

PUNTA RASSA CONDO ASSOC 1

12/31/2009

Included Reports

Copies

BALANCE SHEET AS OF	1
Statement of Rev and Exp - Operating	1
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RM Delinquent by Entity	1
AP Cash Disbursement	1
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239-936-4336/877-936-0119
12734 KENWOOD LANE STE 49
FORT MYERS FL 33908

		OPERATING	REPLACEMENT	TOTAL
100.6	Cash - Special Assessment	9,177.42	0.00	9,177.42
104	Cash - Operating	37,793.71	0.00	37,793.71
105	Cash - Reserve	0.00	24,302.68	24,302.68
115	Accounts Receivable - Owners	48,440.33	0.00	48,440.33
115.1	Allowance for Doubtful Accounts	(36,731.93)	0.00	(36,731.93)
350	Prepaid Commons	755.78	0.00	755.78
351	Prepaid Insurance	10,071.46	0.00	10,071.46
353	Prepaid Expense	128.00	0.00	128.00
354	Deposits	700.00	0.00	700.00
TOTAL ASSETS		70,334.77	24,302.68	94,637.45
LIABILITIES				
402	Accounts Payable	807.91	0.00	807.91
424	Prepaid Maintenance Fees	1,785.00	0.00	1,785.00
TOTAL LIABILITIES		2,592.91	0.00	2,592.91
FUND BALANCES				
	General Reserves	0.00	4,080.21	4,080.21
	Reserves - Interest	0.00	254.47	254.47
	Reserves - Roof	0.00	13,874.00	13,874.00
	Reserves - Painting	0.00	4,743.00	4,743.00
	Reserves - Elevator	0.00	1,351.00	1,351.00
	Net Income - 2008 Spec Assessment	(10,392.53)	0.00	(10,392.53)
598.1	Members Equity - 2007 Special Assessment	29,331.44	0.00	29,331.44
599	Members' Equity	(9,611.49)	0.00	(9,611.49)
	Net Income	58,414.44	0.00	58,414.44
TOTAL FUND BALANCES		67,741.86	24,302.68	92,044.54
TOTAL FUND AND LIABILITIES		70,334.77	24,302.68	94,637.45

239-936-4336/877-936-0119
12734 KENWOOD LANE STE 49
FORT MYERS FL 33908

	1 Month Actual	1 Month Budget	Variance	YTD Actual	YTD Budget	Variance	Annual Budget
R602.1 Res maint fees - roof	1,158.00	1,158	0.00	13,874.00	13,874	0.00	13,874
R602.2 Res maint fees - paint	398.00	398	0.00	4,743.00	4,743	0.00	4,743
R602.4 Res maint fees - elevator	108.00	108	0.00	1,351.00	1,351	0.00	1,351
R609 Interest income - replacement	30.58	0	30.58	215.38	0	215.38	0
TOTAL REVENUE	1,694.58	1,664	30.58	20,183.38	19,968	215.38	19,968
Reserve Expenses							
R970 Res exp - roof	0.00	1,158	1,158.00	0.00	13,874	13,874.00	13,874
R971 Res exp - painting	0.00	398	398.00	0.00	4,743	4,743.00	4,743
R973 Res exp - elevator	0.00	108	108.00	0.00	1,351	1,351.00	1,351
P900.12 S/A - Pool Restrooms	0.00	0	0.00	7,598.47	0	(7,598.47)	0
P900.3 Fire doors (stairwell, trash, elevator)	0.00	0	0.00	1,021.79	0	(1,021.79)	0
P900.4 Front door replacement	0.00	0	0.00	475.52	0	(475.52)	0
P900.8 Swimming pool repairs	0.00	0	0.00	1,296.75	0	(1,296.75)	0
Total Reserve Expenses	0.00	1,664	1,664.00	10,392.53	19,968	9,575.47	19,968
Net Income (Loss)	1,694.58	0	1,694.58	9,790.85	0	9,790.85	0

