



ICUMC - EPWORTH FOREST SHORELINE

EPWORTH FOREST SHORELINE

Financial Report
For the Period Ended
July 31, 2014

Prepared For:
ICUMC - Epworth Forest Shoreline

Prepared By:
Bradley Company
Managing Agent
112 West Jefferson Blvd., Suite 300
South Bend, IN 46601

T 574.234.9923

bradleyco.com



INDEX

- A – Schedule A
- B – Expense Distribution
- C – A/P Detail
- D – Management Fee Calculation
- E – Bank Statement & Reconciliation
- F – Balance Sheet
- G – Budget
- H – 12 Month Actual
 - I – Budget Comparison
- J – Capital Expense Report
- K – Activity Reconciliation
- L – Aged Receivable
- M – Unit Detail
- N – Receipt Register





ICUMC - Epworth Forest Shoreline Schedule A

Report for the month of: **July 2014**

1. Cash on Hand at the Beginning of the Month			<u>25,165.15</u>
2. Amounts Received During the Month			
Shoreline Receipts	332.00		
Late Fees	<u>100.00</u>		
Total Receipts per Receipt Register		<u>432.00</u>	
Miscellaneous Receipts	<u>0.00</u>		
Total Miscellaneous Receipts		<u>0.00</u>	
Total Receipts			<u>432.00</u> <u>25,597.15</u>
3. Disbursements Made During the Month			
Routine Operations			
Epworth Forest Administration Committee	1,503.04		
Indiana Conference of the United Methodist Church	26,614.23		
Credit - Settlement Contribution by the ICUMC	<u>(4,729.00)</u>		
Total Remitted to ICUMC from Shoreline Ops	<u>21,885.23</u>		
Bradley Operations			
Management Fee 6.14	2,208.88		
90 Day Cancellation Penalty	6,750.00		
Credit for Cancellation Penalty per Agreement	<u>(6,750.00)</u>		
Total Disbursements per Expense Distribution		<u>25,597.15</u>	
Miscellaneous Disbursements	<u>0.00</u>		
Total Miscellaneous Disbursements		<u>0.00</u>	
Total Disbursements			<u>25,597.15</u>
4. Cash on Hand at Month End			<u><u>0.00</u></u>
		Shoreline Operating	<u>0.00</u> <u>0.00</u>
5. Annual Fees Potential	<u>32,536.00</u>		
6. Tenant Accounts Receivable	<u>12,047.00</u>		
7. Accounts Payable	<u>0.00</u>		

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

Signed: _____
Brian D. Harding, Managing Director

Date: 8/6/2014

Expense Distribution (Paid Only)

Period: From 07/2014 to 07/2014

Account Code	Account Name	Payee Code	Payee Name	Payable Control	Batch	Property	Invoice #	Invoice Date	Period	Amount	Check Control	Check #	Check Date	Notes
3001-4200	OWNER DISTRIBUTION	epwo05	Epworth Forest Administration Committee	P-131828	6419	960	Payment to New Entity	07/31/2014	07/2014	1,503.04	K-65438	133	07/31/2014	Remaining account balance following close out
Total 3001-4200										1,503.04				
3003-9000	OWNERS CONTRIBUTION	nort04	Indiana Conference of the	P-37429	1200	960	12/26/12	12/26/2012	01/2013	1,800.00	K-65435	132	07/31/2014	Owner Contribution to pay Mgmt F
		nort04	Indiana Conference of the	P-37430	1200	960	1/14/13	01/14/2013	01/2013	8,867.68	K-65435	132	07/31/2014	Owner Contribution to pay Mgmt F
Total 3003-9000										10,667.68				
6311-0000	OFFICE EXPENSES	brad02	Bradley Company	P-126494	6046	960	June 2014 MF	07/01/2014	07/2014	0.71	K-62753	131	07/03/2014	June Management Fee
Total 6311-0000										0.71				
6320-0000	MANAGEMENT FEE	brad02	Bradley Company	P-126494	6046	960	June 2014 MF	07/01/2014	07/2014	2,200.00	K-62753	131	07/03/2014	June Management Fee
		brad02	Bradley Company	P-131797	6416	960	Cancellation Penalty Mgmt Contract	07/31/2014	07/2014	6,750.00	K-65434	0	07/31/2014	Charge for the 90 days cancelation penalty from Bradley Company's management contract
		brad02	Bradley Company	P-131798	6416	960	Credit for Cancellation Fee Mgmt Fee	07/31/2014	07/2014	-6,750.00	K-65434	0	07/31/2014	credit as the Conference and Bradley agreed to waive
Total 6320-0000										2,200.00				
6332-0000	TELEPHONE AND INTERNET EXPENSE	brad02	Bradley Company	P-126494	6046	960	June 2014 MF	07/01/2014	07/2014	0.16	K-62753	131	07/03/2014	June Management Fee
Total 6332-0000										0.16				
6333-0000	MISC EXPENSE-ADMIN FEES	brad02	Bradley Company	P-126494	6046	960	June 2014 MF	07/01/2014	07/2014	0.97	K-62753	131	07/03/2014	June Management Fee
		brad02	Bradley Company	P-126494	6046	960	June 2014 MF	07/01/2014	07/2014	7.04	K-62753	131	07/03/2014	June Management Fee
Total 6333-0000										8.01				
6340-0000	LEGAL FEES - RESIDENTIAL	nort04	Indiana Conference of the	P-3532	94	960	67859	12/10/2008	02/2012	1,257.70	K-65435	132	07/31/2014	Legal Svc / Turner Litigation
		nort04	Indiana Conference of the	P-3531	94	960	72381	06/23/2009	02/2012	193.00	K-65435	132	07/31/2014	Legal Svc (Turner Case)
		nort04	Indiana Conference of the	P-3533	94	960	1251391	07/27/2009	02/2012	228.75	K-65435	132	07/31/2014	Turner case / Legal fees
		nort04	Indiana Conference of the	P-3535	94	960	74492	10/22/2009	02/2012	718.20	K-65435	132	07/31/2014	*SPLIT* Reimb for review of pier policy
		nort04	Indiana Conference of the	P-3534	94	960	74942	12/07/2009	02/2012	1,778.40	K-65435	132	07/31/2014	SPLIT - Legal fees: Reimb for review of pier polic
		nort04	Indiana Conference of the	P-131826	6417	960	Legal Expenses - 07/31/14	07/31/2014	07/2014	11,770.50	K-65435	132	07/31/2014	Pay list of unreimb legal expenses

