

PUNTA RASSA CONDO ASSOC 2

12/31/2009

Included Reports

Copies

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	532.56	0.00	532.56
104	Cash - Operating	35,923.56	0.00	35,923.56
105	Cash - Reserve	0.00	61,300.56	61,300.56
115	Accounts Receivable - Owners	93.26	0.00	93.26
119	Due from reserves	12.00	0.00	12.00
350	Prepaid Commons	850.25	0.00	850.25
351	Prepaid Insurance	12,791.65	0.00	12,791.65
353	Prepaid Expense	144.00	0.00	144.00
354	Deposits	100.00	0.00	100.00
	TOTAL ASSETS	50,447.28	61,300.56	111,747.84
	LIABILITIES			
402	Accounts Payable	4,107.50	0.00	4,107.50
423.002	Due to Operating	0.00	12.00	12.00
424	Prepaid Maintenance Fees	3,393.00	0.00	3,393.00
	TOTAL LIABILITIES	7,500.50	12.00	7,512.50
	FUND BALANCES			
	General Reserves	0.00	33,503.90	33,503.90
	Reserves - Interest	0.00	568.66	568.66
	Reserves - Roof	0.00	3,606.00	3,606.00
	Reserves - Painting	0.00	11,290.00	11,290.00
	Reserves - Elevator	0.00	7,305.00	7,305.00
	Reserves - Generator	0.00	5,015.00	5,015.00
	Net Income - 2008 Spec Assessment	(15,054.37)	0.00	(15,054.37)
598.1	Members Equity - 2007 Special Assessment	7,187.61	0.00	7,187.61
599	Members' Equity	5,195.38	0.00	5,195.38
	Net Income	45,618.16	0.00	45,618.16
	TOTAL FUND BALANCES	42,946.78	61,288.56	104,235.34
	TOTAL FUND AND LIABILITIES	50,447.28	61,300.56	111,747.84

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	295.00	295	0.00	3,606.00	3,606	0.00	3,606
R602.2 Res maint fees - paint	939.00	939	0.00	11,290.00	11,290	0.00	11,290
R602.4 Res maint fees - elevator	606.00	606	0.00	7,305.00	7,305	0.00	7,305
r602.73 Res maint fee - generator	417.00	417	0.00	5,015.00	5,015	0.00	5,015
R609 Interest income - replacement	77.28	0	77.28	501.65	0	501.65	0
TOTAL REVENUE	2,334.28	2,257	77.28	27,717.65	27,216	501.65	27,216
Reserve Expenses							
R970 Res exp - roof	0.00	295	295.00	0.00	3,606	3,606.00	3,606
r970.73 Res exp - Generator	0.00	417	417.00	0.00	5,015	5,015.00	5,015
R971 Res exp - painting	0.00	939	939.00	0.00	11,290	11,290.00	11,290
R973 Res exp - elevator	0.00	606	606.00	0.00	7,305	7,305.00	7,305
P900.12 S/A - Pool Restrooms	0.00	0	0.00	8,548.28	0	(8,548.28)	0
P900.3 Fire doors (stairwell, trash, elevator)	0.00	0	0.00	1,149.52	0	(1,149.52)	0
P900.4 Front door replacement	0.00	0	0.00	3,910.82	0	(3,910.82)	0
P900.8 Swimming pool repairs	0.00	0	0.00	1,445.75	0	(1,445.75)	0
Total Reserve Expenses	0.00	2,257	2,257.00	15,054.37	27,216	12,161.63	27,216
Net Income (Loss)	2,334.28	0	2,334.28	12,663.28	0	12,663.28	0

Delinquent & Prepaid Resident Report
PUN2 PUNTA RASSA 2
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-5021 PUNTA RASSA 2

0302	01	TIMOTHY AVERS	C		25.00				25.00
0403	01	SUSAN SOSBE	C		-1,668.00	-1,668.00			
0701	01	CHRISTINE HOFFMAN	P	04/13/2009	-1,725.00	-1,725.00			
0803	01	CHARLES NEUHAUSER	C		5.46				5.46
0901	01	SCOTT BRUIN	C		62.80			25.00	37.80

Delinquent & Prepaid Resident Report
PUN2 PUNTA RASSA 2
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:						1,818.26	0.00	0.00	25.00	1,793.26
						-5,118.00	-3,393.00	0.00	0.00	-1,725.00