Delinquent & Prepaid Resident Report
PUN1 PUNTA RASSA 1
Report Date: 12/31/2009

Project: PU

Unit	Resident	Stat	Move In	Move Out	Security Depos				
Space	Type	Co-Resident	CC Description	Date	Amount	Current	30 Days	60 Days	90 Days

Assn: PU-5010 PUNTA RASSA 1

0105	01		*FORECLOSEQB*JOSE C		15,640.58				15,640.58
0106	01		MARK SIMONICH C		50.00			25.00	25.00
0208	01		DELL ADAMS C		-1,785.00	-1,785.00			
0303	01		*LIENQB*JOSEPH TU C		13,469.40				13,469.40
0306	01		ERNEST DRAGOS C		30.40				30.40
0307	01		*(B)FORECLOSEPV*L C		19,249.95				19,249.95

Delinquent & Prepaid Resident Report
PUN1 PUNTA RASSA 1
Report Date: 12/31/2009

Project: PU-

Unit	Resident	Stat	Move In	Move Out	Security Depos				
Space	Type	Co-Resident	CC Description	Date	Amount	Current	30 Days	60 Days	90 Days

Project Totals:	48,440.33	0.00	0.00	25.00	48,415.33
	-1,785.00	-1,785.00	0.00	0.00	0.00

AT Legal	2,794.03	0.00	0.00	0.00	2,794.03
IN Interest	487.91	0.00	0.00	0.00	487.91
LC Late Charge	25.00	0.00	0.00	25.00	0.00
qa Quarterly maint. fee	43,348.39	-1,785.00	0.00	0.00	45,133.39

AP Cash Disbursement Report
PUNTA RASSA 1
For Dates 12/01/09 To 12/31/09

For Entities PUN1 to PUN1
 Bank: PV PUNTA RASSA 1-ORION
 For All Vendors

Vendor Name	Voucher	Vch Date	Amount	Disc Taken	Bank	Check	Type	Check Date	Amount
PUN1RE PUNTA RASSA 1 RESERVES	00160596	12/01/2009	1,664.00	0.00	PV	001288	C	12/01/2009	1,664.00
PUN1 PUNTA RASSA 1	105	MONTHLY	RESERVES	1,664.00					
SEMMER SEMMER ELECTRIC, INC.	00161088	12/03/2009	147.50	0.00	PV	001289	C	12/03/2009	147.50
PUN1 PUNTA RASSA 1	899		113048	147.50					
TAY TAYLOR ELEVATOR CORP	00161082	12/03/2009	222.38	0.00	PV	001290	C	12/03/2009	222.38
PUN1 PUNTA RASSA 1	905	FULL MAI	9294	222.38					
VEO VEOLIA ES SOLID WASTE	00161676	12/09/2009	537.72	0.00	PV	001291	C	12/09/2009	537.72
PUN1 PUNTA RASSA 1	957		W2000037	537.72					
LEE LEE COUNTY UTILITIES	00161925	12/11/2009	1,030.04	0.00	PV	001292	C	12/11/2009	1,030.04
PUN1 PUNTA RASSA 1	953		10193373	1,030.04					
LEE LEE COUNTY UTILITIES	00161926	12/11/2009	14.10	0.00	PV	001292	C	12/11/2009	14.10
PUN1 PUNTA RASSA 1	953		10383818	14.10					
HGO HGO DOOR & TRIM, INC.	00162181	12/15/2009	75.53	0.00	PV	001293	C	12/15/2009	75.53
PUN1 PUNTA RASSA 1	899		58763	75.53					
HOMED HOME DEPOT CREDIT	00162290	12/15/2009	707.06	0.00	PV	001294	C	12/15/2009	707.06
PUN1 PUNTA RASSA 1	899	60353225	DUE 12/1	707.06					
TE TECO	00162280	12/15/2009	292.30	0.00	PV	001295	C	12/15/2009	292.30
PUN1 PUNTA RASSA 1	938.1		18036855	292.30					
BARN BARNETT MANAGEMENT	00162435	12/16/2009	349.38	0.00	PV	001296	C	12/16/2009	349.38
PUN1 PUNTA RASSA 1	899		841371	349.38					
SHER THE SHERMIN WILLIAMS CO	00162500	12/16/2009	274.48	0.00	PV	001297	C	12/16/2009	274.48
PUN1 PUNTA RASSA 1	899		2367	274.48					
KONEVA CARL KONEVAL	00162512	12/17/2009	291.25	0.00	PV	001298	C	12/17/2009	291.25
PUN1 PUNTA RASSA 1	899	REPL STO	12/14/09	291.25					
CL CENTURYLINK	00162775	12/22/2009	122.86	0.00	PV	001299	C	12/22/2009	122.86
PUN1 PUNTA RASSA 1	909		46668097	122.86					
Totals			5,728.60	0.00					5,728.60

