

## PUNTA RASSA CONDO ASSOC 2

07/31/2010

<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	533.82	0.00	533.82
104	Cash - Operating	51,524.71	0.00	51,524.71
104.34	30 DAY CD IBERIA	40,000.00	0.00	40,000.00
105	Cash - Reserve	0.00	77,875.03	77,875.03
115	Accounts Receivable - Owners	6,121.00	0.00	6,121.00
350	Prepaid Commons	15,192.00	0.00	15,192.00
351	Prepaid Insurance	34,271.76	0.00	34,271.76
354	Deposits	100.00	0.00	100.00
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	<b>TOTAL ASSETS</b>	<b>147,743.29</b>	<b>77,875.03</b>	<b>225,618.32</b>
		=====	=====	=====
	<b>LIABILITIES</b>			
402	Accounts Payable	470.33	0.00	470.33
405	Deferred Income	40,032.00	0.00	40,032.00
422	Master Association Payable	41,320.59	0.00	41,320.59
424	Prepaid Maintenance Fees	350.24	0.00	350.24
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	<b>TOTAL LIABILITIES</b>	<b>82,173.16</b>	<b>0.00</b>	<b>82,173.16</b>
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	<b>FUND BALANCES</b>			
	Reserves - Deferred Maintenance	0.00	33,643.90	33,643.90
	Reserves - Interest	0.00	1,174.13	1,174.13
	Reserves - Roof	0.00	5,699.00	5,699.00
	Reserves - Painting	0.00	17,870.00	17,870.00
	Reserves - Elevator	0.00	11,561.00	11,561.00
	Reserves - Generator	0.00	7,927.00	7,927.00
598.1	Members Equity - Special Assessment	(7,866.76)	0.00	(7,866.76)
599	Members' Equity	48,880.82	0.00	48,880.82
	Net Income	24,556.07	0.00	24,556.07
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	<b>TOTAL FUND BALANCES</b>	<b>65,570.13</b>	<b>77,875.03</b>	<b>143,445.16</b>
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	<b>TOTAL FUND AND LIABILITIES</b>	<b>147,743.29</b>	<b>77,875.03</b>	<b>225,618.32</b>
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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	
<b>REVENUE</b>								
601	Maintenance fees - operating	17,733.00	17,733	0.00	124,131.00	124,131	0.00	212,799
608	Interest income	21.42	0	21.42	180.45	0	180.45	0
610	Late fees	0.00	0	0.00	(62.80)	0	(62.80)	0
	<b>TOTAL REVENUE</b>	<b>17,754.42</b>	<b>17,733</b>	<b>21.42</b>	<b>124,248.65</b>	<b>124,131</b>	<b>117.65</b>	<b>212,799</b>
<b>Operating Expenses</b>								
873	Owners collection fee	0.00	250	250.00	0.00	1,750	1,750.00	3,000
874	Office expense	35.00	0	(35.00)	108.90	0	(108.90)	0
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	144.00	294	150.00	500
899	Building maintenance	0.00	1,250	1,250.00	(5,596.97)	8,750	14,346.97	15,000
899.5	Water pump maintenance	0.00	333	333.00	15,335.00	2,331	(13,004.00)	4,000
899.6	Fire pump maintenance	0.00	333	333.00	0.00	2,331	2,331.00	4,000
901	Janitorial service	0.00	0	0.00	161.28	0	(161.28)	0
903	Pest control - interior	0.00	54	54.00	324.00	378	54.00	650
905	Elevator Service Contract	249.86	333	83.14	1,999.02	2,331	331.98	4,000
906	Annual elevator permit	0.00	29	29.00	150.00	203	53.00	350
911.3	Fire alarm maintenance	125.25	167	41.75	952.50	1,169	216.50	2,000
921	Insurance	932.63	767	(165.63)	5,032.75	5,369	336.25	9,200
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	2,497.70	2,208	(289.70)	13,876.50	15,456	1,579.50	26,501
924	Master association expense	5,711.80	7,596	1,884.20	55,148.19	53,172	(1,976.19)	91,152
925	Contingency	0.00	1,171	1,171.00	0.00	8,197	8,197.00	14,046
938.1	Gas - propane	27.78	50	22.22	171.30	350	178.70	600
951	Electricity	470.33	667	196.67	2,554.37	4,669	2,114.63	8,000
953	Water / sewer	901.36	1,158	256.64	6,017.13	8,106	2,088.87	13,900
957	Trash removal	342.58	450	107.42	3,234.55	3,150	(84.55)	5,400
	<b>Total Operating Expenses</b>	<b>11,294.29</b>	<b>17,733</b>	<b>6,438.71</b>	<b>99,692.58</b>	<b>124,131</b>	<b>24,438.42</b>	<b>212,799</b>
	<b>Net Income (Loss)</b>	<b>6,460.13</b>	<b>0</b>	<b>6,460.13</b>	<b>24,556.07</b>	<b>0</b>	<b>24,556.07</b>	<b>0</b>



