

PUNTA RASSA CONDO ASSOC 1

07/31/2010

Included Reports

Copies

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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	3.07	0.00	3.07
104	Cash - Operating	63,552.83	0.00	63,552.83
104.34	30 DAY CD IBERIA	39,245.00	0.00	39,245.00
105	Cash - Reserve	0.00	39,434.90	39,434.90
115	Accounts Receivable - Owners	48,121.09	0.00	48,121.09
115.1	Allowance for Doubtful Accounts	(29,181.85)	0.00	(29,181.85)
350	Prepaid Commons	13,504.00	0.00	13,504.00
351	Prepaid Insurance	29,019.93	0.00	29,019.93
354	Deposits	700.00	0.00	700.00
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	TOTAL ASSETS	164,964.07	39,434.90	204,398.97
		=====	=====	=====
	LIABILITIES			
402	Accounts Payable	551.33	0.00	551.33
405	Deferred Income	38,080.00	0.00	38,080.00
422	Master Association Payable	35,857.02	0.00	35,857.02
424	Prepaid Maintenance Fees	556.95	0.00	556.95
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	TOTAL LIABILITIES	75,045.30	0.00	75,045.30
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	FUND BALANCES			
	Reserves - Deferred Maintenance	0.00	5,207.21	5,207.21
	Reserves - Interest	0.00	532.69	532.69
	Reserves - Roof	0.00	21,966.00	21,966.00
	Reserves - Painting	0.00	9,594.00	9,594.00
	Reserves - Elevator	0.00	2,135.00	2,135.00
598.1	Members Equity - Special Assessment	18,938.91	0.00	18,938.91
599	Members' Equity	46,236.01	0.00	46,236.01
	Net Income	24,743.85	0.00	24,743.85
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	TOTAL FUND BALANCES	89,918.77	39,434.90	129,353.67
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	TOTAL FUND AND LIABILITIES	164,964.07	39,434.90	204,398.97
		=====	=====	=====

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	118,426.00	118,426	0.00	203,013
608	Interest income	28.02	0	28.02	247.92	0	247.92	0
620	Collection fee income	0.00	0	0.00	139.34	0	139.34	0
621	Collection fee interest	0.00	0	0.00	38.69	0	38.69	0
	TOTAL REVENUE	16,946.02	16,918	28.02	118,851.95	118,426	425.95	203,013
Operating Expenses								
802	Bad debt	0.00	1,000	1,000.00	9,939.90	7,000	(2,939.90)	12,000
873.1	Associations legal	0.00	250	250.00	0.00	1,750	1,750.00	3,000
892	Capital improvement expense	0.00	0	0.00	80.06	0	(80.06)	0
898.3	Licenses, fees & permits	0.00	42	42.00	128.00	294	166.00	500
899	Building maintenance	102.52	1,333	1,230.48	5,767.94	9,331	3,563.06	16,000
899.5	Water pump maintenance	0.00	250	250.00	0.00	1,750	1,750.00	3,000
899.6	Fire pump maintenance	0.00	250	250.00	0.00	1,750	1,750.00	3,000
901	Janitorial service	0.00	0	0.00	143.36	0	(143.36)	0
903	Pest control - interior	0.00	54	54.00	288.00	378	90.00	650
905	Elevator Service Contract	222.38	225	2.62	1,706.67	1,575	(131.67)	2,700
906	Annual elevator permit	0.00	15	15.00	75.00	105	30.00	175
911.3	Fire alarm maintenance	0.00	83	83.00	360.00	581	221.00	1,000
918	Alarm repairs	125.25	0	(125.25)	125.25	0	(125.25)	0
919	Alarm/elevator repairs	0.00	83	83.00	0.00	581	581.00	1,000
921	Insurance	757.75	683	(74.75)	4,230.22	4,781	550.78	8,200
921.2	Insurance appraisal	0.00	42	42.00	0.00	294	294.00	500
921.4	Insurance deductible	0.00	833	833.00	0.00	5,831	5,831.00	10,000
923	Insurance-flood	2,143.24	1,903	(240.24)	10,978.18	13,321	2,342.82	22,831
924	Master association expense	5,077.16	6,752	1,674.84	49,020.61	47,264	(1,756.61)	81,024
925	Contingency	0.00	1,069	1,069.00	0.00	7,483	7,483.00	12,833
938.1	Gas - propane	60.23	50	(10.23)	141.47	350	208.53	600
951	Electricity	115.23	167	51.77	803.04	1,169	365.96	2,000
953	Water / sewer	1,088.72	1,450	361.28	6,879.92	10,150	3,270.08	17,400
957	Trash removal	685.16	383	(302.16)	3,440.48	2,681	(759.48)	4,600
	Total Operating Expenses	10,377.64	16,917	6,539.36	94,108.10	118,419	24,310.90	203,013
	Net Income (Loss)	6,568.38	1	6,567.38	24,743.85	7	24,736.85	0