AA Annual Assessment	-1,725.00	-1,725.00	0.00	0.00	0.00
LC Late Charge	25.00	0.00	0.00	25.00	0.00
qa Quarterly maint. fee	-1,599.74	-1,668.00	0.00	0.00	68.26

AP Cash Disbursement Report
PUNTA RASSA 2
For Dates 12/01/09 To 12/31/09

For Entities PUN2 to PUN2
 Bank: PW PUNTA RASSA 2-ORION
 For All Vendors

Vendor Name	Voucher	Vch Date	Amount	Disc Taken	Bank	Check	Type	Check Date	Amount
PUN2RE PUNTA RASSA 2 RESERVES	00160597	12/01/2009	2,269.00	0.00	PW	002299	C	12/01/2009	2,269.00
PUN2 PUNTA RASSA 2	105	MONTHLY RESERVES		2,269.00					
TAY TAYLOR ELEVATOR CORP	00161083	12/03/2009	249.86	0.00	PW	002300	C	12/03/2009	249.86
PUN2 PUNTA RASSA 2	905	FULL MAI 9295		249.86					
ANERS LISA ANERS	00161682	12/09/2009	524.59	0.00	PW	002301	C	12/09/2009	524.59
PUN2 PUNTA RASSA 2	899	REPLCD S 12/8/09		524.59					
VEO VEOLIA ES SOLID WASTE	00161675	12/09/2009	548.48	0.00	PW	002302	C	12/09/2009	548.48
PUN2 PUNTA RASSA 2	957	W2000037		548.48					
LEE LEE COUNTY UTILITIES	00161922	12/11/2009	1,028.43	0.00	PW	002303	C	12/11/2009	1,028.43
PUN2 PUNTA RASSA 2	953	10193381		1,028.43					
LEE LEE COUNTY UTILITIES	00161929	12/11/2009	14.10	0.00	PW	002303	C	12/11/2009	14.10
PUN2 PUNTA RASSA 2	953	10383800		14.10					
HOMED HOME DEPOT CREDIT	00162291	12/15/2009	115.80	0.00	PW	002304	C	12/15/2009	115.80
PUN2 PUNTA RASSA 2	899	60353225 DUE 12/1		115.80					
TE TECO	00162281	12/15/2009	26.59	0.00	PW	002305	C	12/15/2009	26.59
PUN2 PUNTA RASSA 2	938.1	18036947		26.59					
SANDRA SANDRA CHRIST	00162701	12/22/2009	207.00	0.00	PW	002306	C	12/22/2009	207.00
PUN2 PUNTA RASSA 2	899	REPLC ST 12/21/09		207.00					
CL CENTURYLINK	00162776	12/22/2009	119.86	0.00	PW	002307	C	12/22/2009	119.86
PUN2 PUNTA RASSA 2	909	46668097		119.86					
Totals			5,103.71	0.00					5,103.71

Computer Checks: 5,103.71
 Manual Checks: 0.00

General Ledger
PUN2 PUNTA RASSA 2
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 532.33
	JE 00069359	rec int	12/31/2009	0.23		
		Account Total		0.23	0.00	0.23
Ending Balance						532.56
104		Cash - Operating				Beginning Balance 51,144.25
	ACK PW -002299	PUNTA RASSA 2 RESERV	12/01/2009		2,269.00	
	ACK PW -002300	TAYLOR ELEVATOR CORP	12/03/2009		249.86	
	ACK PW -002301	LISA ANERS	12/09/2009		524.59	
	ACK PW -002302	VEOLIA ES SOLID WAST	12/09/2009		548.48	
	ACK PW -002303	LEE COUNTY UTILITIES	12/11/2009		1,042.53	
	ACK PW -002304	HOME DEPOT CREDIT	12/15/2009		115.80	
	ACK PW -002305	TECO	12/15/2009		26.59	
	JE 00067954	rec transfer	12/16/2009		13,527.43	
	ACK PW -002306	SANDRA CHRIST	12/22/2009		207.00	
	ACK PW -002307	CENTURYLINK	12/22/2009		119.86	
	RCP 00084841	RM Cash Proc Post	12/30/2009	3,450.00		
	RCP 00085104	Lockbox	12/30/2009	1,725.00		
	RRP 00084839	PELLEGRINI, AMY	12/30/2009		1,725.00	
	RRP 00084840	HOFFMANN, CHRISTINE	12/30/2009		1,725.00	
	JE 00069359	rec int	12/31/2009	17.45		
	RCP 00084860	RM Cash Proc Post	12/31/2009	1,668.00		
		Account Total		6,860.45	22,081.14	-15,220.69
Ending Balance						35,923.56
105		Cash - Reserve				Beginning Balance 58,954.28
	AVC 00160597	PUNTA RASSA 2 RESERV	12/01/2009	2,269.00		
	JE 00069359	rec int	12/31/2009	77.28		
		Account Total		2,346.28	0.00	2,346.28
Ending Balance						61,300.56
115		Accounts Receivable - Owners				Beginning Balance 93.26
	RRP 00084839	PELLEGRINI, AMY	12/30/2009	1,725.00		
	JE 00069362	adj a/r for pdp	12/31/2009		1,725.00	
		Account Total		1,725.00	1,725.00	0.00
Ending Balance						93.26
119		Due from reserves				Beginning Balance 0.00
	JE 00069363	adj rev	12/31/2009	12.00		
		Account Total		12.00	0.00	12.00
Ending Balance						12.00
350		Prepaid Commons				Beginning Balance 7,425.00

