u>Date</u>	<u>Tran #</u>	<u>Notes</u>	<u>Amount</u>	<u>Date Cleared</u>
12/04/2012	111	brad03 - Bradley Residential Management	304.98	12/31/2012
<b>Total Cleared Checks</b>			<u><u><b>304.98</b></u></u>	

NORTH INDIANA CONFERENCE OF THE UNI  
 METHODIST CHURCH EPWORTH FOREST MARTED  
 ADMIN BY REAL ESTATE MANAGEMENT CORINA  
 OPERATING ACCT P  
 PO BOX 540  
 SOUTH BEND IN 46624

BUSINESS BANKING WEST II  
 198  
 MCKEOUGH, MIKE  
 STATEMENT DATE 12-31-12  
 PAGE 1 ENCLOSURES  
 ACCOUNT NO. 10002574

1ST SOURCE CUSTOMER SERVICE CENTER  
 WE ANSWER THE PHONE  
 M - F 8 AM - 8 PM, SAT 9 AM - 1 PM, ET  
 1-800-513-2360

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BUSINESS VALUE CHECKING

		ACCOUNT NUMBER.....	10002574	
		DATE OF PRIOR STATEMENT.....	11-30-12	
		BEGINNING BALANCE.....		6,494.22
MINUS	1	CHECKS, WITHDRAWALS, OTHER DEBITS...		304.98
MINUS		SERVICE FEE.....		.00
PLUS		DEPOSITS AND OTHER CREDITS.....		.00
EQUALS		ENDING ACCOUNT BALANCE.....		6,189.24

ACCOUNT ACTIVITY

Date	Description	Deposit/Credit	Withdrawal/Debit
12-04	TRANSFER DEBIT		304.98

DAILY BALANCE SUMMARY

Date.....	Amount	Date.....	Amount	Date.....	Amount
11-30	6494.22	12-04	6189.24		

AS OF JAN. 1, FDIC INSURES FUNDS UP TO  
 \$250,000 FOR EACH OWNERSHIP CATEGORY.



**Balance Sheet**

Period = Dec 2012

Book = Accrual

**Current Balance**

1000-0000	ASSETS	
1119-0000	CASH ACCOUNTS	
1120-0000	OPERATING CASH ACCOUNT	6,189.24
1128-9999	TOTAL CASH ACCOUNTS	<u>6,189.24</u>
1129-0000	ACCOUNTS RECEIVABLE	
1130-0000	TENANT AR	175.00
1160-9999	TOTAL ACCOUNTS RECEIVABLE	<u>175.00</u>
1999-9999	TOTAL ASSETS	<u>6,364.24</u>
2000-0000	LIABILITIES CAPITAL	
2030-0000	LIABILITIES	
2100-0000	CURRENT LIABILITIES	
2110-0000	ACCOUNTS PAYABLE - OPERATIONS	277.40
2299-9999	TOTAL CURRENT LIABILITIES	<u>277.40</u>
2999-9999	TOTAL LIABILITIES	<u>277.40</u>
3000-0000	EQUITY	
3132-0000	OTHER CONTRIBUTED CAPITAL	1,535.94
3162-0000	RETAINED EARNINGS - PRIOR	2,521.11
3163-0000	RETAINED EARNINGS	2,029.79
3999-9999	TOTAL EQUITY	<u>6,086.84</u>
4999-0000	TOTAL LIABILITIES CAPITAL	<u>6,364.24</u>