Computer Checks: 5,728.60
 Manual Checks: 0.00

General Ledger
PUN1 PUNTA RASSA 1
For Dates 12/01/2009 To 12/31/2009

For Accounts To ZZZZZZZZ

Account	Type	Ref #	Description	Date	Debit Amount	Credit Amount	Balance
100.6	Cash - Special Assessment		Beginning Balance				9,165.82
	JE	00069373	rec int	12/31/2009	11.60		
			Account Total		11.60	0.00	11.60
Ending Balance							9,177.42
104	Cash - Operating		Beginning Balance				53,747.44
	ACK PV	-001288	PUNTA RASSA 1 RESERV	12/01/2009		1,664.00	
	ACK PV	-001289	SEMMER ELECTRIC, INC	12/03/2009		147.50	
	ACK PV	-001290	TAYLOR ELEVATOR CORP	12/03/2009		222.38	
	ACK PV	-001291	VEOLIA ES SOLID WAST	12/09/2009		537.72	
	ACK PV	-001292	LEE COUNTY UTILITIES	12/11/2009		1,044.14	
	ACK PV	-001293	HGO DOOR & TRIM, INC	12/15/2009		75.53	
	ACK PV	-001294	HOME DEPOT CREDIT	12/15/2009		707.06	
	ACK PV	-001295	TECO	12/15/2009		292.30	
	ACK PV	-001296	BARNETT MANAGEMENT	12/16/2009		349.38	
	ACK PV	-001297	THE SHERMIN WILLIAMS	12/16/2009		274.48	
	JE	00067954	rec transfer	12/16/2009		12,113.98	
	ACK PV	-001298	CARL KONEVAL	12/17/2009		291.25	
	ACK PV	-001299	CENTURYLINK	12/22/2009		122.86	
	JE	00069373	rec int	12/31/2009	18.85		
	JE	00069376	void ck 1225	12/31/2009	85.00		
	RCP	00084857	RM Cash Proc Post	12/31/2009	1,785.00		
			Account Total		1,888.85	17,842.58	-15,953.73
Ending Balance							37,793.71
105	Cash - Reserve		Beginning Balance				22,608.10
	AVC	00160596	PUNTA RASSA 1 RESERV	12/01/2009	1,664.00		
	JE	00069373	rec int	12/31/2009	30.58		
			Account Total		1,694.58	0.00	1,694.58
Ending Balance							24,302.68
115	Accounts Receivable - Owners		Beginning Balance				48,440.33
Ending Balance							48,440.33
115.1	Allowance for Doubtful Accounts		Beginning Balance				-31,479.71
	JE	00069382	adj allow for bd	12/31/2009		5,252.22	
			Account Total		0.00	5,252.22	-5,252.22
Ending Balance							-36,731.93
350	Prepaid Commons		Beginning Balance				6,600.00
	JE	00069375	zero out commons	12/31/2009	755.78		
	JER	00000176	2009 Monthly Entry	12/31/2009		6,600.00	

