

PUNTA RASSA CONDO ASSOC 1

02/28/2010

Included Reports

Copies

BALANCE SHEET AS OF	1
Statement of Rev and Exp - Operating	1
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RM Delinquent by Entity	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	9,198.78	0.00	9,198.78
104	Cash - Operating	51,630.13	0.00	51,630.13
105	Cash - Reserve	0.00	28,607.41	28,607.41
115	Accounts Receivable - Owners	58,462.37	0.00	58,462.37
115.1	Allowance for Doubtful Accounts	(36,731.93)	0.00	(36,731.93)
350	Prepaid Commons	7,453.95	0.00	7,453.95
351	Prepaid Insurance	6,219.46	0.00	6,219.46
354	Deposits	700.00	0.00	700.00
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	TOTAL ASSETS	96,932.76	28,607.41	125,540.17
		=====	=====	=====
	LIABILITIES			
402	Accounts Payable	132.42	0.00	132.42
405	Deferred Income	19,040.00	0.00	19,040.00
424	Prepaid Maintenance Fees	371.30	0.00	371.30
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	TOTAL LIABILITIES	19,543.72	0.00	19,543.72
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	FUND BALANCES			
	Reserves - Deferred Maintenance	0.00	4,402.21	4,402.21
	Reserves - Interest	0.00	315.20	315.20
	Reserves - Roof	0.00	16,186.00	16,186.00
	Reserves - Painting	0.00	6,129.00	6,129.00
	Reserves - Elevator	0.00	1,575.00	1,575.00
598.1	Members Equity - 2007 Special Assessment	18,938.91	0.00	18,938.91
599	Members' Equity	46,236.01	0.00	46,236.01
	Net Income	12,214.12	0.00	12,214.12
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	TOTAL FUND BALANCES	77,389.04	28,607.41	105,996.45
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	TOTAL FUND AND LIABILITIES	96,932.76	28,607.41	125,540.17
		=====	=====	=====

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	
REVENUE								
601	Maintenance fees - operating	16,918.00	16,918	0.00	33,836.00	33,836	0.00	203,013
608	Interest income	31.26	0	31.26	67.25	0	67.25	0
621	Collection fee interest	42.04	0	42.04	42.04	0	42.04	0
	TOTAL REVENUE	16,991.30	16,918	73.30	33,945.29	33,836	109.29	203,013
Operating Expenses								
802	Bad debt	0.00	1,000	1,000.00	0.00	2,000	2,000.00	12,000
873.1	Associations legal	0.00	250	250.00	0.00	500	500.00	3,000
898.3	Licenses, fees & permits	0.00	42	42.00	128.00	84	(44.00)	500
899	Building maintenance	456.86	1,333	876.14	1,106.80	2,666	1,559.20	16,000
899.5	Water pump maintenance	0.00	250	250.00	0.00	500	500.00	3,000
899.6	Fire pump maintenance	0.00	250	250.00	0.00	500	500.00	3,000
901	Janitorial service	143.36	0	(143.36)	143.36	0	(143.36)	0
903	Pest control - interior	0.00	54	54.00	96.00	108	12.00	650
905	Elevator Service Contract	222.39	225	2.61	444.77	450	5.23	2,700
906	Annual elevator permit	0.00	15	15.00	0.00	30	30.00	175
911.3	Fire alarm maintenance	0.00	83	83.00	360.00	166	(194.00)	1,000
919	Alarm/elevator repairs	0.00	83	83.00	0.00	166	166.00	1,000
921	Insurance	489.73	683	193.27	1,175.32	1,366	190.68	8,200
921.2	Insurance appraisal	0.00	42	42.00	0.00	84	84.00	500
921.4	Insurance deductible	0.00	833	833.00	0.00	1,666	1,666.00	10,000
923	Insurance-flood	1,338.34	1,903	564.66	2,676.68	3,806	1,129.32	22,831
924	Master association expense	6,752.00	6,752	0.00	13,504.00	13,504	0.00	81,024
925	Contingency	0.00	1,069	1,069.00	0.00	2,138	2,138.00	12,833
938.1	Gas - propane	0.00	50	50.00	81.24	100	18.76	600
951	Electricity	132.42	167	34.58	224.27	334	109.73	2,000
953	Water / sewer	569.84	1,450	880.16	716.83	2,900	2,183.17	17,400
957	Trash removal	536.95	383	(153.95)	1,073.90	766	(307.90)	4,600
	Total Operating Expenses	10,641.89	16,917	6,275.11	21,731.17	33,834	12,102.83	203,013
	Net Income (Loss)	6,349.41	1	6,348.41	12,214.12	2	12,212.12	0