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

0102	01	DEREK HAYNES	C		1,668.00		1,668.00			
0202	01	HARRY CARLETON	C		-175.12	-175.12				
0203	01	*LAS*BRIAN SMITH	C		3,336.00		1,668.00		1,668.00	
0302	01	TIMOTHY AVERS	C		5.00		5.00			
0901	01	***SCOTT BRUIN	C		1,112.00		1,112.00			
0904	01	VIRGINIA GRANTMAN	C		-175.12		-175.12			

**Delinquent & Prepaid Resident Report**  
**PUN2 PUNTA RASSA 2**  
**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:	6,121.00	0.00	4,453.00	0.00	1,668.00
	-350.24	-175.12	-175.12	0.00	0.00

QA Quarterly maint. fee	5,770.76	-175.12	4,277.88	0.00	1,668.00
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**AP Cash Disbursement Report**  
**PUNTA RASSA 2**  
**For Dates 07/01/10 To 07/31/10**

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	00178972	07/01/2010	2,283.00	0.00	PW	002385	C	07/01/2010	2,283.00
PUN2 PUNTA RASSA 2	105		RESERVES	2,283.00					
TAY TAYLOR ELEVATOR CORP	00179419	07/07/2010	249.86	0.00	PW	002386	C	07/07/2010	249.86
PUN2 PUNTA RASSA 2	905		104429	249.86					
VERT VERTICAL ASSESSMENT	00179548	07/07/2010	250.00	0.00	PW	002387	C	07/07/2010	250.00
PUN2 PUNTA RASSA 2	905		2010-384	250.00					
LEE LEE COUNTY UTILITIES	00179909	07/12/2010	887.26	0.00	PW	002388	C	07/12/2010	887.26
PUN2 PUNTA RASSA 2	953		10193381	887.26					
LEE LEE COUNTY UTILITIES	00179911	07/12/2010	14.10	0.00	PW	002388	C	07/12/2010	14.10
PUN2 PUNTA RASSA 2	953		10383800	14.10					
TE TECO	00180260	07/21/2010	27.78	0.00	PW	002389	C	07/21/2010	27.78
PUN2 PUNTA RASSA 2	938.1		18036947	27.78					
VEO VEOLIA ES SOLID WASTE	00180268	07/21/2010	342.58	0.00	PW	002390	C	07/21/2010	342.58
PUN2 PUNTA RASSA 2	957		W2000038	342.58					
CINFAS CINTAS FAS LOCKBOX636525	00180572	07/27/2010	125.25	0.00	PW	002391	C	07/27/2010	125.25
PUN2 PUNTA RASSA 2	911.3		0F240413	125.25					
<b>Totals</b>			<b>4,179.83</b>	<b>0.00</b>					<b>4,179.83</b>