Expense Distribution (Paid Only)

Period: From 07/2014 to 07/2014

Account Code	Account Name	Payee Code	Payee Name	Payable Control	Batch	Property	Invoice #	Invoice Date	Period	Amount	Check Control	Check #	Check Date	Notes
		nort04	Indiana Conference of the	P-131827	6418	960	Settlement Contribution by the ICUMC	07/31/2014	07/2014	-4,729.00	K-65435	132	07/31/2014	Settlement Contribution by the ICUMC
Total 6340-0000										11,217.55				
Grand Total										25,597.15				

AP Detail with Due Date

Property=960 AND mm/yy=07/2014 AND Age as of=07/31/2014

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
							0.00	0.00	0.00	0.00	0.00



BRADLEY
C O M P A N Y
Management Fee Invoice

June 2014

Payable to: Bradley Company, LLC
112 W. Jefferson Blvd., Suite 300
PO Box 540
South Bend, IN 46624

Invoice Date: July 1, 2014
Terms: Due Upon Receipt

Bill To:
Epworth Forest Shoreline

Management fee due per contract (Flat Fee)		\$2,200.00
Miscellaneous	-	
Telephone	0.16	
Maint. Supplies	-	
Education expense	-	
Office Supplies, copies, postage	0.71	
Software Support	0.97	
Bond insurance expense	-	
Employee Fringe Benefit	-	
Workers Comp Insurance	-	
Bank fees	7.04	
		<hr/>
		8.88

INVOICE TOTAL

\$ 2,208.88



Invoice

Payable to: Bradley Company, LLC
112 W. Jefferson Blvd., Suite 300
PO Box 540
South Bend, IN 46624

Invoice Date: July 31, 2014
Due Date: Upon receipt

Bill To:
Epworth Forest Shoreline

Cancellation Penalty

90 Days Cancellation Penalty from Bradley Company's Management Contract	\$ 7,500.00
Epworth Forest Shoreline's Portion (90%)	6,750.00
Credit for Cancellation \$1,750.00 per Agreement between Bradley and Conference	(6,750.00)

INVOICE TOTAL \$ -

EPWORTH FOREST SHORELINE
Bank Reconciliation Report
07/31/2014
10002566

08/01/2014

Balance Per Bank Statement as of 07/31/2014 **23,388.27**

Outstanding Checks

<u>Check date</u>	<u>Check number</u>	<u>Payee</u>	<u>Amount</u>
07/31/2014	132	nort04 - Indiana Conference of the	21,885.23
07/31/2014	133	epwo05 - Epworth Forest Administration Committee	1,503.04

Less: Outstanding Checks **23,388.27**

Reconciled Bank Balance **0.00**

Balance per GL as of 07/31/2014 **0.00**

Reconciled Balance Per G/L **0.00**

Difference (Reconciled Bank Balance And Reconciled Balance Per G/L) **0.00**

Cleared Items :

Cleared Checks

<u>Date</u>	<u>Tran #</u>	<u>Notes</u>	<u>Amount</u>	<u>Date Cleared</u>
07/03/2014	131	brad02 - Bradley Company	2,208.88	07/31/2014

Total Cleared Checks **2,208.88**

Cleared Deposits

<u>Date</u>	<u>Tran #</u>	<u>Notes</u>	<u>Amount</u>	<u>Date Cleared</u>
07/02/2014	144	:CHECKscan Deposit	216.00	07/31/2014
07/17/2014	145	:CHECKscan Deposit	216.00	07/31/2014

Total Cleared Deposits **432.00**

NORTH INDIANA CONFERENCE OF THE UNI
 METHODIST CHURCH EPWORTH TED
 FOREST PIER ADMIN OPERATING ACCOUNT
 CO BRADLEY COMPANY
 PO BOX 540
 SOUTH BEND IN 46624

BUSINESS BANKING CENTRAL II
 197
 ALEXANDER, SHELLI
 STATEMENT DATE 7-31-14
 PAGE 1 ENCLOSURES 1
 ACCOUNT NO. 10002566

SAVE A STAMP! SAVE AN ENVELOPE!
 APPLY FOR ONLINE BILL PAY.
 A HANDY CALCULATOR TELLS YOU THE ARRIVAL
 DATE OF YOUR PAYMENT. IT'S EASY!

BUSINESS VALUE CHECKING

	ACCOUNT NUMBER.....	10002566	
	DATE OF PRIOR STATEMENT.....	6-30-14	
	BEGINNING BALANCE.....		25,165.15
MINUS	1CHECKS, WITHDRAWALS, OTHER DEBITS...		2,208.88
MINUS	SERVICE FEE.....		.00
PLUS	2DEPOSITS AND OTHER CREDITS.....		432.00
EQUALS	ENDING ACCOUNT BALANCE.....		23,388.27

CHECKS

No.	Date.....	Amount	No.	Date.....	Amount
131	7-03	2208.88			

*DENOTES ONE OR MORE MISSING CHECK NUMBERS OR ELECTRONIC CHECK PRESENTMENT

ACCOUNT ACTIVITY

Date	Description	Settlement	Deposit/Credit	Withdrawal/Debit
7-03	960ops	Settlement	216.00	
7-18	960ops	Settlement	216.00	

DAILY BALANCE SUMMARY

Date.....	Amount	Date.....	Amount	Date.....	Amount
6-30	25165.15	7-03	23172.27	7-18	23388.27