Delinquent & Prepaid Resident Report
PUN1 PUNTA RASSA 1
Report Date: 02/28/2010

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

0101	01	SARKIS ANAC	C		-185.65		-185.65		
0105	01	*FORECLOSEQB*JOSE	C		17,425.58		1,785.00		15,640.58
0106	01	MARK SIMONICH	C		1,856.87	21.87	1,785.00		50.00
0201	01	ROBERT HASTINGS	C		-185.65		-185.65		
0301	01	JAY MYERS	C		1,805.17	20.17	1,785.00		
0303	01	*LIENQB*JOSEPH TU	C		15,254.40		1,785.00		13,469.40
0306	01	ERNEST DRAGOS	C		30.40		30.40		
0307	01	*(B)FORECLOSEPV*L	C		21,034.95		1,785.00		19,249.95
0401	01	****SHERRY HODKIN	C		1,055.00		1,055.00		

Delinquent & Prepaid Resident Report
PUN1 PUNTA RASSA 1
Report Date: 02/28/2010

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:					58,462.37	42.04	10,010.40	0.00	48,409.93
					-371.30	0.00	-371.30	0.00	0.00

AT Legal					2,794.03	0.00	0.00	0.00	2,794.03
IN Interest					529.95	42.04	0.00	0.00	487.91
LC Late Charge					25.00	0.00	0.00	0.00	25.00
qa Quarterly maint. fee					54,742.09	0.00	9,639.10	0.00	45,102.99

AP Cash Disbursement Report
PUNTA RASSA 1
For Dates 02/01/10 To 02/28/10

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	00165958	02/01/2010	2,122.00	0.00	PV	001314	C	02/01/2010	2,122.00
PUN1 PUNTA RASSA 1	105		RESERVES	2,122.00					
FPL FLORIDA POWER & LIGHT	00166257	02/02/2010	91.85	0.00	PV	001315	C	02/02/2010	91.85
PUN1 PUNTA RASSA 1	951		39435-32	91.85					
JOVE JOVELINO RODRIGUES	00166265	02/02/2010	530.00	0.00	PV	001316	C	02/02/2010	530.00
PUN1 PUNTA RASSA 1	899		173	530.00					
CINTOF CINTAS #0F24	00166640	02/05/2010	360.00	0.00	PV	001317	C	02/05/2010	360.00
PUN1 PUNTA RASSA 1	911.3		OF240369	360.00					
TAY TAYLOR ELEVATOR CORP	00166636	02/05/2010	222.39	0.00	PV	001318	C	02/05/2010	222.39
PUN1 PUNTA RASSA 1	905		101590	222.39					
WALKER JAMES WALKER	00166808	02/05/2010	52.11	0.00	PV	001319	C	02/05/2010	52.11
PUN1 PUNTA RASSA 1	899		DESIGN W 1/29/10	52.11					
LEE LEE COUNTY UTILITIES	00167023	02/09/2010	14.10	0.00	PV	001320	C	02/09/2010	14.10
PUN1 PUNTA RASSA 1	953		10383818	14.10					
LEE LEE COUNTY UTILITIES	00167032	02/09/2010	1,355.74	0.00	PV	001320	C	02/09/2010	1,355.74
PUN1 PUNTA RASSA 1	953		10193373	1,355.74					
VEO VEOLIA ES SOLID WASTE	00167275	02/15/2010	536.95	0.00	PV	001321	C	02/15/2010	536.95
PUN1 PUNTA RASSA 1	957		W2000037	536.95					
BARN WELLS FARGO	00167371	02/15/2010	71.68	0.00	PV	001322	C	02/15/2010	71.68
PUN1 PUNTA RASSA 1	901		845380	71.68					
BARN WELLS FARGO	00167375	02/15/2010	71.68	0.00	PV	001322	C	02/15/2010	71.68
PUN1 PUNTA RASSA 1	901		844951	71.68					
VISACC VISA CREDIT CARD	00167955	02/25/2010	456.86	0.00	PV	001323	C	02/25/2010	456.86
PUN1 PUNTA RASSA 1	899		48655000 3/12/10	456.86					
Totals			5,885.36	0.00					5,885.36

