

PUNTA RASSA CONDO ASSOC 2

06/30/2010

<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	533.75	0.00	533.75
104	Cash - Operating	65,138.19	0.00	65,138.19
105	Cash - Reserve	0.00	75,493.55	75,493.55
115	Accounts Receivable - Owners	1,673.00	0.00	1,673.00
351	Prepaid Insurance	37,702.09	0.00	37,702.09
354	Deposits	100.00	0.00	100.00
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	TOTAL ASSETS	105,147.03	75,493.55	180,640.58
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	LIABILITIES			
402	Accounts Payable	250.00	0.00	250.00
422	Master Association Payable	20,416.79	0.00	20,416.79
424	Prepaid Maintenance Fees	25,370.24	0.00	25,370.24
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	TOTAL LIABILITIES	46,037.03	0.00	46,037.03
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	FUND BALANCES			
	Reserves - Deferred Maintenance	0.00	33,623.90	33,623.90
	Reserves - Interest	0.00	1,075.65	1,075.65
	Reserves - Roof	0.00	5,400.00	5,400.00
	Reserves - Painting	0.00	16,930.00	16,930.00
	Reserves - Elevator	0.00	10,953.00	10,953.00
	Reserves - Generator	0.00	7,511.00	7,511.00
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	18,095.94	0.00	18,095.94
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	TOTAL FUND BALANCES	59,110.00	75,493.55	134,603.55
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	TOTAL FUND AND LIABILITIES	105,147.03	75,493.55	180,640.58
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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	17,733.00	17,733	0.00	106,398.00	106,398	0.00	212,799
608	Interest income	20.29	0	20.29	159.03	0	159.03	0
610	Late fees	0.00	0	0.00	(62.80)	0	(62.80)	0
	TOTAL REVENUE	17,753.29	17,733	20.29	106,494.23	106,398	96.23	212,799
Operating Expenses								
873	Owners collection fee	0.00	250	250.00	0.00	1,500	1,500.00	3,000
874	Office expense	0.00	0	0.00	73.90	0	(73.90)	0
892	Capital improvement expense	80.06	0	(80.06)	80.06	0	(80.06)	0
898.3	Licenses, fees & permits	0.00	42	42.00	144.00	252	108.00	500
899	Building maintenance	(13,073.52)	1,250	14,323.52	(5,596.97)	7,500	13,096.97	15,000
899.5	Water pump maintenance	0.00	333	333.00	15,335.00	1,998	(13,337.00)	4,000
899.6	Fire pump maintenance	0.00	333	333.00	0.00	1,998	1,998.00	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	324	0.00	650
905	Elevator Service Contract	499.86	333	(166.86)	1,749.16	1,998	248.84	4,000
906	Annual elevator permit	0.00	29	29.00	150.00	174	24.00	350
911.3	Fire alarm maintenance	467.25	167	(300.25)	827.25	1,002	174.75	2,000
921	Insurance	466.18	767	300.82	4,100.12	4,602	501.88	9,200
921.2	Insurance appraisal	0.00	42	42.00	0.00	252	252.00	500
921.4	Insurance deductible	0.00	833	833.00	0.00	4,998	4,998.00	10,000
923	Insurance-flood	2,497.70	2,208	(289.70)	11,378.80	13,248	1,869.20	26,501
924	Master association expense	7,613.53	7,596	(17.53)	49,436.39	45,576	(3,860.39)	91,152
925	Contingency	0.00	1,171	1,171.00	0.00	7,026	7,026.00	14,046
938.1	Gas - propane	28.73	50	21.27	143.52	300	156.48	600
951	Electricity	0.00	667	667.00	2,084.04	4,002	1,917.96	8,000
953	Water / sewer	851.82	1,158	306.18	5,115.77	6,948	1,832.23	13,900
957	Trash removal	236.07	450	213.93	2,891.97	2,700	(191.97)	5,400
	Total Operating Expenses	(332.32)	17,733	18,065.32	88,398.29	106,398	17,999.71	212,799
	Net Income (Loss)	18,085.61	0	18,085.61	18,095.94	0	18,095.94	0