Computer Checks: 4,179.83  
 Manual Checks: 0.00

**General Ledger**  
**PUN2 PUNTA RASSA 2**  
**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				533.75
		JE 00079163	INT EARNED	07/31/2010	0.07		
			Account Total		0.07	0.00	0.07
<b>Ending Balance</b>							<b>533.82</b>
104	Cash - Operating		Beginning Balance				65,138.19
		ACK PW -002385	PUNTA RASSA 2 RESERV	07/01/2010		2,283.00	
		RCP 00095662	Lockbox	07/01/2010	3,336.00		
		RCP 00095330	RM Cash Proc Post	07/02/2010	2,224.00		
		RCP 00095672	Lockbox	07/02/2010	1,668.00		
		RCP 00095680	Lockbox	07/06/2010	3,336.00		
		ACK PW -002386	TAYLOR ELEVATOR CORP	07/07/2010		249.86	
		ACK PW -002387	VERTICAL ASSESSMENT	07/07/2010		250.00	
		RCP 00095181	Direct Debit	07/07/2010	8,340.00		
		RCP 00095993	Lockbox	07/07/2010	3,336.00		
		ACK PW -002388	LEE COUNTY UTILITIES	07/12/2010		901.36	
		RCP 00096000	Lockbox	07/12/2010	1,668.00		
		RCP 00096006	Lockbox	07/13/2010	3,336.00		
		RCP 00096282	Lockbox	07/15/2010	1,668.00		
		ACK PW -002389	TECO	07/21/2010		27.78	
		ACK PW -002390	VEOLIA ES SOLID WAST	07/21/2010		342.58	
		ACK PW -002391	CINTAS FAS LOCKBOX 6	07/27/2010		125.25	
		RCP 00096676	Lockbox	07/27/2010	1,668.00		
		JE 00079163	INT EARNED	07/31/2010	21.35		
		JE 00079167	OPEN IBERIA CD 30DAY	07/31/2010		40,000.00	
		JE 00079427	bank fee	07/31/2010		35.00	
		JE 00079428	rev bank fee	07/31/2010	35.00		
		JE 00079429	US funds fee	07/31/2010		35.00	
			Account Total		30,636.35	44,249.83	-13,613.48
<b>Ending Balance</b>							<b>51,524.71</b>
104.34	30 DAY CD IBERIA		Beginning Balance				0.00
		JE 00079167	OPEN IBERIA CD 30DAY	07/31/2010	40,000.00		
			Account Total		40,000.00	0.00	40,000.00
<b>Ending Balance</b>							<b>40,000.00</b>
105	Cash - Reserve		Beginning Balance				75,493.55
		AVC 00178972	PUNTA RASSA 2 RESERV	07/01/2010	2,283.00		
		JE 00079163	INT EARNED	07/31/2010	98.43		
		JE 00079431	adjustment	07/31/2010	0.05		
			Account Total		2,381.48	0.00	2,381.48
<b>Ending Balance</b>							<b>77,875.03</b>
115	Accounts Receivable - Owners		Beginning Balance				1,673.00

**General Ledger**  
**PUN2 PUNTA RASSA 2**  
**For Dates 07/01/2010 To 07/31/2010**

For Accounts To ZZZZZZZZ

Account	Type Ref #	Description	Date	Debit Amount	Credit Amount	Balance	
	RCP 00095662	Lockbox	07/01/2010		3,336.00		
	RMC 00094851	RM Charges	07/01/2010	60,048.00			
	RMC 00095067	RM Credits	07/01/2010		25,195.12		
	RCP 00095330	RM Cash Proc Post	07/02/2010		2,224.00		
	RCP 00095672	Lockbox	07/02/2010		1,668.00		
	RCP 00095680	Lockbox	07/06/2010		3,336.00		
	RCP 00095181	Direct Debit	07/07/2010		8,340.00		
	RCP 00095993	Lockbox	07/07/2010		3,336.00		
	RCP 00096000	Lockbox	07/12/2010		1,668.00		
	RCP 00096006	Lockbox	07/13/2010		3,160.88		
	RCP 00096282	Lockbox	07/15/2010		1,668.00		
	RCP 00096676	Lockbox	07/27/2010		1,668.00		
		Account Total		60,048.00	55,600.00	4,448.00	
		Ending Balance					6,121.00
350	Prepaid Commons	Beginning Balance				0.00	
	JER 00000186	Monthly entries	07/01/2010		7,596.00		
	JE 00079499	adjustments	07/31/2010	22,788.00			
		Account Total		22,788.00	7,596.00	15,192.00	
		Ending Balance					15,192.00
351	Prepaid Insurance	Beginning Balance				37,702.09	
	JE 00079433	ins schedule	07/31/2010		3,430.33		
		Account Total		0.00	3,430.33	-3,430.33	
		Ending Balance					34,271.76
354	Deposits	Beginning Balance				100.00	
		Ending Balance					100.00
402	Accounts Payable	Beginning Balance				-250.00	
	ACK PW -002385	PUNTA RASSA 2 RESERV	07/01/2010	2,283.00			
	AVC 00178972	PUNTA RASSA 2 RESERV	07/01/2010		2,283.00		
	REV 00078179	a/p Vertical Assess	07/01/2010	250.00			
	ACK PW -002386	TAYLOR ELEVATOR CORP	07/07/2010	249.86			
	ACK PW -002387	VERTICAL ASSESSMENT	07/07/2010	250.00			
	AVC 00179419	TAYLOR ELEVATOR CORP	07/07/2010		249.86		
	AVC 00179548	VERTICAL ASSESSMENT	07/07/2010		250.00		
	ACK PW -002388	LEE COUNTY UTILITIES	07/12/2010	887.26			
	ACK PW -002388	LEE COUNTY UTILITIES	07/12/2010	14.10			
	AVC 00179909	LEE COUNTY UTILITIES	07/12/2010		887.26		
	AVC 00179911	LEE COUNTY UTILITIES	07/12/2010		14.10		
	ACK PW -002389	TECO	07/21/2010	27.78			
	ACK PW -002390	VEOLIA ES SOLID WAST	07/21/2010	342.58			
	AVC 00180260	TECO	07/21/2010		27.78		