Computer Checks: 5,885.36
 Manual Checks: 0.00

General Ledger
PUN1 PUNTA RASSA 1
For Dates 02/01/2010 To 02/28/2010

For Accounts To ZZZZZZZZ

Account	Type	Ref #	Description	Date	Debit Amount	Credit Amount	Balance
100.6	Cash - Special Assessment		Beginning Balance				9,188.28
		JE 00072864	rec int	02/28/2010	10.50		
			Account Total		10.50	0.00	10.50
Ending Balance							9,198.78
104	Cash - Operating		Beginning Balance				54,979.73
	ACK PV	-001314	PUNTA RASSA 1 RESERV	02/01/2010		2,122.00	
	ACK PV	-001315	FLORIDA POWER & LIGH	02/02/2010		91.85	
	ACK PV	-001316	JOVELINO RODRIGUES	02/02/2010		530.00	
	RCP 00087357		RM Cash Proc Post	02/03/2010	1,785.00		
	ACK PV	-001317	CINTAS #0F24	02/05/2010		360.00	
	ACK PV	-001318	TAYLOR ELEVATOR CORP	02/05/2010		222.39	
	ACK PV	-001319	JIM WALKER	02/05/2010		52.11	
	ACK PV	-001320	LEE COUNTY UTILITIES	02/09/2010		1,369.84	
	RCP 00087482		Lockbox	02/09/2010	730.00		
	ACK PV	-001321	VEOLIA ES SOLID WAST	02/15/2010		536.95	
	ACK PV	-001322	BARNETT MANAGEMENT	02/15/2010		143.36	
	ACK PV	-001323	VISA CREDIT CARD	02/25/2010		456.86	
	JE 00072864		rec int	02/28/2010	20.76		
			Account Total		2,535.76	5,885.36	-3,349.60
Ending Balance							51,630.13
105	Cash - Reserve		Beginning Balance				26,453.53
	AVC 00165958		PUNTA RASSA 1 RESERV	02/01/2010	2,122.00		
	JE 00072864		rec int	02/28/2010	31.88		
			Account Total		2,153.88	0.00	2,153.88
Ending Balance							28,607.41
115	Accounts Receivable - Owners		Beginning Balance				60,935.33
	RCP 00087357		RM Cash Proc Post	02/03/2010		1,785.00	
	RCP 00087482		Lockbox	02/09/2010		730.00	
	RCG 00087559		RM Charges	02/15/2010	42.04		
			Account Total		42.04	2,515.00	-2,472.96
Ending Balance							58,462.37
115.1	Allowance for Doubtful Accounts		Beginning Balance				-36,731.93
Ending Balance							-36,731.93
350	Prepaid Commons		Beginning Balance				13,504.00
	JER 00000178		Monthly entries	02/01/2010		6,752.00	
	JE 00072874		w/s paid by pun1	02/28/2010	301.95		
	JE 00072875		w/s paid by pun1	02/28/2010	400.00		

