

PUNTA RASSA CONDO ASSOC 1

03/31/2010

<u>Included Reports</u>	<u>Copies</u>
BALANCE SHEET AS OF	1
Statement of Rev and Exp - Operating	1
Statement of Rev and Exp - Reserves	1
RM Delinquent by Entity	1
AP Cash Disbursement	1
GL General Ledger	1

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

		OPERATING	REPLACEMENT	TOTAL
100.6	Cash - Special Assessment	9,211.17	0.00	9,211.17
104	Cash - Operating	64,431.18	0.00	64,431.18
105	Cash - Reserve	0.00	30,770.37	30,770.37
115	Accounts Receivable - Owners	55,602.20	0.00	55,602.20
115.1	Allowance for Doubtful Accounts	(42,582.26)	0.00	(42,582.26)
351	Prepaid Insurance	4,195.53	0.00	4,195.53
354	Deposits	700.00	0.00	700.00
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	TOTAL ASSETS	91,557.82	30,770.37	122,328.19
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	LIABILITIES			
402	Accounts Payable	2,473.56	0.00	2,473.56
422	Master Association Payable	1,321.02	0.00	1,321.02
424	Prepaid Maintenance Fees	14,651.30	0.00	14,651.30
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	TOTAL LIABILITIES	18,445.88	0.00	18,445.88
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	FUND BALANCES			
	Reserves - Deferred Maintenance	0.00	4,563.21	4,563.21
	Reserves - Interest	0.00	356.16	356.16
	Reserves - Roof	0.00	17,342.00	17,342.00
	Reserves - Painting	0.00	6,822.00	6,822.00
	Reserves - Elevator	0.00	1,687.00	1,687.00
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	7,937.02	0.00	7,937.02
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	TOTAL FUND BALANCES	73,111.94	30,770.37	103,882.31
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	TOTAL FUND AND LIABILITIES	91,557.82	30,770.37	122,328.19
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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	50,754.00	50,754	0.00	203,013
608	Interest income	35.82	0	35.82	103.07	0	103.07	0
621	Collection fee interest	(20.17)	0	(20.17)	21.87	0	21.87	0
	TOTAL REVENUE	16,933.65	16,918	15.65	50,878.94	50,754	124.94	203,013
Operating Expenses								
802	Bad debt	5,850.33	1,000	(4,850.33)	5,850.33	3,000	(2,850.33)	12,000
873.1	Associations legal	0.00	250	250.00	0.00	750	750.00	3,000
898.3	Licenses, fees & permits	0.00	42	42.00	128.00	126	(2.00)	500
899	Building maintenance	2,716.10	1,333	(1,383.10)	3,822.90	3,999	176.10	16,000
899.5	Water pump maintenance	0.00	250	250.00	0.00	750	750.00	3,000
899.6	Fire pump maintenance	0.00	250	250.00	0.00	750	750.00	3,000
901	Janitorial service	0.00	0	0.00	143.36	0	(143.36)	0
903	Pest control - interior	96.00	54	(42.00)	192.00	162	(30.00)	650
905	Elevator Service Contract	222.38	225	2.62	667.15	675	7.85	2,700
906	Annual elevator permit	0.00	15	15.00	0.00	45	45.00	175
911.3	Fire alarm maintenance	0.00	83	83.00	360.00	249	(111.00)	1,000
919	Alarm/elevator repairs	0.00	83	83.00	0.00	249	249.00	1,000
921	Insurance	685.59	683	(2.59)	1,860.91	2,049	188.09	8,200
921.2	Insurance appraisal	0.00	42	42.00	0.00	126	126.00	500
921.4	Insurance deductible	0.00	833	833.00	0.00	2,499	2,499.00	10,000
923	Insurance-flood	1,338.34	1,903	564.66	4,015.02	5,709	1,693.98	22,831
924	Master association expense	8,073.02	6,752	(1,321.02)	21,577.02	20,256	(1,321.02)	81,024
925	Contingency	0.00	1,069	1,069.00	0.00	3,207	3,207.00	12,833
938.1	Gas - propane	0.00	50	50.00	81.24	150	68.76	600
951	Electricity	130.04	167	36.96	354.31	501	146.69	2,000
953	Water / sewer	1,652.18	1,450	(202.18)	2,369.01	4,350	1,980.99	17,400
957	Trash removal	446.77	383	(63.77)	1,520.67	1,149	(371.67)	4,600
	Total Operating Expenses	21,210.75	16,917	(4,293.75)	42,941.92	50,751	7,809.08	203,013
	Net Income (Loss)	(4,277.10)	1	(4,278.10)	7,937.02	3	7,934.02	0