**General Ledger**  
**PUN2 PUNTA RASSA 2**  
**For Dates 07/01/2010 To 07/31/2010**

For Accounts To ZZZZZZZZ

Account	Type Ref #	Description	Date	Debit Amount	Credit Amount	Balance
	AVC 00180268	VEOLIA ES SOLID WAST	07/21/2010		342.58	
	ACK PW -002391	CINTAS FAS LOCKBOX 6	07/27/2010	125.25		
	AVC 00180572	CINTAS FAS LOCKBOX 6	07/27/2010		125.25	
	JE 00079426	a/p FPL	07/31/2010		470.33	
		Account Total		4,429.83	4,650.16	-220.33
		Ending Balance				-470.33
405	Deferred Income	Beginning Balance				0.00
	JER 00000186	Monthly entries	07/01/2010	20,016.00		
	RMC 00094851	RM Charges	07/01/2010		60,048.00	
		Account Total		20,016.00	60,048.00	-40,032.00
		Ending Balance				-40,032.00
422	Master Association Payable	Beginning Balance				-20,416.79
	JE 00079499	adjustments	07/31/2010		22,788.00	
	JE 00079868	zero p&l commons	07/31/2010	1,884.20		
		Account Total		1,884.20	22,788.00	-20,903.80
		Ending Balance				-41,320.59
424	Prepaid Maintenance Fees	Beginning Balance				-25,370.24
	RMC 00095067	RM Credits	07/01/2010	25,195.12		
	RCP 00096006	Lockbox	07/13/2010		175.12	
		Account Total		25,195.12	175.12	25,020.00
		Ending Balance				-350.24
550	Prior Year Reserves - Roof	Beginning Balance				-3,606.00
		Ending Balance				-3,606.00
550.73	P/Y res - generator	Beginning Balance				-5,015.00
		Ending Balance				-5,015.00
551	Prior Year Reserves - Paint	Beginning Balance				-11,290.00
		Ending Balance				-11,290.00
554	Prior Year Reserves - Elevator	Beginning Balance				-7,305.00
		Ending Balance				-7,305.00
554.11	P/Y reserve-deferred maintenance	Beginning Balance				-33,503.90

**General Ledger**  
**PUN2 PUNTA RASSA 2**  
**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 -33,503.90
559		Reserves - Accum Interest				Beginning Balance -568.66
						Ending Balance -568.66
598.1		Members equity - special assessment				Beginning Balance 7,866.76
						Ending Balance 7,866.76
599		Members' Equity				Beginning Balance -48,880.82
						Ending Balance -48,880.82
601		Maintenance fees - operating				Beginning Balance -106,398.00
	JER 00000186	Monthly entries	07/01/2010		17,733.00	
		Account Total		0.00	17,733.00	-17,733.00
						Ending Balance -124,131.00
608		Interest income				Beginning Balance -159.03
	JE 00079163	INT EARNED	07/31/2010		21.35	
	JE 00079163	INT EARNED	07/31/2010		0.07	
		Account Total		0.00	21.42	-21.42
						Ending Balance -180.45
610		Late fees				Beginning Balance 62.80
						Ending Balance 62.80
874		Office expense				Beginning Balance 73.90
	JE 00079427	bank fee	07/31/2010	35.00		
	JE 00079428	rev bank fee	07/31/2010		35.00	
	JE 00079429	US funds fee	07/31/2010	35.00		
		Account Total		70.00	35.00	35.00
						Ending Balance 108.90
892		Capital improvement expense				Beginning Balance 80.06
						Ending Balance 80.06
898.3		Licenses, fees & permits				Beginning Balance 144.00
						Ending Balance 144.00