Balance Sheet

Period = Jul 2014

Book = Accrual

Current Balance

1000-0000	ASSETS	
1129-0000	ACCOUNTS RECEIVABLE	
1130-0000	TENANT AR	4,347.00
1141-1000	AR OTHER	7,700.00
1160-9999	TOTAL ACCOUNTS RECEIVABLE	<u>12,047.00</u>
1999-9999	TOTAL ASSETS	<u>12,047.00</u>
2000-0000	LIABILITIES CAPITAL	
2030-0000	LIABILITIES	
2100-0000	CURRENT LIABILITIES	
2210-0000	PREPAID REVENUE	266.00
2299-9999	TOTAL CURRENT LIABILITIES	<u>266.00</u>
2999-9999	TOTAL LIABILITIES	<u>266.00</u>
3000-0000	EQUITY	
3001-4200	OWNER DISTRIBUTION	-1,503.04
3132-0000	OTHER CONTRIBUTED CAPITAL	1,535.95
3162-0000	RETAINED EARNINGS - PRIOR	48,184.64
3163-0000	RETAINED EARNINGS	-36,436.55
3999-9999	TOTAL EQUITY	<u>11,781.00</u>
4999-0000	TOTAL LIABILITIES CAPITAL	<u>12,047.00</u>

Budget

Period = Jan 2014-Dec 2014

Book = Accrual

	Jan 2014	Feb 2014	Mar 2014	Apr 2014	May 2014	Jun 2014	Jul 2014	Aug 2014	Sep 2014	Oct 2014	Nov 2014	Dec 2014	Total
5100-0000 REVENUES													
5101-0000 RENT REVENUES													
5123-0000 PIER INCOME	0.00	0.00	32,536.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	32,536.00
5199-9999 TOTAL RENT REVENUES	0.00	0.00	32,536.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	32,536.00
5200-0000 VACANCY													
5220-0000 VACANT UNITS	0.00	0.00	-2,988.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-2,988.00
5250-0000 RENT CONCESSIONS	0.00	0.00	-332.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-332.00
5299-9999 TOTAL VACANCY	0.00	0.00	-3,320.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	-3,320.00
5400-0000 FINANCIAL REVENUE													
5999-9999 TOTAL REVENUES	0.00	0.00	29,216.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	29,216.00
6000-0000 OPERATING EXPENSES													
6200-0000 ADMINISTRATIVE EXPENSES													
6311-0000 OFFICE EXPENSES	200.00	20.00	20.00	200.00	20.00	20.00	200.00	20.00	20.00	200.00	20.00	200.00	1,140.00
6320-0000 MANAGEMENT FEE	2,200.00	2,200.00	2,200.00	2,200.00	2,200.00	2,200.00	2,200.00	2,200.00	2,200.00	2,200.00	2,200.00	2,200.00	26,400.00
6332-0000 TELEPHONE AND INTERNET EXPENSE	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	10.00	120.00
6333-0000 MISC EXPENSE-ADMIN FEES	16.00	16.00	16.00	16.00	16.00	16.00	16.00	16.00	16.00	16.00	16.00	14.00	190.00
6340-0000 LEGAL FEES - RESIDENTIAL	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	100.00	1,200.00
6399-9999 TOTAL ADMINISTRATIVE EXPENSES	2,526.00	2,346.00	2,346.00	2,526.00	2,346.00	2,346.00	2,526.00	2,346.00	2,346.00	2,526.00	2,346.00	2,524.00	29,050.00
6800-9999 TOTAL OPERATING EXPENSES	2,526.00	2,346.00	2,346.00	2,526.00	2,346.00	2,346.00	2,526.00	2,346.00	2,346.00	2,526.00	2,346.00	2,524.00	29,050.00
6801-9999 TOTAL NET OPERATING INCOME	-2,526.00	-2,346.00	26,870.00	-2,526.00	-2,346.00	-2,346.00	-2,526.00	-2,346.00	-2,346.00	-2,526.00	-2,346.00	-2,524.00	166.00

Budget

Period = Jan 2014-Dec 2014

Book = Accrual

		<u>Jan 2014</u>	<u>Feb 2014</u>	<u>Mar 2014</u>	<u>Apr 2014</u>	<u>May 2014</u>	<u>Jun 2014</u>	<u>Jul 2014</u>	<u>Aug 2014</u>	<u>Sep 2014</u>	<u>Oct 2014</u>	<u>Nov 2014</u>	<u>Dec 2014</u>	<u>Total</u>
9090-0000	TOTAL NET INCOME	-2,526.00	-2,346.00	26,870.00	-2,526.00	-2,346.00	-2,346.00	-2,526.00	-2,346.00	-2,346.00	-2,526.00	-2,346.00	-2,524.00	166.00

Income Statement (12 months)