Delinquent & Prepaid Resident Report
PUN1 PUNTA RASSA 1
Report Date: 03/31/2010

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	
0104	01	ROBERT CSIRE	C		-1,785.00	-1,785.00			
0105	01	*FORECLOSEQB*JOSE	C		17,425.58			1,785.00	15,640.58
0106	01	*LD*MARK SIMONICH	C		1,856.87		21.87	1,785.00	50.00
0108	01	CARL KONEVAL	C		-1,785.00	-1,785.00			
0201	01	ROBERT HASTINGS	C		-185.65			-185.65	
0206	01	ARTHUR NOVOTNY	C		-1,785.00	-1,785.00			
0208	01	DELL ADAMS	C		-1,785.00	-1,785.00			
0302	02	DAVID URSO	C	05/26/2009	-1,785.00	-1,785.00			
0303	01	*LIENQB*JOSEPH TU	C		15,254.40			1,785.00	13,469.40
0305	01	LESLIE FIELDS	C		-1,785.00	-1,785.00			
0306	01	ERNEST DRAGOS	C		30.40			30.40	
0307	01	*(B)F*PV*LAUR LEN	C		21,034.95			1,785.00	19,249.95
0403	01	DAVID MIKE	C		-1,785.00	-1,785.00			
0405	01	DOUGLAS BOGART	C		-1,785.00	-1,785.00			

Delinquent & Prepaid Resident Report
PUN1 PUNTA RASSA 1
Report Date: 03/31/2010

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:	55,602.20	0.00	21.87	7,170.40	48,409.93
	-14,651.30	-14,280.00	0.00	-371.30	0.00

AT Legal	2,794.03	0.00	0.00	0.00	2,794.03
IN Interest	509.78	0.00	21.87	0.00	487.91
LC Late Charge	25.00	0.00	0.00	0.00	25.00
qa Quarterly maint. fee	37,622.09	-14,280.00	0.00	6,799.10	45,102.99