General Ledger
PUN1 PUNTA RASSA 1
For Dates 12/01/2009 To 12/31/2009

For Accounts To ZZZZZZZZ

Account	Type	Ref #	Description	Date	Debit Amount	Credit Amount	Balance
Account Total					755.78	6,600.00	-5,844.22
Ending Balance							755.78
351			Prepaid Insurance				12,095.39
			Beginning Balance				12,095.39
	JE	00069374	rec ins exp	12/31/2009		2,023.93	
Account Total					0.00	2,023.93	-2,023.93
Ending Balance							10,071.46
353			Prepaid Expense				128.00
Beginning Balance							128.00
Ending Balance							128.00
354			Deposits				700.00
Beginning Balance							700.00
Ending Balance							700.00
402			Accounts Payable				0.00
Beginning Balance							0.00
	ACK	PV	-001288 PUNTA RASSA 1 RESERV	12/01/2009	1,664.00		
	AVC		00160596 PUNTA RASSA 1 RESERV	12/01/2009		1,664.00	
	ACK	PV	-001289 SEMMER ELECTRIC, INC	12/03/2009	147.50		
	ACK	PV	-001290 TAYLOR ELEVATOR CORP	12/03/2009	222.38		
	AVC		00161082 TAYLOR ELEVATOR CORP	12/03/2009		222.38	
	AVC		00161088 SEMMER ELECTRIC, INC	12/03/2009		147.50	
	ACK	PV	-001291 VEOLIA ES SOLID WAST	12/09/2009	537.72		
	AVC		00161676 VEOLIA ES SOLID WAST	12/09/2009		537.72	
	ACK	PV	-001292 LEE COUNTY UTILITIES	12/11/2009	1,030.04		
	ACK	PV	-001292 LEE COUNTY UTILITIES	12/11/2009	14.10		
	AVC		00161925 LEE COUNTY UTILITIES	12/11/2009		1,030.04	
	AVC		00161926 LEE COUNTY UTILITIES	12/11/2009		14.10	
	ACK	PV	-001293 HGO DOOR & TRIM, INC	12/15/2009	75.53		
	ACK	PV	-001294 HOME DEPOT CREDIT	12/15/2009	707.06		
	ACK	PV	-001295 TECO	12/15/2009	292.30		
	AVC		00162181 HGO DOOR & TRIM, INC	12/15/2009		75.53	
	AVC		00162280 TECO	12/15/2009		292.30	
	AVC		00162290 HOME DEPOT CREDIT	12/15/2009		707.06	
	ACK	PV	-001296 BARNETT MANAGEMENT	12/16/2009	349.38		
	ACK	PV	-001297 THE SHERMIN WILLIAMS	12/16/2009	274.48		
	AVC		00162435 BARNETT MANAGEMENT	12/16/2009		349.38	
	AVC		00162500 THE SHERMIN WILLIAMS	12/16/2009		274.48	
	ACK	PV	-001298 CARL KONEVAL	12/17/2009	291.25		
	AVC		00162512 CARL KONEVAL	12/17/2009		291.25	
	ACK	PV	-001299 CENTURYLINK	12/22/2009	122.86		
	AVC		00162775 CENTURYLINK	12/22/2009		122.86	
	JE		00069372 accounts payable	12/31/2009		807.91	