Period = Jan 2014-Jul 2014

Book = Accrual

	Jan 2014	Feb 2014	Mar 2014	Apr 2014	May 2014	Jun 2014	Jul 2014	Total	
5100-0000	REVENUES								
5101-0000	RENT REVENUES								
5123-0000	PIER INCOME	0.00	0.00	32,536.00	0.00	0.00	0.00	-1.00	32,535.00
5199-9999	TOTAL RENT REVENUES	0.00	0.00	32,536.00	0.00	0.00	0.00	-1.00	32,535.00
5200-0000	VACANCY								
5220-0000	VACANT UNITS	0.00	0.00	-2,988.00	0.00	0.00	0.00	0.00	-2,988.00
5250-0000	RENT CONCESSIONS	0.00	-166.00	-1,826.00	0.00	-332.00	0.00	0.00	-2,324.00
5299-9999	TOTAL VACANCY	0.00	-166.00	-4,814.00	0.00	-332.00	0.00	0.00	-5,312.00
5400-0000	FINANCIAL REVENUE								
5900-0000	OTHER REVENUE								
5900-1000	LATE AND NSF FEE	7,352.00	-21,650.00	-20,000.00	-4,028.72	-1,100.00	0.00	1,350.00	-38,076.72
5990-9999	TOTAL OTHER REVENUE	7,352.00	-21,650.00	-20,000.00	-4,028.72	-1,100.00	0.00	1,350.00	-38,076.72
5999-9999	TOTAL REVENUES	7,352.00	-21,816.00	7,722.00	-4,028.72	-1,432.00	0.00	1,349.00	-10,853.72
6000-0000	OPERATING EXPENSES								
6200-0000	ADMINISTRATIVE EXPENSES								
6311-0000	OFFICE EXPENSES	0.49	17.64	230.92	44.06	32.00	0.82	0.71	326.64
6320-0000	MANAGEMENT FEE	2,200.00	2,200.00	2,200.00	2,200.00	2,200.00	2,200.00	2,200.00	15,400.00
6332-0000	TELEPHONE AND INTERNET EXPENSE	0.15	0.13	0.12	0.13	0.13	0.14	0.16	0.96
6333-0000	MISC EXPENSE-ADMIN FEES	8.45	8.00	7.95	8.15	37.64	8.10	8.01	86.30
6340-0000	LEGAL FEES - RESIDENTIAL	0.00	0.00	0.00	0.00	0.00	0.00	7,041.50	7,041.50
6370-0000	BAD DEBTS - RESIDENTIAL	0.00	1,995.33	732.00	0.00	0.00	0.00	0.00	2,727.33
6399-9999	TOTAL ADMINISTRATIVE EXPENSES	2,209.09	4,221.10	3,170.99	2,252.34	2,269.77	2,209.06	9,250.38	25,582.73
6700-0000	REAL ESTATE TAXES AND INSURANCE								
6723-0000	EMPLOYEE INSURANCE	0.08	0.00	0.02	0.00	0.00	0.00	0.00	0.10
6799-9999	TOTAL TAXES AND INSURANCE	0.08	0.00	0.02	0.00	0.00	0.00	0.00	0.10
6800-9999	TOTAL OPERATING EXPENSES	2,209.17	4,221.10	3,171.01	2,252.34	2,269.77	2,209.06	9,250.38	25,582.83

Income Statement (12 months)

Period = Jan 2014-Jul 2014

Book = Accrual

		Jan 2014	Feb 2014	Mar 2014	Apr 2014	May 2014	Jun 2014	Jul 2014	Total
6801-9999	TOTAL NET OPERATING INCOME	5,142.83	-26,037.10	4,550.99	-6,281.06	-3,701.77	-2,209.06	-7,901.38	-36,436.55
9090-0000	TOTAL NET INCOME	5,142.83	-26,037.10	4,550.99	-6,281.06	-3,701.77	-2,209.06	-7,901.38	-36,436.55

Budget Comparison

Period = Jul 2014

Book = Accrual

	PTD Actual	PTD Budget	Variance	% Var	YTD Actual	YTD Budget	Variance	% Var	Annual	
5100-0000	REVENUES									
5101-0000	RENT REVENUES									
5123-0000	PIER INCOME	-1.00	0.00	-1.00	N/A	32,535.00	32,536.00	-1.00	0.00	32,536.00
5199-9999	TOTAL RENT REVENUES	-1.00	0.00	-1.00	N/A	32,535.00	32,536.00	-1.00	0.00	32,536.00
5200-0000	VACANCY									
5220-0000	VACANT UNITS	0.00	0.00	0.00	N/A	-2,988.00	-2,988.00	0.00	0.00	-2,988.00
5250-0000	RENT CONCESSIONS	0.00	0.00	0.00	N/A	-2,324.00	-332.00	-1,992.00	-600.00	-332.00
5299-9999	TOTAL VACANCY	0.00	0.00	0.00	N/A	-5,312.00	-3,320.00	-1,992.00	-60.00	-3,320.00
5400-0000	FINANCIAL REVENUE									
5900-0000	OTHER REVENUE									
5900-1000	LATE AND NSF FEE	1,350.00	0.00	1,350.00	N/A	-38,076.72	0.00	-38,076.72	N/A	0.00
5990-9999	TOTAL OTHER REVENUE	1,350.00	0.00	1,350.00	N/A	-38,076.72	0.00	-38,076.72	N/A	0.00
5999-9999	TOTAL REVENUES	1,349.00	0.00	1,349.00	N/A	-10,853.72	29,216.00	-40,069.72	-137.15	29,216.00
6000-0000	OPERATING EXPENSES									
6200-0000	ADMINISTRATIVE EXPENSES									
6311-0000	OFFICE EXPENSES	0.71	200.00	199.29	99.64	326.64	680.00	353.36	51.96	1,140.00
6320-0000	MANAGEMENT FEE	2,200.00	2,200.00	0.00	0.00	15,400.00	15,400.00	0.00	0.00	26,400.00
6332-0000	TELEPHONE AND INTERNET EXPENSE	0.16	10.00	9.84	98.40	0.96	70.00	69.04	98.63	120.00
6333-0000	MISC EXPENSE-ADMIN FEES	8.01	16.00	7.99	49.94	86.30	112.00	25.70	22.95	190.00
6340-0000	LEGAL FEES - RESIDENTIAL	7,041.50	100.00	-6,941.50	-6,941.50	7,041.50	700.00	-6,341.50	-905.93	1,200.00
6370-0000	BAD DEBTS - RESIDENTIAL	0.00	0.00	0.00	N/A	2,727.33	0.00	-2,727.33	N/A	0.00
6399-9999	TOTAL ADMINISTRATIVE EXPENSES	9,250.38	2,526.00	-6,724.38	-266.21	25,582.73	16,962.00	-8,620.73	-50.82	29,050.00
6700-0000	REAL ESTATE TAXES AND INSURANCE									
6723-0000	EMPLOYEE INSURANCE	0.00	0.00	0.00	N/A	0.10	0.00	-0.10	N/A	0.00