AP Cash Disbursement Report
PUNTA RASSA 1
For Dates 03/01/10 To 03/31/10

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	00168376	03/02/2010	2,122.00	0.00	PV	001324	C	03/02/2010	2,122.00
PUN1 PUNTA RASSA 1	105		RESERVES	2,122.00					
FPL FLORIDA POWER & LIGHT	00168564	03/03/2010	132.42	0.00	PV	001325	C	03/03/2010	132.42
PUN1 PUNTA RASSA 1	951		39435-32	132.42					
TAY TAYLOR ELEVATOR CORP	00168867	03/04/2010	222.38	0.00	PV	001326	C	03/04/2010	222.38
PUN1 PUNTA RASSA 1	905		102161	222.38					
LEE LEE COUNTY UTILITIES	00169667	03/12/2010	14.10	0.00	PV	001327	C	03/12/2010	14.10
PUN1 PUNTA RASSA 1	953		10383818	14.10					
LEE LEE COUNTY UTILITIES	00169670	03/12/2010	1,638.08	0.00	PV	001327	C	03/12/2010	1,638.08
PUN1 PUNTA RASSA 1	953		10193373	1,638.08					
GAV GAVINS ACE HARDWARE	00169782	03/15/2010	3.12	0.00	PV	001328	C	03/15/2010	3.12
PUN1 PUNTA RASSA 1	899		50423	3.12					
GAV GAVINS ACE HARDWARE	00169783	03/15/2010	4.01	0.00	PV	001328	C	03/15/2010	4.01
PUN1 PUNTA RASSA 1	899		50234	4.01					
HOMEDP HOME DEPOT CREDIT	00169764	03/15/2010	331.41	0.00	PV	001329	C	03/15/2010	331.41
PUN1 PUNTA RASSA 1	899		60353225 DUE 03/1	331.41					
VEO VEOLIA ES SOLID WASTE	00169748	03/15/2010	446.77	0.00	PV	001330	C	03/15/2010	446.77
PUN1 PUNTA RASSA 1	957		W2000037	446.77					
FPL FLORIDA POWER & LIGHT	00170750	03/30/2010	130.04	0.00	PV	001331	C	03/30/2010	130.04
PUN1 PUNTA RASSA 1	951		39435-32	130.04					
Totals			5,044.33	0.00					5,044.33

Computer Checks: 5,044.33
 Manual Checks: 0.00

General Ledger
PUN1 PUNTA RASSA 1
For Dates 03/01/2010 To 03/31/2010

For Accounts To ZZZZZZZZ

Account	Type	Ref #	Description	Date	Debit Amount	Credit Amount	Balance
100.6	Cash - Special Assessment		Beginning Balance				9,198.78
		JE 00074813	int earned	03/31/2010	12.39		
			Account Total		12.39	0.00	12.39
Ending Balance							9,211.17
104	Cash - Operating		Beginning Balance				51,630.13
	ACK PV	-001324	PUNTA RASSA 1 RESERV	03/02/2010		2,122.00	
	ACK PV	-001325	FLORIDA POWER & LIGH	03/03/2010		132.42	
	ACK PV	-001326	TAYLOR ELEVATOR CORP	03/04/2010		222.38	
	ACK PV	-001327	LEE COUNTY UTILITIES	03/12/2010		1,652.18	
	ACK PV	-001328	GAVINS ACE HARDWARE	03/15/2010		7.13	
	ACK PV	-001329	HOME DEPOT	03/15/2010		331.41	
	ACK PV	-001330	VEOLIA ES SOLID WAST	03/15/2010		446.77	
	RCP 00088626		RM Cash Proc Post	03/15/2010	2,840.00		
	JE 00072876		rec transfers	03/16/2010	701.95		
	RCP 00089039		Lockbox	03/23/2010	1,785.00		
	RCP 00089180		Lockbox	03/25/2010	1,785.00		
	RCP 00089388		Lockbox	03/26/2010	5,355.00		
	RCP 00089593		Lockbox	03/29/2010	1,785.00		
	ACK PV	-001331	FLORIDA POWER & LIGH	03/30/2010		130.04	
	JE 00074813		int earned	03/31/2010	23.43		
	RCP 00089648		Lockbox	03/31/2010	3,570.00		
			Account Total		17,845.38	5,044.33	12,801.05
Ending Balance							64,431.18
105	Cash - Reserve		Beginning Balance				28,607.41
	AVC 00168376		PUNTA RASSA 1 RESERV	03/02/2010	2,122.00		
	JE 00074813		int earned	03/31/2010	40.96		
			Account Total		2,162.96	0.00	2,162.96
Ending Balance							30,770.37
115	Accounts Receivable - Owners		Beginning Balance				58,462.37
	RCP 00088626		RM Cash Proc Post	03/15/2010		2,840.00	
	RCR 00089794		RM Credits	03/31/2010		20.17	
			Account Total		0.00	2,860.17	-2,860.17
Ending Balance							55,602.20
115.1	Allowance for Doubtful Accounts		Beginning Balance				-36,731.93
	JE 00074988		adj allow for bd	03/31/2010		5,850.33	
			Account Total		0.00	5,850.33	-5,850.33
Ending Balance							-42,582.26
350	Prepaid Commons		Beginning Balance				7,453.95