**General Ledger**  
**PUN2 PUNTA RASSA 2**  
**For Dates 07/01/2010 To 07/31/2010**

For Accounts To ZZZZZZZZ

Account	Type Ref #	Description	Date	Debit Amount	Credit Amount	Balance	
899		Building maintenance				Beginning Balance	-5,596.97
						Ending Balance	-5,596.97
899.5		Water pump maintenance				Beginning Balance	15,335.00
						Ending Balance	15,335.00
901		Janitorial service				Beginning Balance	161.28
						Ending Balance	161.28
903		Pest control - interior				Beginning Balance	324.00
						Ending Balance	324.00
905		Elevator Service Contract				Beginning Balance	1,749.16
	REV 00078179	a/p Vertical Assess	07/01/2010		250.00		
	AVC 00179419	TAYLOR ELEVATOR CORP	07/07/2010	249.86			
	AVC 00179548	VERTICAL ASSESSMENT	07/07/2010	250.00			
		Account Total		499.86	250.00		249.86
						Ending Balance	1,999.02
906		Annual elevator permit				Beginning Balance	150.00
						Ending Balance	150.00
911.3		Fire alarm maintenance				Beginning Balance	827.25
	AVC 00180572	CINTAS FAS LOCKBOX 6	07/27/2010	125.25			
		Account Total		125.25	0.00		125.25
						Ending Balance	952.50
921		Insurance				Beginning Balance	4,100.12
	JE 00079433	ins schedule	07/31/2010	3,430.33			
	JE 00079895	reclass	07/31/2010		2,497.70		
		Account Total		3,430.33	2,497.70		932.63
						Ending Balance	5,032.75
923		Insurance-flood				Beginning Balance	11,378.80
	JE 00079895	reclass	07/31/2010	2,497.70			
		Account Total		2,497.70	0.00		2,497.70
						Ending Balance	13,876.50
924		Master association expense				Beginning Balance	49,436.39

**General Ledger**  
**PUN2 PUNTA RASSA 2**  
**For Dates 07/01/2010 To 07/31/2010**

For Accounts To ZZZZZZZZ

Account	Type Ref #	Description	Date	Debit Amount	Credit Amount	Balance	
	JER 00000186	Monthly entries	07/01/2010	7,596.00			
	JE 00079868	zero p&l commons	07/31/2010		1,884.20		
		Account Total		7,596.00	1,884.20	5,711.80	
		<b>Ending Balance</b>					<b>55,148.19</b>
938.1		Gas - propane				143.52	
		Beginning Balance				143.52	
	AVC 00180260	TECO	07/21/2010	27.78			
		Account Total		27.78	0.00	27.78	
		<b>Ending Balance</b>					<b>171.30</b>
951		Electricity				2,084.04	
		Beginning Balance				2,084.04	
	JE 00079426	a/p FPL	07/31/2010	470.33			
		Account Total		470.33	0.00	470.33	
		<b>Ending Balance</b>					<b>2,554.37</b>
953		Water / sewer				5,115.77	
		Beginning Balance				5,115.77	
	AVC 00179909	LEE COUNTY UTILITIES	07/12/2010	887.26			
	AVC 00179911	LEE COUNTY UTILITIES	07/12/2010	14.10			
		Account Total		901.36	0.00	901.36	
		<b>Ending Balance</b>					<b>6,017.13</b>
957		Trash removal				2,891.97	
		Beginning Balance				2,891.97	
	AVC 00180268	VEOLIA ES SOLID WAST	07/21/2010	342.58			
		Account Total		342.58	0.00	342.58	
		<b>Ending Balance</b>					<b>3,234.55</b>
R602.1		Res maint fees - roof				-1,794.00	
		Beginning Balance				-1,794.00	
	JER 00000186	Monthly entries	07/01/2010		299.00		
		Account Total		0.00	299.00	-299.00	
		<b>Ending Balance</b>					<b>-2,093.00</b>
R602.2		Res maint fees - paint				-5,640.00	
		Beginning Balance				-5,640.00	
	JER 00000186	Monthly entries	07/01/2010		940.00		
		Account Total		0.00	940.00	-940.00	
		<b>Ending Balance</b>					<b>-6,580.00</b>
R602.24		Res maint fees - def maint				-120.00	
		Beginning Balance				-120.00	
	JER 00000186	Monthly entries	07/01/2010		20.00		

**General Ledger**  
**PUN2 PUNTA RASSA 2**  
**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	20.00	-20.00
		Ending Balance				-140.00
R602.4		Res maint fees - elevator				
		Beginning Balance				-3,648.00
	JER 00000186	Monthly entries	07/01/2010		608.00	
		Account Total		0.00	608.00	-608.00
		Ending Balance				-4,256.00
r602.73		Res maint fee - generator				
		Beginning Balance				-2,496.00
	JER 00000186	Monthly entries	07/01/2010		416.00	
		Account Total		0.00	416.00	-416.00
		Ending Balance				-2,912.00
R609		Interest income - replacement				
		Beginning Balance				-506.99
	JE 00079163	INT EARNED	07/31/2010		98.43	
	JE 00079431	adjustment	07/31/2010		0.05	
		Account Total		0.00	98.48	-98.48
		Ending Balance				-605.47
		Entity Totals				223,340.24 223,340.24 0.00