General Ledger
PUN1 PUNTA RASSA 1
For Dates 12/01/2009 To 12/31/2009

For Accounts To ZZZZZZZZ

Account	Type Ref #	Description	Date	Debit Amount	Credit Amount	Balance
		Account Total		5,728.60	6,536.51	-807.91
		Ending Balance				-807.91
405		Deferred Income				
		Beginning Balance				-20,647.00
	JE 00069379	rev late fee	12/31/2009		25.00	
	JER 00000176	2009 Monthly Entry	12/31/2009	20,672.00		
		Account Total		20,672.00	25.00	20,647.00
		Ending Balance				0.00
422		Master Association Payable				
		Beginning Balance				-12,113.98
	JE 00067954	rec transfer	12/16/2009	12,113.98		
		Account Total		12,113.98	0.00	12,113.98
		Ending Balance				0.00
424		Prepaid Maintenance Fees				
		Beginning Balance				0.00
	RCP 00084857	RM Cash Proc Post	12/31/2009		1,785.00	
		Account Total		0.00	1,785.00	-1,785.00
		Ending Balance				-1,785.00
429		General reserves				
		Beginning Balance				-4,080.21
		Ending Balance				-4,080.21
559		Reserves - Accum Interest				
		Beginning Balance				-39.09
		Ending Balance				-39.09
598.1		Members equity - 2007 special assessment				
		Beginning Balance				-29,331.44
		Ending Balance				-29,331.44
599		Members' Equity				
		Beginning Balance				9,611.49
		Ending Balance				9,611.49
601		Maintenance fees - operating				
		Beginning Balance				-209,088.00
	JER 00000176	2009 Monthly Entry	12/31/2009		19,008.00	
		Account Total		0.00	19,008.00	-19,008.00
		Ending Balance				-228,096.00
608		Interest income				
		Beginning Balance				-346.58
	JE 00069373	rec int	12/31/2009		30.45	

General Ledger PUN1 PUNTA RASSA 1 For Dates 12/01/2009 To 12/31/2009

For Accounts To ZZZZZZZZ

Account	Type Ref #	Description	Date	Debit Amount	Credit Amount	Balance
		Account Total		0.00	30.45	-30.45
		Ending Balance				-377.03
610		Late fees				
		Beginning Balance				-100.00
	JE 00069379	rev late fee	12/31/2009	25.00		
		Account Total		25.00	0.00	25.00
		Ending Balance				-75.00
620		Collection fee income				
		Beginning Balance				-11,031.49
		Ending Balance				-11,031.49
621		Collection fee interest				
		Beginning Balance				-1,463.20
		Ending Balance				-1,463.20
802		Bad debt				
		Beginning Balance				9,550.12
	JE 00069382	adj allow for bd	12/31/2009	5,252.22		
		Account Total		5,252.22	0.00	5,252.22
		Ending Balance				14,802.34
898.3		Licenses, fees & permits				
		Beginning Balance				215.80
		Ending Balance				215.80
899		Building maintenance				
		Beginning Balance				18,181.03
	AVC 00161088	SEMMER ELECTRIC, INC	12/03/2009	147.50		
	AVC 00162181	HGO DOOR & TRIM, INC	12/15/2009	75.53		
	AVC 00162290	HOME DEPOT CREDIT	12/15/2009	707.06		
	AVC 00162435	BARNETT MANAGEMENT	12/16/2009	349.38		
	AVC 00162500	THE SHERMIN WILLIAMS	12/16/2009	274.48		
	AVC 00162512	CARL KONEVAL	12/17/2009	291.25		
	JE 00069372	accounts payable	12/31/2009	172.00		
	JE 00069372	accounts payable	12/31/2009	31.20		
	JE 00069376	void ck 1225	12/31/2009		85.00	
		Account Total		2,048.40	85.00	1,963.40
		Ending Balance				20,144.43
901		Janitorial service				
		Beginning Balance				801.12
		Ending Balance				801.12
903		Pest control - interior				
		Beginning Balance				512.00