Delinquent & Prepaid Resident Report
PUN1 PUNTA RASSA 1
Report Date: 07/31/2010

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		
0103	01	THOMAS HERSHEY	C		1,785.00		1,785.00		
0105	01	*FORECLOSEQB*JOSE	C		20,995.58		1,785.00		19,210.58
0106	01	*LD*MARK SIMONICH	C		5,426.87		1,785.00		3,641.87
0201	01	ROBERT HASTINGS	C		-185.65	-185.65			
0303	01	*LIENQB*JOSEPH TU	C		18,824.40		1,785.00		17,039.40
0401	01	SHERRY HODKINSON	C		1,089.24		1,089.24		
0406	01	DONALD VERTERAMO	C		-185.65	-185.65			

Delinquent & Prepaid Resident Report
PUN1 PUNTA RASSA 1
Report Date: 07/31/2010

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:					48,121.09	0.00	8,229.24	0.00	39,891.85
					-556.95	-371.30	-185.65	0.00	0.00

AT Legal					1,257.00	0.00	0.00	0.00	1,257.00
IN Interest					236.46	0.00	0.00	0.00	236.46
LC Late Charge					25.00	0.00	0.00	0.00	25.00
QA Quarterly maint. fee					46,045.68	-371.30	8,043.59	0.00	38,373.39

AP Cash Disbursement Report
PUNTA RASSA 1
For Dates 07/01/10 To 07/31/10

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	00178971	07/01/2010	2,122.00	0.00	PV	001359	C	07/01/2010	2,122.00
PUN1 PUNTA RASSA 1	105		RESERVES	2,122.00					
TAY TAYLOR ELEVATOR CORP	00179418	07/07/2010	222.38	0.00	PV	001360	C	07/07/2010	222.38
PUN1 PUNTA RASSA 1	905	+	104428	222.38					
VERT VERTICAL ASSESSMENT	00179547	07/07/2010	150.00	0.00	PV	001361	C	07/07/2010	150.00
PUN1 PUNTA RASSA 1	905		2010-384	150.00					
LEE LEE COUNTY UTILITIES	00179906	07/12/2010	1,074.62	0.00	PV	001362	C	07/12/2010	1,074.62
PUN1 PUNTA RASSA 1	953		10193373	1,074.62					
LEE LEE COUNTY UTILITIES	00179907	07/12/2010	14.10	0.00	PV	001362	C	07/12/2010	14.10
PUN1 PUNTA RASSA 1	953		10383818	14.10					
TE TECO	00180259	07/21/2010	60.23	0.00	PV	001363	C	07/21/2010	60.23
PUN1 PUNTA RASSA 1	938.1		18036855	60.23					
VEO VEOLIA ES SOLID WASTE	00180269	07/21/2010	342.58	0.00	PV	001364	C	07/21/2010	342.58
PUN1 PUNTA RASSA 1	957		W2000038	342.58					
CINFAS CINTAS FAS LOCKBOX636525	00180571	07/27/2010	125.25	0.00	PV	001365	C	07/27/2010	125.25
PUN1 PUNTA RASSA 1	918		0F240413	125.25					
HOMEDP HOME DEPOT CREDIT	00180620	07/27/2010	9.00	0.00	PV	001366	C	07/27/2010	9.00
PUN1 PUNTA RASSA 1	899	60353225	07/18/10	9.00					
Totals			4,120.16	0.00					4,120.16