**Budget Comparison**

Period = Dec 2012

Book = Accrual

		PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual
5100-0000	REVENUES									
5101-0000	RENT REVENUES									
5122-0000	MARINA INCOME	0.00	0.00	0.00	N/A	7,332.00	7,332.00	0.00	0.00	7,332.00
5199-9999	TOTAL RENT REVENUES	0.00	0.00	0.00	N/A	7,332.00	7,332.00	0.00	0.00	7,332.00
5400-0000	FINANCIAL REVENUE									
5999-9999	TOTAL REVENUES	0.00	0.00	0.00	N/A	7,332.00	7,332.00	0.00	0.00	7,332.00
6000-0000	OPERATING EXPENSES									
6200-0000	ADMINISTRATIVE EXPENSES									
6311-0000	OFFICE EXPENSES	0.00	40.00	40.00	100.00	14.03	240.00	225.97	94.15	240.00
6320-0000	MANAGEMENT FEE	300.00	300.00	0.00	0.00	3,569.84	3,600.00	30.16	0.84	3,600.00
6333-0000	MISC EXPENSE-ADMIN FEES	4.98	3.00	-1.98	-66.00	134.34	42.00	-92.34	-219.86	42.00
6399-9999	TOTAL ADMINISTRATIVE EXPENSES	304.98	343.00	38.02	11.08	3,718.21	3,882.00	163.79	4.22	3,882.00
6500-0000	BUILDING MAINTENANCE									
6538-7500	GEN MAINT CONTRACT	0.00	0.00	0.00	N/A	1,584.00	2,450.00	866.00	35.35	2,450.00
6599-9999	TOTAL BUILDING MAINTENANCE	0.00	0.00	0.00	N/A	1,584.00	2,450.00	866.00	35.35	2,450.00
6600-0000	EXTERIOR MAINTENANCE									
6800-9999	TOTAL OPERATING EXPENSES	304.98	343.00	38.02	11.08	5,302.21	6,332.00	1,029.79	16.26	6,332.00
6801-9999	TOTAL NET OPERATING INCOME	-304.98	-343.00	38.02	11.08	2,029.79	1,000.00	1,029.79	102.98	1,000.00
9090-0000	TOTAL NET INCOME	-304.98	-343.00	38.02	11.08	2,029.79	1,000.00	1,029.79	102.98	1,000.00

**ICUMC - Epworth Forest Community Piers  
Capital Expenditure Summary Report  
As of December 31, 2012**

<u>Acct. #</u>	<u>Description</u>	<u>Beginning Balance</u>	<u>FY 12/31/12 Additions</u>	<u>FY 12/31/12 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>

**ICUMC - Epworth Forest Community Piers  
Capital Expenditure New Addition Report  
As of December 31, 2012**

<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>		

961 EPF - COMMUNITY PIERS

	** January	** February	** March	April	May	June	July	August	September	October	November	December	
CASH FLOW AS OF:													
BEGINNING CASH BALANCE	4,334.45	5,456.84	9,656.40	7,960.33	7,220.12	8,807.20	8,480.14	8,165.29	7,853.41	7,543.43	7,239.83	6,494.22	4,334.45
MARINA DUES COLLECTED:	350.00	4,532.00	525.00	350.00	0.00	0.00	0.00	0.00	0.00	0.00	350.00	0.00	6,107.00
PREPAID DUES	1,075.00												1,075.00
NSF FEE													0.00
LATE FEES													0.00
MISC CASH				1,917.35	1,912.81								3,830.16
OWNER'S CONTRIBUTION													0.00
TOTAL ANTICIPATED CASH:	1,425.00	4,532.00	525.00	2,267.35	1,912.81	0.00	0.00	0.00	0.00	0.00	350.00	0.00	11,012.16
TOTAL OUTSTANDING PAYABLES:													
ROUTINE MONTHLY EXPENSES		(25.00)		(792.00)							(792.00)		(1,609.00)
MANAGEMENT FEES	(302.61)	(307.44)	(2,221.07)	(2,215.56)	(325.73)	(327.06)	(314.85)	(311.88)	(309.98)	(303.60)	(303.61)	(304.98)	(7,548.37)
TRANS TO SHORELINE (EXPENSES)													0.00
BANK FEES													0.00
TOTAL OPERATING EXPENSES	(302.61)	(332.44)	(2,221.07)	(3,007.56)	(325.73)	(327.06)	(314.85)	(311.88)	(309.98)	(303.60)	(1,095.61)	(304.98)	(9,157.37)
CAPITAL EXPENSES													-
													-
TOTAL CAPITAL EXPENSES	-	-	-	-	-	-	-	-	-	-	-	-	-
ENDING CASH BALANCE	5,456.84	9,656.40	7,960.33	7,220.12	8,807.20	8,480.14	8,165.29	7,853.41	7,543.43	7,239.83	6,494.22	6,189.24	6,189.24