Delinquent & Prepaid Resident Report
PUN2 PUNTA RASSA 2
Report Date: 06/30/2010

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

0101	01	MARY NORTON	C			-1,668.00	-1,668.00			
0103	01	JUDITH MCFADDEN	C			-1,668.00	-1,668.00			
0104	01	RICHARD MILLER	C			-1,668.00	-1,668.00			
0202	01	HARRY CARLETON	C			-175.12			-175.12	
0203	01	*LAS*BRIAN SMITH	C			1,668.00				1,668.00
0301	01	E I WALLACE	C			-1,668.00	-1,668.00			
0302	01	TIMOTHY AVERS	C			5.00				5.00
0304	01	JAMES WILSON	C			-1,668.00	-1,668.00			
0501	01	VIRGINIA FLYNN	C			-1,668.00	-1,668.00			
0502	02	REVATI THUSAY	C	03/18/2010		-1,668.00	-1,668.00			
0601	01	SUE CARTER MOORE	C			-1,668.00	-1,668.00			
0602	01	SUE CARTER MOORE	C			-1,668.00	-1,668.00			
0603	01	ROBERT SIMPSON	C			-1,668.00	-1,668.00			
0701	02	AMY PELLEGRINI	C	04/13/2009		-1,668.00	-1,668.00			
0704	01	JERRY CROWE	C			-1,668.00	-1,668.00			
0801	01	JAMES SWEENEY	C			-1,668.00	-1,668.00			
0802	01	RICHARD MUMPER	C			-1,668.00	-1,668.00			
0904	01	VIRGINIA GRANTMAN	C			-1,843.12	-1,843.12			

Delinquent & Prepaid Resident Report
PUN2 PUNTA RASSA 2
Report Date: 06/30/2010

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:					1,673.00	0.00	0.00	0.00	1,673.00	
					-25,370.24	-25,195.12	0.00	-175.12	0.00	

QA Quarterly maint. fee					-23,697.24	-25,195.12	0.00	-175.12	1,673.00	
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AP Cash Disbursement Report
PUNTA RASSA 2
For Dates 06/01/10 To 06/30/10

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	00176207	06/01/2010	2,283.00	0.00	PW	002375	C	06/01/2010	2,283.00
PUN2 PUNTA RASSA 2	105		RESERVES	2,283.00					
FPL FLORIDA POWER & LIGHT	00176542	06/02/2010	431.26	0.00	PW	002376	C	06/02/2010	431.26
PUN2 PUNTA RASSA 2	951		69255-38	431.26					
VEO VEOLIA ES SOLID WASTE	00176762	06/03/2010	236.07	0.00	PW	002377	C	06/03/2010	236.07
PUN2 PUNTA RASSA 2	957		W2000038	236.07					
TAY TAYLOR ELEVATOR CORP	00176893	06/03/2010	249.86	0.00	PW	002378	C	06/03/2010	249.86
PUN2 PUNTA RASSA 2	905		104036	249.86					
LEE LEE COUNTY UTILITIES	00177292	06/10/2010	14.10	0.00	PW	002379	C	06/10/2010	14.10
PUN2 PUNTA RASSA 2	953		10383800	14.10					
LEE LEE COUNTY UTILITIES	00177298	06/10/2010	837.72	0.00	PW	002379	C	06/10/2010	837.72
PUN2 PUNTA RASSA 2	953		10193381	837.72					
CINTF CINTAS FIRE	00178013	06/22/2010	239.25	0.00	PW	002380	C	06/22/2010	239.25
PUN2 PUNTA RASSA 2	911.3		0F240404	239.25					
CONS CONSULT ENGINEERING, INC	00178030	06/22/2010	80.06	0.00	PW	002381	C	06/22/2010	80.06
PUN2 PUNTA RASSA 2	892		11	80.06					
FRONT FRONTIER LIGHTING, INC	00178016	06/22/2010	114.48	0.00	PW	002382	C	06/22/2010	114.48
PUN2 PUNTA RASSA 2	899		S1431884	114.48					
TE TECO	00178004	06/22/2010	28.73	0.00	PW	002383	C	06/22/2010	28.73
PUN2 PUNTA RASSA 2	938.1		18036947	28.73					
CINTF CINTAS FIRE	00178407	06/25/2010	228.00	0.00	PW	002384	C	06/25/2010	228.00
PUN2 PUNTA RASSA 2	911.3		0F240406	228.00					
Totals			4,742.53	0.00					4,742.53