General Ledger
PUN2 PUNTA RASSA 2
For Dates 12/01/2009 To 12/31/2009

For Accounts To ZZZZZZZZ

Account	Type Ref #	Description	Date	Debit Amount	Credit Amount	Balance
	JE 00069369	zero out commons	12/31/2009	850.25		
	JER 00000176	2009 Monthly Entry	12/31/2009		7,425.00	
		Account Total		850.25	7,425.00	-6,574.75
		Ending Balance				850.25
351		Prepaid Insurance				Beginning Balance 15,340.65
	JE 00069360	rec ins exp	12/31/2009		2,549.00	
		Account Total		0.00	2,549.00	-2,549.00
		Ending Balance				12,791.65
353		Prepaid Expense				Beginning Balance 144.00
		Ending Balance				144.00
354		Deposits				Beginning Balance 100.00
		Ending Balance				100.00
402		Accounts Payable				Beginning Balance -1,123.28
	ACK PW -002299	PUNTA RASSA 2 RESERV	12/01/2009	2,269.00		
	AVC 00160597	PUNTA RASSA 2 RESERV	12/01/2009		2,269.00	
	ACK PW -002300	TAYLOR ELEVATOR CORP	12/03/2009	249.86		
	AVC 00161083	TAYLOR ELEVATOR CORP	12/03/2009		249.86	
	ACK PW -002301	LISA ANERS	12/09/2009	524.59		
	ACK PW -002302	VEOLIA ES SOLID WAST	12/09/2009	548.48		
	AVC 00161675	VEOLIA ES SOLID WAST	12/09/2009		548.48	
	AVC 00161682	LISA ANERS	12/09/2009		524.59	
	ACK PW -002303	LEE COUNTY UTILITIES	12/11/2009	1,028.43		
	ACK PW -002303	LEE COUNTY UTILITIES	12/11/2009	14.10		
	AVC 00161922	LEE COUNTY UTILITIES	12/11/2009		1,028.43	
	AVC 00161929	LEE COUNTY UTILITIES	12/11/2009		14.10	
	ACK PW -002304	HOME DEPOT CREDIT	12/15/2009	115.80		
	ACK PW -002305	TECO	12/15/2009	26.59		
	AVC 00162281	TECO	12/15/2009		26.59	
	AVC 00162291	HOME DEPOT CREDIT	12/15/2009		115.80	
	ACK PW -002306	SANDRA CHRIST	12/22/2009	207.00		
	ACK PW -002307	CENTURYLINK	12/22/2009	119.86		
	AVC 00162701	SANDRA CHRIST	12/22/2009		207.00	
	AVC 00162776	CENTURYLINK	12/22/2009		119.86	
	AVC 00162973	CHRISTINE HOFFMANN	12/30/2009		3,450.00	
	JE 00069358	accounts payable	12/31/2009		657.50	
	JE 00069364	rev aug a/p	12/31/2009	1,123.28		
		Account Total		6,226.99	9,211.21	-2,984.22
		Ending Balance				-4,107.50