Budget Comparison

Period = Jul 2014

Book = Accrual

	<u>PTD Actual</u>	<u>PTD Budget</u>	<u>Variance</u>	<u>% Var</u>	<u>YTD Actual</u>	<u>YTD Budget</u>	<u>Variance</u>	<u>% Var</u>	<u>Annual</u>
6799-9999 TOTAL TAXES AND INSURANCE	0.00	0.00	0.00	N/A	0.10	0.00	-0.10	N/A	0.00
6800-9999 TOTAL OPERATING EXPENSES	9,250.38	2,526.00	-6,724.38	-266.21	25,582.83	16,962.00	-8,620.83	-50.82	29,050.00
6801-9999 TOTAL NET OPERATING INCOME	-7,901.38	-2,526.00	-5,375.38	-212.80	-36,436.55	12,254.00	-48,690.55	-397.34	166.00
9090-0000 TOTAL NET INCOME	-7,901.38	-2,526.00	-5,375.38	-212.80	-36,436.55	12,254.00	-48,690.55	-397.34	166.00

**ICUMC - Epworth Forest Shoreline
Capital Expenditure Summary Report
As of July 31, 2014**

<u>Acct. #</u>	<u>Description</u>	<u>Beginning Balance</u>	<u>FY 12/31/14 Additions</u>	<u>FY 12/31/14 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 July 31, 2014**

<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>		
	Total Additions	<u>\$ -</u>		

Aged Receivables

Age As Of: 07/31/2014 Post To: 07/2014

Property	Charge Code	Description	Total Unpaid Charges	0-30 days	31-60 days	61-90 days	Over 90 days	Prepays	Balance
960	(prepay)	Available Prepay	0.00	0.00	0.00	0.00	0.00	-266.00	-266.00
960	late	Late Charge	7,700.00	50.00	450.00	500.00	6,700.00	0.00	7,700.00
960	pier	Pier Fees	4,347.00	0.00	0.00	0.00	4,347.00	0.00	4,347.00
960			12,047.00	50.00	450.00	500.00	11,047.00	-266.00	11,781.00

Property: EPWORTH FOREST (SHORELINE) (960)

Post To(MM/YY): 07/2014

Tenant	Tran#	Date	Month	Charge Code	Charge Amount	Current Owed	0-30 Owed	31-60 Owed	61-90 Owed	Over 90 Owed	Pre-payments	Suspense	Remarks
960 - 85 - Current	C-233066	04/15/2014	07/2014	late	50.00	50.00	0.00	0.00	0.00	50.00	0.00	0.00	(04/2014)
960 - 85 - Current	C-233077	05/15/2014	07/2014	late	50.00	50.00	0.00	0.00	50.00	0.00	0.00	0.00	(05/2014)
960 - 85 - Current	C-233089	06/15/2014	07/2014	late	50.00	50.00	0.00	50.00	0.00	0.00	0.00	0.00	(06/2014)
Total					1,798.00	1,798.00	0.00	50.00	50.00	1,698.00	0.00	0.00	
(t0001210) HARPER, LARRY													
960 - 89 - Current	C-176505	03/01/2014	03/2014	pier	166.00	166.00	0.00	0.00	0.00	166.00	0.00	0.00	Pier Fees (03/2014)
960 - 89 - Current	C-195313	03/15/2014	03/2014	late	50.00	50.00	0.00	0.00	0.00	50.00	0.00	0.00	Late Fee 3/14
960 - 89 - Current	C-233067	04/15/2014	07/2014	late	50.00	50.00	0.00	0.00	0.00	50.00	0.00	0.00	(04/2014)
960 - 89 - Current	C-233078	05/15/2014	07/2014	late	50.00	50.00	0.00	0.00	50.00	0.00	0.00	0.00	(05/2014)
960 - 89 - Current	C-233090	06/15/2014	07/2014	late	50.00	50.00	0.00	50.00	0.00	0.00	0.00	0.00	(06/2014)
Total					366.00	366.00	0.00	50.00	50.00	266.00	0.00	0.00	
(t0001229) JOHNSON, JOSH													
960 - 99A - Current	C-176521	03/01/2014	03/2014	pier	166.00	166.00	0.00	0.00	0.00	166.00	0.00	0.00	Pier Fees (03/2014)
960 - 99A - Current	C-195320	03/15/2014	03/2014	late	50.00	50.00	0.00	0.00	0.00	50.00	0.00	0.00	Late Fee 3/14
960 - 99A - Current	C-233068	04/15/2014	07/2014	late	50.00	50.00	0.00	0.00	0.00	50.00	0.00	0.00	
960 - 99A - Current	C-233079	05/15/2014	07/2014	late	50.00	50.00	0.00	0.00	50.00	0.00	0.00	0.00	(05/2014)
960 - 99A - Current	C-233091	06/15/2014	07/2014	late	50.00	50.00	0.00	50.00	0.00	0.00	0.00	0.00	(06/2014)
Total					366.00	366.00	0.00	50.00	50.00	266.00	0.00	0.00	
(t0001085) WENTWORTH, BRADEN													
960 - 9A - Current	C-8351	01/01/2012	01/2012	pier	166.00	166.00	0.00	0.00	0.00	166.00	0.00	0.00	
960 - 9A - Current	C-93715	03/01/2013	03/2013	pier	166.00	166.00	0.00	0.00	0.00	166.00	0.00	0.00	Pier Fee 2013
960 - 9A - Current	C-143719	05/15/2013	10/2013	late	50.00	50.00	0.00	0.00	0.00	50.00	0.00	0.00	Late Fee (05/2013)
960 - 9A - Current	C-143723	06/15/2013	10/2013	late	50.00	50.00	0.00	0.00	0.00	50.00	0.00	0.00	Late Fee (06/2013)
960 - 9A - Current	C-143727	07/15/2013	10/2013	late	50.00	50.00	0.00	0.00	0.00	50.00	0.00	0.00	Late Fee (07/2013)
960 - 9A - Current	C-143731	08/15/2013	10/2013	late	50.00	50.00	0.00	0.00	0.00	50.00	0.00	0.00	Late Fee (08/2013)
960 - 9A - Current	C-143735	09/15/2013	10/2013	late	50.00	50.00	0.00	0.00	0.00	50.00	0.00	0.00	Late Fee (09/2013)
960 - 9A - Current	C-170103	10/15/2013	01/2014	late	50.00	50.00	0.00	0.00	0.00	50.00	0.00	0.00	Late Charge(1), Flat Amount: late
960 - 9A - Current	C-170174	11/15/2013	01/2014	late	50.00	50.00	0.00	0.00	0.00	50.00	0.00	0.00	Late Charge(1), Flat Amount: late
960 - 9A - Current	C-170246	12/15/2013	01/2014	late	50.00	50.00	0.00	0.00	0.00	50.00	0.00	0.00	Late Charge(1), Flat Amount: late
960 - 9A - Current	C-184125	03/01/2014	03/2014	pier	166.00	166.00	0.00	0.00	0.00	166.00	0.00	0.00	Pier Fee (03/2014)
960 - 9A - Current	C-195321	03/15/2014	03/2014	late	50.00	50.00	0.00	0.00	0.00	50.00	0.00	0.00	Late Fee 3/14
960 - 9A - Current	C-233069	04/15/2014	07/2014	late	50.00	50.00	0.00	0.00	0.00	50.00	0.00	0.00	(04/2014)
960 - 9A - Current	C-233080	05/15/2014	07/2014	late	50.00	50.00	0.00	0.00	50.00	0.00	0.00	0.00	(05/2014)
960 - 9A - Current	C-233092	06/15/2014	07/2014	late	50.00	50.00	0.00	50.00	0.00	0.00	0.00	0.00	(06/2014)
Total					1,098.00	1,098.00	0.00	50.00	50.00	998.00	0.00	0.00	
(960) - Total					12,348.00	12,047.00	50.00	450.00	500.00	11,047.00	-266.00	0.00	