# Aged Receivables Report Detail by Charge Code

EPWORTH FOREST (COMMUNITY PIERS) (961)

Trans through: 12/12

Age As of: 12/31/2012

Unit	Owner	Charge Code	Total Unpaid Charges	0 - 30 days	31 - 60 days	61 - 90 days	Over 90 days	Prepayments	Balance
<b>961 - EPWORTH FOREST (COMMUNITY PIERS)</b>									
<b>W02S</b>									
	t0001244	TODD HARRIS - (Current) marina	175.00	0.00	0.00	0.00	175.00	0.00	
		<b>Total:</b>	<b>175.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>175.00</b>	<b>0.00</b>	<b>175.00</b>
		<b>Total 961</b>	<b>175.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>175.00</b>	<b>0.00</b>	<b>175.00</b>
		<b>Grand Total</b>	<b>175.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>175.00</b>	<b>0.00</b>	<b>175.00</b>

**Receivable Totals by Charge Code**

	<b>Over 90 Days</b>	<b>Total</b>
marina	175.00	175.00
<b>Total</b>	<b>175.00</b>	<b>175.00</b>

## Unit Detail

EPWORTH FOREST (COMMUNITY PIERS) (961)

As of: 12/31/2012

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Unit	Unit type	Resident	Name	Dues	Balance
<b>CURRENT</b>					
E01L	marina	t0001230	NORMAN GLASSBURN	350.00	0.00
E02L	marina	t0001231	JUSTIN MOCK	350.00	0.00
ME01	marina	t0003378	JIM HALL	350.00	0.00
ME03	marina	t0001234	DEBORAH & RANDY BROWN	350.00	0.00
ME05	marina	t0001235	DEBORAH & RANDY BROWN	350.00	0.00
ME07	marina	t0001236	STEVE VANCE	350.00	0.00
ME09	marina	t0001959	EPWORTH FOREST EPWORTH FOREST	350.00	0.00
ME11	marina	t0001960	HUNTINGTON TRINITY UMC HUNTINGTC	166.00	0.00
ME13	marina	t0001961	KOKOMO GRACE UMC KOKOMO GRACE U	166.00	0.00
ME15	marina	t0001240	CHRIS MUELLER	350.00	0.00
ME17	marina	t0001241	TERRY O'BRIEN	350.00	0.00
ME19	marina	t0001242	AIMEE HARLAN	350.00	0.00
W01S	marina	t0001243	DAVID & HEATHER GUNNELL	175.00	0.00
W02	marina	t0001958	LEE ANN COSH	175.00	0.00
W02S	marina	t0001244	TODD HARRIS	175.00	175.00
W04	marina	t0001245	ALEXANDER CARPENTER FAMILY	350.00	0.00
W06	marina	t0001233	JEFF CLIFTON	350.00	0.00
W08	marina	t0001247	DEBORAH & RANDY BROWN	350.00	0.00
W10	marina	t0001248	BRETT AND BRENDA ECKHARDT	350.00	0.00
W12	marina	t0001249	AARON HERMAN	350.00	0.00
W14	marina	t0001250	DAVID GUNNELL	350.00	0.00
W16	marina	t0001251	ROBERT KIRCHEN JR	350.00	0.00
W18	marina	t0001252	DEBORAH & RANDY BROWN	350.00	0.00
W20	marina	t0001253	JERRY TITSWORTH	350.00	0.00
<b>PAST</b>					
ME01	marina	t0003327	JIM HALL	350.00	0.00
W06	marina	t0001246	TED SWIHART	350.00	0.00

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Unit	Unit type	Resident	Name	Dues	Balance		
				<b>Dues</b>	<b># of Units</b>	<b>Unit Occupancy</b>	<b>Balance</b>
Current Owner							175.00
Occupied Units				7,507.00	24	100.00	
Total Non Rev Units				0.00	0	0.00	
<b>Totals:</b>				<b>7,507.00</b>	<b>24</b>	<b>100.00</b>	<b>175.00</b>

EPWORTH FOREST (COMMUNITY PIERS) (961)

**Receipt Register**

Period = Dec 2012

Control	Batch	Period	Date	Person	Property	Account	Amount	Reference	Notes
<b>Total</b>							0.00		