General Ledger
PUN1 PUNTA RASSA 1
For Dates 02/01/2010 To 02/28/2010

For Accounts To ZZZZZZZZ

Account	Type	Ref #	Description	Date	Debit Amount	Credit Amount	Balance
Account Total					701.95	6,752.00	-6,050.05
Ending Balance							7,453.95
351	Prepaid Insurance		Beginning Balance				8,047.53
	JE	00072865	rec ins exp	02/28/2010		1,828.07	
Account Total					0.00	1,828.07	-1,828.07
Ending Balance							6,219.46
354	Deposits		Beginning Balance				700.00
Ending Balance							700.00
402	Accounts Payable		Beginning Balance				-1,033.96
	ACK PV	-001314	PUNTA RASSA 1 RESERV	02/01/2010	2,122.00		
	AVC	00165958	PUNTA RASSA 1 RESERV	02/01/2010		2,122.00	
	REV	00071098	accounts payable	02/01/2010	1,033.96		
	ACK PV	-001315	FLORIDA POWER & LIGH	02/02/2010	91.85		
	ACK PV	-001316	JOVELINO RODRIGUES	02/02/2010	530.00		
	AVC	00166257	FLORIDA POWER & LIGH	02/02/2010		91.85	
	AVC	00166265	JOVELINO RODRIGUES	02/02/2010		530.00	
	ACK PV	-001317	CINTAS #0F24	02/05/2010	360.00		
	ACK PV	-001318	TAYLOR ELEVATOR CORP	02/05/2010	222.39		
	ACK PV	-001319	JIM WALKER	02/05/2010	52.11		
	AVC	00166636	TAYLOR ELEVATOR CORP	02/05/2010		222.39	
	AVC	00166640	CINTAS #0F24	02/05/2010		360.00	
	AVC	00166808	JIM WALKER	02/05/2010		52.11	
	ACK PV	-001320	LEE COUNTY UTILITIES	02/09/2010	14.10		
	ACK PV	-001320	LEE COUNTY UTILITIES	02/09/2010	1,355.74		
	AVC	00167023	LEE COUNTY UTILITIES	02/09/2010		14.10	
	AVC	00167032	LEE COUNTY UTILITIES	02/09/2010		1,355.74	
	ACK PV	-001321	VEOLIA ES SOLID WAST	02/15/2010	536.95		
	ACK PV	-001322	BARNETT MANAGEMENT	02/15/2010	71.68		
	ACK PV	-001322	BARNETT MANAGEMENT	02/15/2010	71.68		
	AVC	00167275	VEOLIA ES SOLID WAST	02/15/2010		536.95	
	AVC	00167371	BARNETT MANAGEMENT	02/15/2010		71.68	
	AVC	00167375	BARNETT MANAGEMENT	02/15/2010		71.68	
	ACK PV	-001323	VISA CREDIT CARD	02/25/2010	456.86		
	AVC	00167955	VISA CREDIT CARD	02/25/2010		456.86	
	JE	00072863	accounts payable	02/28/2010		132.42	
Account Total					6,919.32	6,017.78	901.54
Ending Balance							-132.42
405	Deferred Income		Beginning Balance				-38,080.00
	JER	00000178	Monthly entries	02/01/2010	19,040.00		

General Ledger
PUN1 PUNTA RASSA 1
For Dates 02/01/2010 To 02/28/2010

For Accounts To ZZZZZZZZ

Account	Type Ref #	Description	Date	Debit Amount	Credit Amount	Balance
		Account Total		19,040.00	0.00	19,040.00
		Ending Balance				-19,040.00
422		Master Association Payable				
		Beginning Balance				-98.05
	JE 00072874	w/s paid by pun1	02/28/2010	98.05		
		Account Total		98.05	0.00	98.05
		Ending Balance				0.00
424		Prepaid Maintenance Fees				
		Beginning Balance				-371.30
		Ending Balance				-371.30
550		Prior Year Reserves - Roof				
		Beginning Balance				-13,874.00
		Ending Balance				-13,874.00
551		Prior Year Reserves - Paint				
		Beginning Balance				-4,743.00
		Ending Balance				-4,743.00
554		Prior Year Reserves - Elevator				
		Beginning Balance				-1,351.00
		Ending Balance				-1,351.00
554.11		P/Y reserve-deferred maintenance				
		Beginning Balance				-4,080.21
		Ending Balance				-4,080.21
559		Reserves - Accum Interest				
		Beginning Balance				-254.47
		Ending Balance				-254.47
598.1		Members equity - 2007 special assessment				
		Beginning Balance				-18,938.91
		Ending Balance				-18,938.91
599		Members' Equity				
		Beginning Balance				-46,236.01
		Ending Balance				-46,236.01
601		Maintenance fees - operating				
		Beginning Balance				-16,918.00
	JER 00000178	Monthly entries	02/01/2010		16,918.00	
		Account Total		0.00	16,918.00	-16,918.00
		Ending Balance				-33,836.00

General Ledger
PUN1 PUNTA RASSA 1
For Dates 02/01/2010 To 02/28/2010

For Accounts To ZZZZZZZZ

Account	Type Ref #	Description	Date	Debit Amount	Credit Amount	Balance
608		Interest income				
		Beginning Balance				-35.99
	JE 00072864	rec int	02/28/2010		31.26	
		Account Total		0.00	31.26	-31.26
		Ending Balance				-67.25
621		Collection fee interest				
		Beginning Balance				0.00
	RCG 00087559	RM Charges	02/15/2010		42.04	
		Account Total		0.00	42.04	-42.04
		Ending Balance				-42.04
898.3		Licenses, fees & permits				
		Beginning Balance				128.00
		Ending Balance				128.00
899		Building maintenance				
		Beginning Balance				649.94
	REV 00071098	accounts payable	02/01/2010		530.00	
	REV 00071098	accounts payable	02/01/2010		52.11	
	AVC 00166265	JOVELINO RODRIGUES	02/02/2010	530.00		
	AVC 00166808	JIM WALKER	02/05/2010	52.11		
	AVC 00167955	VISA CREDIT CARD	02/25/2010	456.86		
		Account Total		1,038.97	582.11	456.86
		Ending Balance				1,106.80
901		Janitorial service				
		Beginning Balance				0.00
	AVC 00167371	BARNETT MANAGEMENT	02/15/2010	71.68		
	AVC 00167375	BARNETT MANAGEMENT	02/15/2010	71.68		
		Account Total		143.36	0.00	143.36
		Ending Balance				143.36
903		Pest control - interior				
		Beginning Balance				96.00
		Ending Balance				96.00
905		Elevator Service Contract				
		Beginning Balance				222.38
	AVC 00166636	TAYLOR ELEVATOR CORP	02/05/2010	222.39		
		Account Total		222.39	0.00	222.39
		Ending Balance				444.77
911.3		Fire alarm maintenance				
		Beginning Balance				360.00
	REV 00071098	accounts payable	02/01/2010		360.00	
	AVC 00166640	CINTAS #0F24	02/05/2010	360.00		