General Ledger
PUN1 PUNTA RASSA 1
For Dates 03/01/2010 To 03/31/2010

For Accounts To ZZZZZZZZ

Account	Type Ref #	Description	Date	Debit Amount	Credit Amount	Balance
	JER 00000179	Monthly entries	03/01/2010		6,752.00	
	JE 00072876	rec transfers	03/16/2010		701.95	
		Account Total		0.00	7,453.95	-7,453.95
		Ending Balance				0.00
351		Prepaid Insurance				Beginning Balance 6,219.46
	JE 00074814	ins schedule	03/31/2010		2,023.93	
		Account Total		0.00	2,023.93	-2,023.93
		Ending Balance				4,195.53
354		Deposits				Beginning Balance 700.00
		Ending Balance				700.00
402		Accounts Payable				Beginning Balance -132.42
	REV 00072863	accounts payable	03/01/2010	132.42		
	ACK PV -001324	PUNTA RASSA 1 RESERV	03/02/2010	2,122.00		
	AVC 00168376	PUNTA RASSA 1 RESERV	03/02/2010		2,122.00	
	ACK PV -001325	FLORIDA POWER & LIGH	03/03/2010	132.42		
	AVC 00168564	FLORIDA POWER & LIGH	03/03/2010		132.42	
	ACK PV -001326	TAYLOR ELEVATOR CORP	03/04/2010	222.38		
	AVC 00168867	TAYLOR ELEVATOR CORP	03/04/2010		222.38	
	ACK PV -001327	LEE COUNTY UTILITIES	03/12/2010	14.10		
	ACK PV -001327	LEE COUNTY UTILITIES	03/12/2010	1,638.08		
	AVC 00169667	LEE COUNTY UTILITIES	03/12/2010		14.10	
	AVC 00169670	LEE COUNTY UTILITIES	03/12/2010		1,638.08	
	ACK PV -001328	GAVINS ACE HARDWARE	03/15/2010	3.12		
	ACK PV -001328	GAVINS ACE HARDWARE	03/15/2010	4.01		
	ACK PV -001329	HOME DEPOT	03/15/2010	331.41		
	ACK PV -001330	VEOLIA ES SOLID WAST	03/15/2010	446.77		
	AVC 00169748	VEOLIA ES SOLID WAST	03/15/2010		446.77	
	AVC 00169764	HOME DEPOT	03/15/2010		331.41	
	AVC 00169782	GAVINS ACE HARDWARE	03/15/2010		3.12	
	AVC 00169783	GAVINS ACE HARDWARE	03/15/2010		4.01	
	ACK PV -001331	FLORIDA POWER & LIGH	03/30/2010	130.04		
	AVC 00170750	FLORIDA POWER & LIGH	03/30/2010		130.04	
	JE 00074808	a/p Wells Fargo	03/31/2010		960.00	
	JE 00074809	a/p Bugs-or-Us	03/31/2010		96.00	
	JE 00074810	a/p Wells Fargo	03/31/2010		640.00	
	JE 00074811	a/p Gavins Ace	03/31/2010		44.47	
	JE 00074812	a/p Home Depot	03/31/2010		733.09	
		Account Total		5,176.75	7,517.89	-2,341.14
		Ending Balance				-2,473.56
405		Deferred Income				Beginning Balance -19,040.00