Computer Checks: 4,120.16
 Manual Checks: 0.00

General Ledger
PUN1 PUNTA RASSA 1
For Dates 07/01/2010 To 07/31/2010

For Accounts To ZZZZZZZZ

Account	Type Ref #	Description	Date	Debit Amount	Credit Amount	Balance	
100.6		Cash - Special Assessment				Beginning Balance 9,245.43	
	JE 00079156	PHONE TRANSFER TO OP	07/08/2010		9,245.00		
	JE 00079150	INT EARNED	07/31/2010	2.64			
		Account Total		2.64	9,245.00	-9,242.36	
		Ending Balance					3.07
104		Cash - Operating				Beginning Balance 64,626.96	
	ACK PV -001359	PUNTA RASSA 1 RESERV	07/01/2010		2,122.00		
	RCP 00095660	Lockbox	07/01/2010	3,570.00			
	RCP 00095332	RM Cash Proc Post	07/02/2010	1,785.00			
	RCP 00095670	Lockbox	07/02/2010	3,570.00			
	RCP 00095678	Lockbox	07/06/2010	4,275.00			
	ACK PV -001360	TAYLOR ELEVATOR CORP	07/07/2010		222.38		
	ACK PV -001361	VERTICAL ASSESSMENT	07/07/2010		150.00		
	RCP 00095991	Lockbox	07/07/2010	7,140.00			
	JE 00079156	PHONE TRANSFER TO OP	07/08/2010	9,245.00			
	JE 00079157	OPEN IBERIA CD 30DAY	07/08/2010		39,245.00		
	ACK PV -001362	LEE COUNTY UTILITIES	07/12/2010		1,088.72		
	RCP 00095986	RM Cash Proc Post	07/12/2010	1,785.00			
	RCP 00095998	Lockbox	07/12/2010	1,785.00			
	RCP 00096005	Lockbox	07/13/2010	3,570.00			
	RCP 00096287	Lockbox	07/14/2010	1,785.00			
	RCP 00096363	Lockbox	07/19/2010	1,785.00			
	ACK PV -001363	TECO	07/21/2010		60.23		
	ACK PV -001364	VEOLIA ES SOLID WAST	07/21/2010		342.58		
	ACK PV -001365	CINTAS FAS LOCKBOX 6	07/27/2010		125.25		
	ACK PV -001366	HOME DEPOT	07/27/2010		9.00		
	RCP 00096848	Lockbox	07/30/2010	1,970.65			
	JE 00079150	INT EARNED	07/31/2010	25.38			
		Account Total		42,291.03	43,365.16	-1,074.13	
		Ending Balance					63,552.83
104.34		30 DAY CD IBERIA				Beginning Balance 0.00	
	JE 00079157	OPEN IBERIA CD 30DAY	07/08/2010	39,245.00			
		Account Total		39,245.00	0.00	39,245.00	
		Ending Balance					39,245.00
105		Cash - Reserve				Beginning Balance 37,263.82	
	AVC 00178971	PUNTA RASSA 1 RESERV	07/01/2010	2,122.00			
	JE 00079150	INT EARNED	07/31/2010	49.08			
		Account Total		2,171.08	0.00	2,171.08	
		Ending Balance					39,434.90
115		Accounts Receivable - Owners				Beginning Balance 39,901.09	