Unit Detail

EPWORTH FOREST (SHORELINE) (960)

As of: 07/31/2014

Unit	Unit type	Resident	Name	Dues	Balance
CURRENT					
01	pier	t0001053	TIM AND DARLENE LANKENAU	166.00	0.00
02	pier	t0001081	STEVE AND ANGEL MOED	166.00	0.00
03	pier	t0001103	BETTY HENRY	166.00	0.00
04	pier	t0001127	GRAHAM AND LANA GROOMBRIDGE	166.00	0.00
05	pier	t0001152	CHARLES & LINDA BETRAM	166.00	0.00
06	pier	t0001168	STEPHEN SMITH	166.00	0.00
07	pier	t0001180	JOANN, DAVID & KATHRYN BENADUM	166.00	0.00
08	pier	t0001196	MARION & ROSIE SHORE	166.00	0.00
09	pier	t0001211	JULIA NEFF	166.00	0.00
10	pier	t0010758	FARM HAM LLC	166.00	0.00
100	pier	t0001220	RICK OVERMAN	166.00	0.00
101	pier	t0001055	CAROLE WILSON	166.00	144.00
101A	pier	t0001056	MARTA TAYLOR	166.00	0.00
102	pier	t0010757	SEAN AND ALLISON SULLIVAN	166.00	0.00
103	pier	t0001058	DAVID SPEER	166.00	0.00
103A	pier	t0001059	STEVEN YAHNE	166.00	0.00
104	pier	t0001060	JOHN OSBORN	166.00	0.00
105	pier	t0001061	JOETTA RIGGIN	166.00	0.00
10A	pier	t0001062	NED KRUGH	166.00	0.00
11	pier	t0001063	MARC ROTH	166.00	0.00
12A	pier	t0001064	BRIAN MCGONAGLE	166.00	0.00
12B	pier	t0001065	SCOTT BOLENBAUGH	166.00	0.00
12C	pier	t0001066	EDWARD MCCLAUGHLIN	166.00	0.00
12D	pier	t0001067	GEORGE AND DONNA HINSDALE	166.00	0.00
12E	pier	t0001068	Albert Espanoza AMY LINDSEY	166.00	83.00
12F	pier	t0001069	PATRICK WOOTAN	166.00	0.00
12G	pier	t0001070	MARVIN & SUSIE WARD	166.00	0.00
12H	pier	t0001071	JASON CLARK	166.00	0.00
13	pier	t0003394	RANDOLPH PLEW	166.00	0.00
13A	pier	t0001073	CONNIE DRAGAN	166.00	0.00
15	pier	t0010719	RICHARD DOUGLAS PRESSER	166.00	0.00
16	pier	t0001075	RICHARD AND RACHEL PRESSER	166.00	0.00
16A	pier	t0001076	LINDA DARR	166.00	0.00
16B	pier	t0001077	THERESA SWOPE	166.00	0.00
17	pier	t0001078	MAX AND RUTH BUELL	166.00	0.00
18	pier	t0001079	WILLIAM AND CAROLYN KERLEY	166.00	0.00