General Ledger
PUN2 PUNTA RASSA 2
For Dates 12/01/2009 To 12/31/2009

For Accounts To ZZZZZZZZ

Account	Type Ref #	Description	Date	Debit Amount	Credit Amount	Balance	
405		Deferred Income					
		Beginning Balance				-20,698.00	
	JE 00069363	adj rev	12/31/2009		3.00		
	JER 00000176	2009 Monthly Entry	12/31/2009	20,701.00			
		Account Total		20,701.00	3.00	20,698.00	
		Ending Balance					0.00
422		Master Association Payable					
		Beginning Balance				-13,527.43	
	JE 00067954	rec transfer	12/16/2009	13,527.43			
	JE 00069361	zero out commons	12/31/2009		72.93		
	JE 00069369	zero out commons	12/31/2009	72.93			
		Account Total		13,600.36	72.93	13,527.43	
		Ending Balance					0.00
423.002		Due to Operating					
		Beginning Balance				0.00	
	JE 00069363	adj rev	12/31/2009		12.00		
		Account Total		0.00	12.00	-12.00	
		Ending Balance					-12.00
424		Prepaid Maintenance Fees					
		Beginning Balance				-3,450.00	
	RCP 00084841	RM Cash Proc Post	12/30/2009		3,450.00		
	RCP 00085104	Lockbox	12/30/2009		1,725.00		
	RRP 00084840	HOFFMANN, CHRISTINE	12/30/2009	1,725.00			
	RTP 00084842	RM Transfer Payment	12/30/2009	3,450.00			
	JE 00069362	adj a/r for pdp	12/31/2009	1,725.00			
	RCP 00084860	RM Cash Proc Post	12/31/2009		1,668.00		
		Account Total		6,900.00	6,843.00	57.00	
		Ending Balance					-3,393.00
425		Owners payable					
		Beginning Balance				0.00	
	AVC 00162973	CHRISTINE HOFFMANN	12/30/2009	3,450.00			
	RTP 00084842	RM Transfer Payment	12/30/2009		3,450.00		
		Account Total		3,450.00	3,450.00	0.00	
		Ending Balance					0.00
429		General reserves					
		Beginning Balance				-33,503.90	
		Ending Balance					-33,503.90
559		Reserves - Accum Interest					
		Beginning Balance				-67.01	
		Ending Balance					-67.01
598.1		Members equity - 2007 special assessment					
		Beginning Balance				-7,187.61	

General Ledger
PUN2 PUNTA RASSA 2
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 -7,187.61
599		Members' Equity				Beginning Balance -5,195.38
						Ending Balance -5,195.38
601		Maintenance fees - operating				Beginning Balance -202,743.00
	JE 00069363	adj rev	12/31/2009		9.00	
	JER 00000176	2009 Monthly Entry	12/31/2009		18,432.00	
		Account Total		0.00	18,441.00	-18,441.00
						Ending Balance -221,184.00
608		Interest income				Beginning Balance -214.28
	JE 00069359	rec int	12/31/2009		17.68	
		Account Total		0.00	17.68	-17.68
						Ending Balance -231.96
610		Late fees				Beginning Balance -50.00
						Ending Balance -50.00
620		Collection fee income				Beginning Balance -2,425.47
						Ending Balance -2,425.47
621		Collection fee interest				Beginning Balance -1,544.18
						Ending Balance -1,544.18
898.3		Licenses, fees & permits				Beginning Balance 308.40
						Ending Balance 308.40
899		Building maintenance				Beginning Balance 10,152.88
	AVC 00161682	LISA ANERS	12/09/2009	524.59		
	AVC 00162291	HOME DEPOT CREDIT	12/15/2009	115.80		
	AVC 00162701	SANDRA CHRIST	12/22/2009	207.00		
	JE 00069358	accounts payable	12/31/2009	12.78		
		Account Total		860.17	0.00	860.17
						Ending Balance 11,013.05
899.6		Fire pump maintenance				Beginning Balance 490.00