General Ledger
PUN1 PUNTA RASSA 1
For Dates 07/01/2010 To 07/31/2010

For Accounts To ZZZZZZZZ

Account	Type Ref #	Description	Date	Debit Amount	Credit Amount	Balance	
	RCP 00095660	Lockbox	07/01/2010		3,384.35		
	RMC 00094849	RM Charges	07/01/2010	57,120.00			
	RMC 00095065	RM Credits	07/01/2010		16,436.30		
	RCP 00095332	RM Cash Proc Post	07/02/2010		1,785.00		
	RCP 00095670	Lockbox	07/02/2010		3,570.00		
	RCP 00095678	Lockbox	07/06/2010		4,275.00		
	RCP 00095991	Lockbox	07/07/2010		6,954.35		
	RCP 00095986	RM Cash Proc Post	07/12/2010		1,785.00		
	RCP 00095998	Lockbox	07/12/2010		1,785.00		
	RCP 00096005	Lockbox	07/13/2010		3,570.00		
	RCP 00096287	Lockbox	07/14/2010		1,785.00		
	RCP 00096363	Lockbox	07/19/2010		1,785.00		
	RCP 00096848	Lockbox	07/30/2010		1,785.00		
		Account Total		57,120.00	48,900.00	8,220.00	
		Ending Balance					48,121.09
115.1	Allowance for Doubtful Accounts	Beginning Balance				-29,181.85	
		Ending Balance					-29,181.85
350	Prepaid Commons	Beginning Balance				0.00	
	JER 00000186	Monthly entries	07/01/2010		6,752.00		
	JE 00079423	reclass	07/31/2010	6,752.00			
	JE 00079499	adjustments	07/31/2010	20,256.00			
	JE 00079499	adjustments	07/31/2010		6,752.00		
		Account Total		27,008.00	13,504.00	13,504.00	
		Ending Balance					13,504.00
351	Prepaid Insurance	Beginning Balance				31,920.92	
	JE 00079161	INS EXP	07/31/2010		2,900.99		
		Account Total		0.00	2,900.99	-2,900.99	
		Ending Balance					29,019.93
354	Deposits	Beginning Balance				700.00	
		Ending Balance					700.00
402	Accounts Payable	Beginning Balance				-150.00	
	ACK PV -001359	PUNTA RASSA 1 RESERV	07/01/2010	2,122.00			
	AVC 00178971	PUNTA RASSA 1 RESERV	07/01/2010		2,122.00		
	REV 00078083	a/p Vertical Assess	07/01/2010	150.00			
	ACK PV -001360	TAYLOR ELEVATOR CORP	07/07/2010	222.38			
	ACK PV -001361	VERTICAL ASSESSMENT	07/07/2010	150.00			
	AVC 00179418	TAYLOR ELEVATOR CORP	07/07/2010		222.38		
	AVC 00179547	VERTICAL ASSESSMENT	07/07/2010		150.00		

General Ledger
PUN1 PUNTA RASSA 1
For Dates 07/01/2010 To 07/31/2010

For Accounts To ZZZZZZZZ

Account	Type	Ref #	Description	Date	Debit Amount	Credit Amount	Balance
	ACK	PV	-001362 LEE COUNTY UTILITIES	07/12/2010	1,074.62		
	ACK	PV	-001362 LEE COUNTY UTILITIES	07/12/2010	14.10		
	AVC	00179906	LEE COUNTY UTILITIES	07/12/2010		1,074.62	
	AVC	00179907	LEE COUNTY UTILITIES	07/12/2010		14.10	
	ACK	PV	-001363 TECO	07/21/2010	60.23		
	ACK	PV	-001364 VEOLIA ES SOLID WAST	07/21/2010	342.58		
	AVC	00180259	TECO	07/21/2010		60.23	
	AVC	00180269	VEOLIA ES SOLID WAST	07/21/2010		342.58	
	ACK	PV	-001365 CINTAS FAS LOCKBOX 6	07/27/2010	125.25		
	ACK	PV	-001366 HOME DEPOT	07/27/2010	9.00		
	AVC	00180571	CINTAS FAS LOCKBOX 6	07/27/2010		125.25	
	AVC	00180620	HOME DEPOT	07/27/2010		9.00	
	JE	00079416	a/p FPL	07/31/2010		115.23	
	JE	00079417	a/p Veolia	07/31/2010		342.58	
	JE	00079418	a/p Home Depot	07/31/2010		93.52	
			Account Total		4,270.16	4,671.49	-401.33