Page 1

Unit	Unit type	Resident	Name	Dues	Balance
CURRENT					
19	pier	t0001948	MISHLER FAMILY PARTNERSHIP .	166.00	0.00
20	pier	t0001082	JAY BERRY	166.00	0.00
20A	pier	t0001083	JAY BERRY	166.00	0.00
21	pier	t0001084	CAREY MCLAUGHLIN	166.00	0.00
21C	pier	t0001949	CAREY MCLAUGHLIN	166.00	0.00
22	pier	t0001088	BRIAN SCHLAGENAUF	166.00	0.00
22A	pier	t0001089	DAVID O'CONNOR	166.00	0.00
22B	pier	t0001090	JERRY AND BONNIE WSZOLEK	166.00	0.00
22D	pier	t0001092	BRIAN SCHLAGENAUF	166.00	0.00
23	pier	t0002767	KURT DAGGETT	166.00	0.00
23A	pier	t0001094	JULIE KIRSH	166.00	0.00
24	pier	t0001095	EDIE SEEWALD	166.00	-166.00
24A	pier	t0001096	LARRY SAUNDERS	166.00	0.00
25	pier	t0001097	PAUL AND LOIS JOHNSON	166.00	0.00
26	pier	t0001098	EDWARD AND SUZANNE MONTOVANI	166.00	0.00
27	pier	t0001099	ROBERT MYERS DAVID MYERS	166.00	366.00
28	pier	t0001100	STEVE KANNEY	166.00	0.00
29	pier	t0001101	FRED DAVID	166.00	0.00
29A	pier	t0001102	ALICE AND TODD HARDY	166.00	0.00
30	pier	t0001104	WILLIAM KASTER	166.00	0.00
30B	pier	t0001105	JAMES CROSLEY	166.00	0.00
31	pier	t0001106	RONALD HORCHER	166.00	0.00
31A	pier	t0001107	RONALD HORCHER	166.00	0.00
31B	pier	t0001108	LARRY SCHAUMLEFFEL	166.00	0.00
32	pier	t0001109	JOHN MCKENNA	166.00	0.00
32A	pier	t0001110	RON ERB	166.00	0.00
33	pier	t0001111	KEVIN SMITH	166.00	-100.00
33A	pier	t0001112	GEORGE SCOTT	166.00	0.00
34	pier	t0001113	SUETTA JOHNSON	166.00	0.00
35	pier	t0001114	GEORGE NELSON	166.00	0.00
35A	pier	t0001115	GERRY POWELL	166.00	0.00
35B	pier	t0001116	STEVE DINGLEDINE	166.00	0.00
36	pier	t0001117	STACIE SCHRADER	166.00	0.00
36A	pier	t0001118	STEVE DINGLEDINE	166.00	0.00
37	pier	t0001119	ALAN KADO	166.00	0.00
37A	pier	t0001120	ALAN KADO	166.00	0.00
37C	pier	t0001121	ALAN KADO	166.00	366.00
38	pier	t0001122	ALAN KADO	166.00	366.00
39	pier	t0001124	LARRY AND KATHY WILDER	166.00	0.00
39B	pier	t0001125	RANDY JOHNSON	166.00	0.00

Unit	Unit type	Resident	Name	Dues	Balance
CURRENT					
3A	pier	t0001126	JILL HENRY-PIPER	166.00	0.00
40	pier	t0001128	KAREN NOEL	166.00	0.00
40B	pier	t0001129	TERRY SCHURR	166.00	0.00
42	pier	t0001130	JACKIE MOORMAN	166.00	1,798.00
42A	pier	t0001131	RENNY NORMAN	166.00	0.00
43	pier	t0001132	BRADLEY BATH	166.00	0.00
43A	pier	t0001133	MARC A LUSBY	166.00	0.00
43B	pier	t0001134	JAY BAUMAN	166.00	0.00
44	pier	t0001135	TOM ROSS	166.00	0.00
45	pier	t0001136	DEVOE COBBS	166.00	0.00
45B	pier	t0001137	JOSEPH E FABYAN	166.00	0.00
45D	pier	t0010659	DAVID SHORTT	166.00	0.00
46	pier	t0001950	DECATUR HEIGHTS UMC .	166.00	0.00
47	pier	t0001140	STEVE ERWIN	166.00	0.00
47B	pier	t0001141	TED DOLES	166.00	0.00
48	pier	t0001142	TED DOLES	166.00	0.00
48A	pier	t0001143	BRIAN YAHNE	166.00	0.00
48B	pier	t0001144	ALAN PRICE	166.00	0.00
48C	pier	t0001145	BERT ANSON	166.00	0.00
48D	pier	t0001146	GARY ULERICK	166.00	0.00
49	pier	t0001147	STEVE PERICH	166.00	832.00
49B	pier	t0001149	STEVE PERICH	166.00	1,598.00
4A	pier	t0010745	KIMBERLY KEENE	166.00	0.00
4B	pier	t0001151	DEWEY SENGER	166.00	0.00
50	pier	t0001153	JO ANN C/O JEN MEYERS BOYER	166.00	0.00
50A	pier	t0001154	MAX BUELL	166.00	0.00
51A	pier	t0001155	JIM DILS	166.00	0.00
52	pier	t0001156	RICHARD BOTT	166.00	0.00
53	pier	t0001157	JEFF MILLER	166.00	0.00
54	pier	t0001158	ROBERT TURNER	166.00	0.00
54A	pier	t0001159	WENDELL CLIFTON	166.00	0.00
55	pier	t0001160	ROY CHAPMAN	166.00	0.00
56	pier	t0001162	ROBERT STINE	166.00	0.00
56A	pier	t0001163	AN TRAN	166.00	0.00
57	pier	t0001164	PHIL BOGUE	166.00	0.00
58	pier	t0001165	JOHN SHINN	166.00	0.00
59	pier	t0001166	JOHN SHINN	166.00	0.00
59A	pier	t0001167	LLOYD SMALL	166.00	0.00
60A	pier	t0001169	GEORGE ARNOLD JR	166.00	0.00
61	pier	t0001170	ROBERT FENSTERMACHER	166.00	0.00