General Ledger
PUN2 PUNTA RASSA 2
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						490.00
901		Janitorial service				Beginning Balance 1,063.04
	JE 00069364	rev aug a/p	12/31/2009		80.64	
	JE 00069364	rev aug a/p	12/31/2009		80.64	
		Account Total		0.00	161.28	-161.28
Ending Balance						901.76
903		Pest control - interior				Beginning Balance 576.00
Ending Balance						576.00
905		Elevator Service Contract				Beginning Balance 2,948.46
	AVC 00161083	TAYLOR ELEVATOR CORP	12/03/2009	249.86		
		Account Total		249.86	0.00	249.86
Ending Balance						3,198.32
909		Alarm monitoring - telephone				Beginning Balance 1,437.29
	AVC 00162776	CENTURYLINK	12/22/2009	119.86		
		Account Total		119.86	0.00	119.86
Ending Balance						1,557.15
911.3		Fire alarm maintenance				Beginning Balance 3,632.27
	JE 00069364	rev aug a/p	12/31/2009		273.00	
	JE 00069364	rev aug a/p	12/31/2009		689.00	
		Account Total		0.00	962.00	-962.00
Ending Balance						2,670.27
921		Insurance				Beginning Balance 10,238.01
	JE 00069360	rec ins exp	12/31/2009	772.78		
		Account Total		772.78	0.00	772.78
Ending Balance						11,010.79
923		Insurance-flood				Beginning Balance 19,478.39
	JE 00069360	rec ins exp	12/31/2009	1,776.22		
		Account Total		1,776.22	0.00	1,776.22
Ending Balance						21,254.61
924		Master association expense				Beginning Balance 97,904.71
	JE 00069361	zero out commons	12/31/2009	72.93		
	JE 00069369	zero out commons	12/31/2009		923.18	

General Ledger
PUN2 PUNTA RASSA 2
For Dates 12/01/2009 To 12/31/2009

For Accounts To ZZZZZZZZ

Account	Type Ref #	Description	Date	Debit Amount	Credit Amount	Balance
	JER 00000176	2009 Monthly Entry	12/31/2009	7,425.00		
		Account Total		7,497.93	923.18	6,574.75
		Ending Balance				104,479.46
925		Contingency				
		Beginning Balance				81.25
		Ending Balance				81.25
938.1		Gas - propane				
	AVC 00162281	TECO	12/15/2009	26.59		
		Account Total		26.59	0.00	26.59
		Ending Balance				64.42
951		Electricity				
	JE 00069358	accounts payable	12/31/2009	644.72		
		Account Total		644.72	0.00	644.72
		Ending Balance				6,450.09
953		Water / sewer				
	AVC 00161922	LEE COUNTY UTILITIES	12/11/2009	1,028.43		
	AVC 00161929	LEE COUNTY UTILITIES	12/11/2009	14.10		
		Account Total		1,042.53	0.00	1,042.53
		Ending Balance				10,388.48
957		Trash removal				
	AVC 00161675	VEOLIA ES SOLID WAST	12/09/2009	548.48		
		Account Total		548.48	0.00	548.48
		Ending Balance				5,373.40
P900.12		S/A - Pool Restrooms				
		Beginning Balance				8,548.28
		Ending Balance				8,548.28
P900.3		Fire doors (stairwell, trash, elevator)				
		Beginning Balance				1,149.52
		Ending Balance				1,149.52
P900.4		Front door replacement				
		Beginning Balance				3,910.82
		Ending Balance				3,910.82
P900.8		Swimming pool repairs				
		Beginning Balance				1,445.75

General Ledger
PUN2 PUNTA RASSA 2
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						1,445.75
R602.1		Res maint fees - roof				Beginning Balance
						-3,311.00
	JE 00069363	adj rev	12/31/2009	6.00		
	JER 00000176	2009 Monthly Entry	12/31/2009		301.00	
		Account Total		6.00	301.00	-295.00
Ending Balance						-3,606.00
R602.2		Res maint fees - paint				Beginning Balance
						-10,351.00
	JE 00069363	adj rev	12/31/2009	2.00		
	JER 00000176	2009 Monthly Entry	12/31/2009		941.00	
		Account Total		2.00	941.00	-939.00
Ending Balance						-11,290.00
R602.4		Res maint fees - elevator				Beginning Balance
						-6,699.00
	JE 00069363	adj rev	12/31/2009	3.00		
	JER 00000176	2009 Monthly Entry	12/31/2009		609.00	
		Account Total		3.00	609.00	-606.00
Ending Balance						-7,305.00
r602.73		Res maint fee - generator				Beginning Balance
						-4,598.00
	JE 00069363	adj rev	12/31/2009	1.00		
	JER 00000176	2009 Monthly Entry	12/31/2009		418.00	
		Account Total		1.00	418.00	-417.00
Ending Balance						-5,015.00
R609		Interest income - replacement				Beginning Balance
						-424.37
	JE 00069359	rec int	12/31/2009		77.28	
		Account Total		0.00	77.28	-77.28
Ending Balance						-501.65
Entity Totals				76,223.70	76,223.70	0.00