General Ledger
PUN1 PUNTA RASSA 1
For Dates 03/01/2010 To 03/31/2010

For Accounts To ZZZZZZZZ

Account	Type Ref #	Description	Date	Debit Amount	Credit Amount	Balance
	JER 00000179	Monthly entries	03/01/2010	19,040.00		
		Account Total		19,040.00	0.00	19,040.00
Ending Balance						0.00
422		Master Association Payable				0.00
		Beginning Balance				0.00
	JE 00074987	zero out commons	03/31/2010		1,321.02	
		Account Total		0.00	1,321.02	-1,321.02
Ending Balance						-1,321.02
424		Prepaid Maintenance Fees				-371.30
		Beginning Balance				-371.30
	RCP 00089039	Lockbox	03/23/2010		1,785.00	
	RCP 00089180	Lockbox	03/25/2010		1,785.00	
	RCP 00089388	Lockbox	03/26/2010		5,355.00	
	RCP 00089593	Lockbox	03/29/2010		1,785.00	
	RCP 00089648	Lockbox	03/31/2010		3,570.00	
		Account Total		0.00	14,280.00	-14,280.00
Ending Balance						-14,651.30
550		Prior Year Reserves - Roof				-13,874.00
		Beginning Balance				-13,874.00
Ending Balance						-13,874.00
551		Prior Year Reserves - Paint				-4,743.00
		Beginning Balance				-4,743.00
Ending Balance						-4,743.00
554		Prior Year Reserves - Elevator				-1,351.00
		Beginning Balance				-1,351.00
Ending Balance						-1,351.00
554.11		P/Y reserve-deferred maintenance				-4,080.21
		Beginning Balance				-4,080.21
Ending Balance						-4,080.21
559		Reserves - Accum Interest				-254.47
		Beginning Balance				-254.47
Ending Balance						-254.47
598.1		Members equity - special assessment				-18,938.91
		Beginning Balance				-18,938.91
Ending Balance						-18,938.91
599		Members' Equity				-46,236.01
		Beginning Balance				-46,236.01

General Ledger
PUN1 PUNTA RASSA 1
For Dates 03/01/2010 To 03/31/2010

For Accounts To ZZZZZZZZ

Account	Type Ref #	Description	Date	Debit Amount	Credit Amount	Balance
Ending Balance						-46,236.01
601		Maintenance fees - operating				Beginning Balance -33,836.00
	JER 00000179	Monthly entries	03/01/2010		16,918.00	
		Account Total		0.00	16,918.00	-16,918.00
Ending Balance						-50,754.00
608		Interest income				Beginning Balance -67.25
	JE 00074813	int earned	03/31/2010		35.82	
		Account Total		0.00	35.82	-35.82
Ending Balance						-103.07
621		Collection fee interest				Beginning Balance -42.04
	RCR 00089794	RM Credits	03/31/2010	20.17		
		Account Total		20.17	0.00	20.17
Ending Balance						-21.87
802		Bad debt				Beginning Balance 0.00
	JE 00074988	adj allow for bd	03/31/2010	5,850.33		
		Account Total		5,850.33	0.00	5,850.33
Ending Balance						5,850.33
898.3		Licenses, fees & permits				Beginning Balance 128.00
Ending Balance						128.00
899		Building maintenance				Beginning Balance 1,106.80
	AVC 00169764	HOME DEPOT	03/15/2010	331.41		
	AVC 00169782	GAVINS ACE HARDWARE	03/15/2010	3.12		
	AVC 00169783	GAVINS ACE HARDWARE	03/15/2010	4.01		
	JE 00074808	a/p Wells Fargo	03/31/2010	320.00		
	JE 00074808	a/p Wells Fargo	03/31/2010	640.00		
	JE 00074810	a/p Wells Fargo	03/31/2010	640.00		
	JE 00074811	a/p Gavins Ace	03/31/2010	44.47		
	JE 00074812	a/p Home Depot	03/31/2010	733.09		
		Account Total		2,716.10	0.00	2,716.10
Ending Balance						3,822.90
901		Janitorial service				Beginning Balance 143.36
Ending Balance						143.36