General Ledger
PUN1 PUNTA RASSA 1
For Dates 12/01/2009 To 12/31/2009

For Accounts To ZZZZZZZZ

Account	Type Ref #	Description	Date	Debit Amount	Credit Amount	Balance	
Ending Balance						512.00	
905		Elevator Service Contract				Beginning Balance	2,546.18
	AVC 00161082	TAYLOR ELEVATOR CORP	12/03/2009	222.38			
		Account Total		222.38	0.00		222.38
Ending Balance						2,768.56	
909		Alarm monitoring - telephone				Beginning Balance	1,525.46
	AVC 00162775	CENTURYLINK	12/22/2009	122.86			
		Account Total		122.86	0.00		122.86
Ending Balance						1,648.32	
911.3		Fire alarm maintenance				Beginning Balance	360.00
Ending Balance						360.00	
918		Alarm repairs				Beginning Balance	937.31
Ending Balance						937.31	
921		Insurance				Beginning Balance	9,158.61
	JE 00069374	rec ins exp	12/31/2009	685.59			
		Account Total		685.59	0.00		685.59
Ending Balance						9,844.20	
923		Insurance-flood				Beginning Balance	14,479.75
	JE 00069374	rec ins exp	12/31/2009	1,338.34			
		Account Total		1,338.34	0.00		1,338.34
Ending Balance						15,818.09	
924		Master association expense				Beginning Balance	87,026.41
	JE 00069375	zero out commons	12/31/2009		755.78		
	JER 00000176	2009 Monthly Entry	12/31/2009	6,600.00			
		Account Total		6,600.00	755.78		5,844.22
Ending Balance						92,870.63	
938.1		Gas - propane				Beginning Balance	160.75
	AVC 00162280	TECO	12/15/2009	292.30			
		Account Total		292.30	0.00		292.30
Ending Balance						453.05	

General Ledger
PUN1 PUNTA RASSA 1
For Dates 12/01/2009 To 12/31/2009

For Accounts To ZZZZZZZZ

Account	Type Ref #	Description	Date	Debit Amount	Credit Amount	Balance	
951		Electricity				Beginning Balance	1,578.15
	JE 00069372	accounts payable	12/31/2009	179.71			
		Account Total		179.71	0.00		179.71
Ending Balance						1,757.86	
953		Water / sewer				Beginning Balance	12,879.84
	AVC 00161925	LEE COUNTY UTILITIES	12/11/2009	1,030.04			
	AVC 00161926	LEE COUNTY UTILITIES	12/11/2009	14.10			
		Account Total		1,044.14	0.00		1,044.14
Ending Balance						13,923.98	
957		Trash removal				Beginning Balance	4,807.87
	AVC 00161676	VEOLIA ES SOLID WAST	12/09/2009	537.72			
	JE 00069372	accounts payable	12/31/2009	425.00			
		Account Total		962.72	0.00		962.72
Ending Balance						5,770.59	
P900.12		S/A - Pool Restrooms				Beginning Balance	7,598.47
Ending Balance						7,598.47	
P900.3		Fire doors (stairwell, trash, elevator)				Beginning Balance	1,021.79
Ending Balance						1,021.79	
P900.4		Front door replacement				Beginning Balance	475.52
Ending Balance						475.52	
P900.8		Swimming pool repairs				Beginning Balance	1,296.75
Ending Balance						1,296.75	
R602.1		Res maint fees - roof				Beginning Balance	-12,716.00
	JE 00069380	adj rev	12/31/2009		2.00		
	JER 00000176	2009 Monthly Entry	12/31/2009		1,156.00		
		Account Total		0.00	1,158.00		-1,158.00
Ending Balance						-13,874.00	
R602.2		Res maint fees - paint				Beginning Balance	-4,345.00
	JE 00069380	adj rev	12/31/2009		3.00		
	JER 00000176	2009 Monthly Entry	12/31/2009		395.00		

General Ledger PUN1 PUNTA RASSA 1 For Dates 12/01/2009 To 12/31/2009

For Accounts To ZZZZZZZZ

Account	Type Ref #	Description	Date	Debit Amount	Credit Amount	Balance
		Account Total		0.00	398.00	-398.00
		Ending Balance				-4,743.00
R602.4		Res maint fees - elevator				
		Beginning Balance				-1,243.00
	JE 00069380	adj rev	12/31/2009	5.00		
	JER 00000176	2009 Monthly Entry	12/31/2009		113.00	
		Account Total		5.00	113.00	-108.00
		Ending Balance				-1,351.00
R609		Interest income - replacement				
		Beginning Balance				-184.80
	JE 00069373	rec int	12/31/2009		30.58	
		Account Total		0.00	30.58	-30.58
		Ending Balance				-215.38
		Entity Totals				61,644.05 61,644.05 0.00