Unit	Unit type	Resident	Name	Dues	Balance
CURRENT					
62	pier	t0010806	MYRON AND JO ANN HARMON	166.00	0.00
63	pier	t0001172	HAROLD SMITH	166.00	0.00
63A	pier	t0001173	RICK ELLENBERGER	166.00	0.00
64	pier	t0001952	HUNTINGTON TRINITY UMC .	166.00	0.00
64A	pier	t0001174	MARCINA SCHRADER	166.00	0.00
65	pier	t0001953	KOKOMO GRACE UMC .	166.00	0.00
68	pier	t0001177	SUE CALLENDINE	166.00	0.00
68A	pier	t0001178	JOHN HAYES	166.00	0.00
69	pier	t0001179	LAWRENCE HOOD	166.00	0.00
70	pier	t0001181	ROBERT BAUR	166.00	366.00
70A	pier	t0001182	KAREN BABCOCK	166.00	0.00
71	pier	t0010759	THOMAS REIS	166.00	0.00
71A	pier	t0001184	JANIS DIXON	166.00	0.00
72	pier	t0001185	RICHARD SANDERSON	166.00	0.00
72A	pier	t0005996	JASON AND AMY CUPP	166.00	0.00
73	pier	t0001187	DENNIS CRITCHLOW	166.00	0.00
74	pier	t0001188	DAVID KIEPER	166.00	0.00
75	pier	t0001189	JAMES BENNETT	166.00	0.00
75B	pier	t0001123	JASON NOLLEY	166.00	0.00
76	pier	t0001192	JAY NOLLEY	166.00	0.00
77	pier	t0001193	MAUREEN CORNELIUS	166.00	0.00
78B	pier	t0001194	JAY NOLLEY	166.00	0.00
79	pier	t0001195	JOHN PORTER	166.00	0.00
79A	pier	t0001161	NAN DIENER	166.00	0.00
80	pier	t0005995	NANCE AND GREG SNAVELY	166.00	0.00
81	pier	t0001198	DAVE TRANTER	166.00	0.00
81A	pier	t0001199	JEFF CLIFTON	166.00	0.00
81B	pier	t0011096	Happy Acres Investments LLC.	166.00	0.00
82	pier	t0001200	KEVIN KELLEY	166.00	20.00
82A	pier	t0001091	PHILLIP EMERSON	166.00	0.00
83	pier	t0010739	BENJAMIN ASHPOLE	166.00	0.00
83A	pier	t0001086	MARY C STURM	166.00	0.00
83B	pier	t0001148	JEFFREY M KENNEDY	166.00	0.00
84	pier	t0001954	MARILYN BLACKBURN FAMILY TRUST .	166.00	2,480.00
85	pier	t0001203	VIRGINIA BAKER	166.00	1,798.00
85A	pier	t0001204	LEE CARLSON STEVE EIKENBERRY	166.00	0.00
85B	pier	t0001205	VIRGINIA BAKER	166.00	0.00
86	pier	t0001206	VICTOR & LAURA MINATEL	166.00	0.00
86B	pier	t0001207	VICTOR & LAURA MINATEL	166.00	0.00
87	pier	t0003176	Jeff Glass	166.00	0.00

Unit	Unit type	Resident	Name	Dues	Balance
CURRENT					
88	pier	t0001209	ROSE ANN DICKINSON PAM EKEY, PAMEL	166.00	0.00
89	pier	t0001210	LARRY HARPER	166.00	366.00
89A	pier	t0001190	TIM ROGERS	166.00	0.00
90	pier	t0001212	CHUCK COLE	166.00	0.00
90A	pier	t0001213	JASON GARDNER	166.00	0.00
91	pier	t0001214	JASON GARDNER	166.00	0.00
91A	pier	t0001215	KEITH MINGER	166.00	0.00
91B	pier	t0001216	JANET HOLLOWAY	166.00	0.00
91C	pier	t0001217	KARLA WARD	166.00	0.00
92	pier	t0010720	EAGLEVIEW POINT LLC C/O MICHAEL WE	166.00	0.00
92A	pier	t0001219	TODD VANNATTA	166.00	0.00
93	pier	t0010878	DIANE STILES	0.00	0.00
94	pier	t0001955	FRIBLEY LAKE PROPERTY TRUST .	166.00	0.00
95	pier	t0010756	DIANE STILES	166.00	0.00
96	pier	t0001956	Deb & Randy Brown	166.00	0.00
96A	pier	t0001957	Deb & Randy Brown	166.00	0.00
97	pier	t0001225	STEVEN CONNER	166.00	0.00
97A	pier	t0001226	DAN DEWITT	166.00	0.00
98	pier	t0010744	WILLIAM WHITE	166.00	0.00
99	pier	t0001228	LARRY PRICE	166.00	0.00
99A	pier	t0001229	JOSH JOHNSON	166.00	366.00
9A	pier	t0001085	BRADEN WENTWORTH	166.00	1,098.00
PAST					
10	pier	t0001054	NANNETTE WEAR	166.00	0.00
102	pier	t0001057	MARK WHEALY	166.00	0.00
13	pier	t0001072	EUGENE KLINGAMAN	166.00	0.00
15	pier	t0001074	ROY AND GERRY HANSON	166.00	0.00
23	pier	t0001093	CHRISTINE MEDEIROS	166.00	0.00
45D	pier	t0001138	JEFF LAWRENCE	166.00	0.00
4A	pier	t0001150	SHANE HENDERSON	166.00	0.00
62	pier	t0001951	KOKOMO MAIN STREET UMC .	166.00	0.00
71	pier	t0001183	JIM HOLDREAD	166.00	0.00
71	pier	t0003440	Jim and Sue Holdread	166.00	0.00
72A	pier	t0001186	TED SCHLAGENHAUF	166.00	0.00
80	pier	t0001197	SHARON MYERS	166.00	0.00
81B	pier	t0001191	WINONA TURPIN	166.00	0.00
83	pier	t0001201	NANCE SNAVELY	166.00	0.00
87	pier	t0001208	ROBERT GLASS	166.00	0.00
92	pier	t0001218	JILL HASIAK	166.00	0.00
95	pier	t0001222	WESLEY DUKE SAPP	166.00	0.00

Unit	Unit type	Resident	Name	Dues	Balance
PAST					
98	pier	t0001227	CHARLES LIVINGSTON	166.00	0.00
ZWAIT		t0001065	SCOTT BOLENBAUGH	0.00	0.00

	Dues	# of Units	Unit Occupancy	Balance
Current Owner				11,781.00
Occupied Units	29,382.00	178	100.00	
Total Non Rev Units	0.00	0	0.00	
Totals:	29,382.00	178	100.00	11,781.00

Residential Properties (.allres)

Receipt Register

Period = Jul 2014

Control	Batch	Period	Date	Person	Property	Amount	Notes
157143	57273	07/2014	7/2/2014	MCGONAGLE(t0001064)	960	216.00	:CHECKscan Payment
160913	57996	07/2014	7/17/2014	JOHNSON(t0001097)	960	216.00	:CHECKscan Payment
						<u>432.00</u>	