General Ledger
PUN1 PUNTA RASSA 1
For Dates 03/01/2010 To 03/31/2010

For Accounts To ZZZZZZZZ

Account	Type Ref #	Description	Date	Debit Amount	Credit Amount	Balance
903		Pest control - interior				Beginning Balance 96.00
	JE 00074809	a/p Bugs-or-Us	03/31/2010	96.00		
		Account Total		96.00	0.00	96.00
Ending Balance						192.00
905		Elevator Service Contract				Beginning Balance 444.77
	AVC 00168867	TAYLOR ELEVATOR CORP	03/04/2010	222.38		
		Account Total		222.38	0.00	222.38
Ending Balance						667.15
911.3		Fire alarm maintenance				Beginning Balance 360.00
Ending Balance						360.00
921		Insurance				Beginning Balance 1,175.32
	JE 00074814	ins schedule	03/31/2010	2,023.93		
	JE 00074815	adj ins schedule	03/31/2010		1,685.85	
	JE 00074816	adj ins schedule	03/31/2010	347.51		
		Account Total		2,371.44	1,685.85	685.59
Ending Balance						1,860.91
923		Insurance-flood				Beginning Balance 2,676.68
	JE 00074815	adj ins schedule	03/31/2010	1,685.85		
	JE 00074816	adj ins schedule	03/31/2010		347.51	
		Account Total		1,685.85	347.51	1,338.34
Ending Balance						4,015.02
924		Master association expense				Beginning Balance 13,504.00
	JER 00000179	Monthly entries	03/01/2010	6,752.00		
	JE 00074987	zero out commons	03/31/2010	1,321.02		
		Account Total		8,073.02	0.00	8,073.02
Ending Balance						21,577.02
938.1		Gas - propane				Beginning Balance 81.24
Ending Balance						81.24
951		Electricity				Beginning Balance 224.27
	REV 00072863	accounts payable	03/01/2010		132.42	
	AVC 00168564	FLORIDA POWER & LIGH	03/03/2010	132.42		
	AVC 00170750	FLORIDA POWER & LIGH	03/30/2010	130.04		

General Ledger
PUN1 PUNTA RASSA 1
For Dates 03/01/2010 To 03/31/2010

For Accounts To ZZZZZZZZ

Account	Type Ref #	Description	Date	Debit Amount	Credit Amount	Balance
		Account Total		262.46	132.42	130.04
		Ending Balance				354.31
953		Water / sewer				Beginning Balance 716.83
	AVC 00169667	LEE COUNTY UTILITIES	03/12/2010	14.10		
	AVC 00169670	LEE COUNTY UTILITIES	03/12/2010	1,638.08		
		Account Total		1,652.18	0.00	1,652.18
		Ending Balance				2,369.01
957		Trash removal				Beginning Balance 1,073.90
	AVC 00169748	VEOLIA ES SOLID WAST	03/15/2010	446.77		
		Account Total		446.77	0.00	446.77
		Ending Balance				1,520.67
R602.1		Res maint fees - roof				Beginning Balance -2,312.00
	JER 00000179	Monthly entries	03/01/2010		1,156.00	
		Account Total		0.00	1,156.00	-1,156.00
		Ending Balance				-3,468.00
R602.2		Res maint fees - paint				Beginning Balance -1,386.00
	JER 00000179	Monthly entries	03/01/2010		693.00	
		Account Total		0.00	693.00	-693.00
		Ending Balance				-2,079.00
R602.24		Res maint fees - def maint				Beginning Balance -322.00
	JER 00000179	Monthly entries	03/01/2010		161.00	
		Account Total		0.00	161.00	-161.00
		Ending Balance				-483.00
R602.4		Res maint fees - elevator				Beginning Balance -224.00
	JER 00000179	Monthly entries	03/01/2010		112.00	
		Account Total		0.00	112.00	-112.00
		Ending Balance				-336.00
R609		Interest income - replacement				Beginning Balance -60.73
	JE 00074813	int earned	03/31/2010		40.96	
		Account Total		0.00	40.96	-40.96
		Ending Balance				-101.69