Ending Balance	-551.33
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405	Deferred Income		Beginning Balance				0.00
		JER	00000186	Monthly entries	07/01/2010	19,040.00	
		RMC	00094849	RM Charges	07/01/2010		57,120.00
			Account Total		19,040.00	57,120.00	-38,080.00

Ending Balance	-38,080.00
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422	Master Association Payable		Beginning Balance				-17,275.86
		JE	00079423	reclass	07/31/2010		6,752.00
		JE	00079499	adjustments	07/31/2010		20,256.00
		JE	00079499	adjustments	07/31/2010	6,752.00	
		JE	00079868	zero p&l commons	07/31/2010	1,674.84	
			Account Total		8,426.84	27,008.00	-18,581.16

Ending Balance	-35,857.02
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424	Prepaid Maintenance Fees		Beginning Balance				-16,436.30
		RCP	00095660	Lockbox	07/01/2010		185.65
		RMC	00095065	RM Credits	07/01/2010	16,436.30	
		RCP	00095991	Lockbox	07/07/2010		185.65
		RCP	00096848	Lockbox	07/30/2010		185.65
			Account Total		16,436.30	556.95	15,879.35

Ending Balance	-556.95
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550	Prior Year Reserves - Roof		Beginning Balance				-13,874.00
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Ending Balance	-13,874.00
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General Ledger
PUN1 PUNTA RASSA 1
For Dates 07/01/2010 To 07/31/2010

For Accounts To ZZZZZZZZ

Account	Type Ref #	Description	Date	Debit Amount	Credit Amount	Balance
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 - 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				-101,508.00
	JER 00000186	Monthly entries	07/01/2010		16,918.00	
		Account Total		0.00	16,918.00	-16,918.00
		Ending Balance				-118,426.00
608		Interest income				
		Beginning Balance				-219.90
	JE 00079150	INT EARNED	07/31/2010		25.38	
	JE 00079150	INT EARNED	07/31/2010		2.64	
		Account Total		0.00	28.02	-28.02
		Ending Balance				-247.92
620		Collection fee income				
		Beginning Balance				-139.34
		Ending Balance				-139.34
621		Collection fee interest				
		Beginning Balance				-38.69
		Ending Balance				-38.69
802		Bad debt				
		Beginning Balance				9,939.90

General Ledger
PUN1 PUNTA RASSA 1
For Dates 07/01/2010 To 07/31/2010

For Accounts To ZZZZZZZZ

Account	Type Ref #	Description	Date	Debit Amount	Credit Amount	Balance
						Ending Balance 9,939.90
892		Capital improvement expense				Beginning Balance 80.06
						Ending Balance 80.06
898.3		Licenses, fees & permits				Beginning Balance 128.00
						Ending Balance 128.00
899		Building maintenance				Beginning Balance 5,665.42
	AVC 00180620	HOME DEPOT	07/27/2010	9.00		
	JE 00079418	a/p Home Depot	07/31/2010	93.52		
		Account Total		102.52	0.00	102.52
						Ending Balance 5,767.94
901		Janitorial service				Beginning Balance 143.36
						Ending Balance 143.36
903		Pest control - interior				Beginning Balance 288.00
						Ending Balance 288.00
905		Elevator Service Contract				Beginning Balance 1,484.29
	REV 00078083	a/p Vertical Assess	07/01/2010		150.00	
	AVC 00179418	TAYLOR ELEVATOR CORP	07/07/2010	222.38		
	AVC 00179547	VERTICAL ASSESSMENT	07/07/2010	150.00		
		Account Total		372.38	150.00	222.38
						Ending Balance 1,706.67
906		Annual elevator permit				Beginning Balance 75.00
						Ending Balance 75.00
911.3		Fire alarm maintenance				Beginning Balance 360.00
						Ending Balance 360.00
918		Alarm repairs				Beginning Balance 0.00
	AVC 00180571	CINTAS FAS LOCKBOX 6	07/27/2010	125.25		
		Account Total		125.25	0.00	125.25
						Ending Balance 125.25