General Ledger
PUN1 PUNTA RASSA 1
For Dates 02/01/2010 To 02/28/2010

For Accounts To ZZZZZZZZ

Account	Type Ref #	Description	Date	Debit Amount	Credit Amount	Balance
		Account Total		360.00	360.00	0.00
Ending Balance						360.00
921		Insurance				Beginning Balance 685.59
	JE 00072865	rec ins exp	02/28/2010	489.73		
		Account Total		489.73	0.00	489.73
Ending Balance						1,175.32
923		Insurance-flood				Beginning Balance 1,338.34
	JE 00072865	rec ins exp	02/28/2010	1,338.34		
		Account Total		1,338.34	0.00	1,338.34
Ending Balance						2,676.68
924		Master association expense				Beginning Balance 6,752.00
	JER 00000178	Monthly entries	02/01/2010	6,752.00		
		Account Total		6,752.00	0.00	6,752.00
Ending Balance						13,504.00
938.1		Gas - propane				Beginning Balance 81.24
Ending Balance						81.24
951		Electricity				Beginning Balance 91.85
	REV 00071098	accounts payable	02/01/2010		91.85	
	AVC 00166257	FLORIDA POWER & LIGH	02/02/2010	91.85		
	JE 00072863	accounts payable	02/28/2010	132.42		
		Account Total		224.27	91.85	132.42
Ending Balance						224.27
953		Water / sewer				Beginning Balance 146.99
	AVC 00167023	LEE COUNTY UTILITIES	02/09/2010	14.10		
	AVC 00167032	LEE COUNTY UTILITIES	02/09/2010	1,355.74		
	JE 00072874	w/s paid by pun1	02/28/2010		400.00	
	JE 00072875	w/s paid by pun1	02/28/2010		400.00	
		Account Total		1,369.84	800.00	569.84
Ending Balance						716.83
957		Trash removal				Beginning Balance 536.95
	AVC 00167275	VEOLIA ES SOLID WAST	02/15/2010	536.95		

General Ledger
PUN1 PUNTA RASSA 1
For Dates 02/01/2010 To 02/28/2010

For Accounts To ZZZZZZZZ

Account	Type Ref #	Description	Date	Debit Amount	Credit Amount	Balance	
		Account Total		536.95	0.00	536.95	
						Ending Balance 1,073.90	
R602.1		Res maint fees - roof				Beginning Balance -1,156.00	
	JER 00000178	Monthly entries	02/01/2010		1,156.00		
		Account Total		0.00	1,156.00	-1,156.00	
						Ending Balance -2,312.00	
R602.2		Res maint fees - paint				Beginning Balance -693.00	
	JER 00000178	Monthly entries	02/01/2010		693.00		
		Account Total		0.00	693.00	-693.00	
						Ending Balance -1,386.00	
R602.24		Res maint fees - def maint				Beginning Balance -161.00	
	JER 00000178	Monthly entries	02/01/2010		161.00		
		Account Total		0.00	161.00	-161.00	
						Ending Balance -322.00	
R602.4		Res maint fees - elevator				Beginning Balance -112.00	
	JER 00000178	Monthly entries	02/01/2010		112.00		
		Account Total		0.00	112.00	-112.00	
						Ending Balance -224.00	
R609		Interest income - replacement				Beginning Balance -28.85	
	JE 00072864	rec int	02/28/2010		31.88		
		Account Total		0.00	31.88	-31.88	
						Ending Balance -60.73	
				Entity Totals	43,977.35	43,977.35	0.00