General Ledger
PUN1 PUNTA RASSA 1
For Dates 07/01/2010 To 07/31/2010

For Accounts To ZZZZZZZZ

Account	Type Ref #	Description	Date	Debit Amount	Credit Amount	Balance
921		Insurance				
		Beginning Balance				3,472.47
	JE 00079161	INS EXP	07/31/2010	2,900.99		
	JE 00079896	reclass	07/31/2010		2,143.24	
		Account Total		2,900.99	2,143.24	757.75
		Ending Balance				4,230.22
923		Insurance-flood				
		Beginning Balance				8,834.94
	JE 00079896	reclass	07/31/2010	2,143.24		
		Account Total		2,143.24	0.00	2,143.24
		Ending Balance				10,978.18
924		Master association expense				
		Beginning Balance				43,943.45
	JER 00000186	Monthly entries	07/01/2010	6,752.00		
	JE 00079868	zero p&l commons	07/31/2010		1,674.84	
		Account Total		6,752.00	1,674.84	5,077.16
		Ending Balance				49,020.61
938.1		Gas - propane				
		Beginning Balance				81.24
	AVC 00180259	TECO	07/21/2010	60.23		
		Account Total		60.23	0.00	60.23
		Ending Balance				141.47
951		Electricity				
		Beginning Balance				687.81
	JE 00079416	a/p FPL	07/31/2010	115.23		
		Account Total		115.23	0.00	115.23
		Ending Balance				803.04
953		Water / sewer				
		Beginning Balance				5,791.20
	AVC 00179906	LEE COUNTY UTILITIES	07/12/2010	1,074.62		
	AVC 00179907	LEE COUNTY UTILITIES	07/12/2010	14.10		
		Account Total		1,088.72	0.00	1,088.72
		Ending Balance				6,879.92
957		Trash removal				
		Beginning Balance				2,755.32
	AVC 00180269	VEOLIA ES SOLID WAST	07/21/2010	342.58		
	JE 00079417	a/p Veolia	07/31/2010	342.58		
		Account Total		685.16	0.00	685.16
		Ending Balance				3,440.48
R602.1		Res maint fees - roof				
		Beginning Balance				-6,936.00
	JER 00000186	Monthly entries	07/01/2010		1,156.00	

General Ledger
PUN1 PUNTA RASSA 1
For Dates 07/01/2010 To 07/31/2010

For Accounts To ZZZZZZZZ

Account	Type Ref #	Description	Date	Debit Amount	Credit Amount	Balance
		Account Total		0.00	1,156.00	-1,156.00
Ending Balance						-8,092.00
R602.2		Res maint fees - paint				
		Beginning Balance				-4,158.00
	JER 00000186	Monthly entries	07/01/2010		693.00	
		Account Total		0.00	693.00	-693.00
Ending Balance						-4,851.00
R602.24		Res maint fees - def maint				
		Beginning Balance				-966.00
	JER 00000186	Monthly entries	07/01/2010		161.00	
		Account Total		0.00	161.00	-161.00
Ending Balance						-1,127.00
R602.4		Res maint fees - elevator				
		Beginning Balance				-672.00
	JER 00000186	Monthly entries	07/01/2010		112.00	
		Account Total		0.00	112.00	-112.00
Ending Balance						-784.00
R609		Interest income - replacement				
		Beginning Balance				-229.14
	JE 00079150	INT EARNED	07/31/2010		49.08	
		Account Total		0.00	49.08	-49.08
Ending Balance						-278.22
Entity Totals				230,356.77	230,356.77	0.00