Computer Checks: 4,742.53
 Manual Checks: 0.00

General Ledger
PUN2 PUNTA RASSA 2
For Dates 06/01/2010 To 06/30/2010

For Accounts To ZZZZZZZZ

Account	Type	Ref #	Description	Date	Debit Amount	Credit Amount	Balance
100.6	Cash - Special Assessment		Beginning Balance				533.64
		JE 00078180	int earned	06/30/2010	0.11		
			Account Total		0.11	0.00	0.11
Ending Balance							533.75
104	Cash - Operating		Beginning Balance				51,116.10
		ACK PW -002375	PUNTA RASSA 2 RESERV	06/01/2010		2,283.00	
		ACK PW -002376	FLORIDA POWER & LIGH	06/02/2010		431.26	
		ACK PW -002377	VEOLIA ES SOLID WAST	06/03/2010		236.07	
		ACK PW -002378	TAYLOR ELEVATOR CORP	06/03/2010		249.86	
		RCP 00093420	RM Cash Proc Post	06/04/2010	556.00		
		ACK PW -002379	LEE COUNTY UTILITIES	06/10/2010		851.82	
		RCP 00093745	Lockbox	06/14/2010	1,668.00		
		JE 00076963	rec transfer	06/16/2010		20,194.68	
		RCP 00094008	Lockbox	06/16/2010	3,336.00		
		RCP 00094014	Lockbox	06/18/2010	1,668.00		
		RCP 00094016	Lockbox	06/21/2010	1,668.00		
		ACK PW -002380	CINTAS FIRE PROTECTI	06/22/2010		239.25	
		ACK PW -002381	CONSULT ENGINEERING,	06/22/2010		80.06	
		ACK PW -002382	FRONTIER LIGHTING, I	06/22/2010		114.48	
		ACK PW -002383	TECO	06/22/2010		28.73	
		RCP 00094224	Lockbox	06/22/2010	1,668.00		
		RCP 00094358	RM Cash Proc Post	06/24/2010	13,188.00		
		RCP 00094391	Lockbox	06/24/2010	1,668.00		
		ACK PW -002384	CINTAS FIRE PROTECTI	06/25/2010		228.00	
		RCP 00094417	RM Cash Proc Post	06/25/2010	3,336.00		
		RCP 00094431	Lockbox	06/25/2010	3,336.00		
		RCP 00094633	Lockbox	06/28/2010	3,336.00		
		RCP 00094666	Lockbox	06/29/2010	3,511.12		
		JE 00078180	int earned	06/30/2010	20.18		
			Account Total		38,959.30	24,937.21	14,022.09
Ending Balance							65,138.19
105	Cash - Reserve		Beginning Balance				73,110.00
		AVC 00176207	PUNTA RASSA 2 RESERV	06/01/2010	2,283.00		
		JE 00078180	int earned	06/30/2010	73.70		
		JE 00078181	int earned	06/30/2010	26.85		
			Account Total		2,383.55	0.00	2,383.55
Ending Balance							75,493.55
115	Accounts Receivable - Owners		Beginning Balance				2,229.00
		RCP 00093420	RM Cash Proc Post	06/04/2010		556.00	

General Ledger
PUN2 PUNTA RASSA 2
For Dates 06/01/2010 To 06/30/2010

For Accounts To ZZZZZZZZ

Account	Type Ref #	Description	Date	Debit Amount	Credit Amount	Balance
		Account Total		0.00	556.00	-556.00
Ending Balance						1,673.00
350		Prepaid Commons				Beginning Balance 7,596.00
	JER 00000184	Monthly entries	06/01/2010		7,596.00	
		Account Total		0.00	7,596.00	-7,596.00
Ending Balance						0.00
351		Prepaid Insurance				Beginning Balance 40,665.97
	JE 00078211	ins schedule	06/30/2010		2,963.88	
		Account Total		0.00	2,963.88	-2,963.88
Ending Balance						37,702.09
354		Deposits				Beginning Balance 100.00
Ending Balance						100.00
402		Accounts Payable				Beginning Balance -431.26
	ACK PW -002375	PUNTA RASSA 2 RESERV	06/01/2010	2,283.00		
	AVC 00176207	PUNTA RASSA 2 RESERV	06/01/2010		2,283.00	
	REV 00076898	a/p FPL	06/01/2010	431.26		
	ACK PW -002376	FLORIDA POWER & LIGH	06/02/2010	431.26		
	AVC 00176542	FLORIDA POWER & LIGH	06/02/2010		431.26	
	ACK PW -002377	VEOLIA ES SOLID WAST	06/03/2010	236.07		
	ACK PW -002378	TAYLOR ELEVATOR CORP	06/03/2010	249.86		
	AVC 00176762	VEOLIA ES SOLID WAST	06/03/2010		236.07	
	AVC 00176893	TAYLOR ELEVATOR CORP	06/03/2010		249.86	
	ACK PW -002379	LEE COUNTY UTILITIES	06/10/2010	14.10		
	ACK PW -002379	LEE COUNTY UTILITIES	06/10/2010	837.72		
	AVC 00177292	LEE COUNTY UTILITIES	06/10/2010		14.10	
	AVC 00177298	LEE COUNTY UTILITIES	06/10/2010		837.72	
	ACK PW -002380	CINTAS FIRE PROTECTI	06/22/2010	239.25		
	ACK PW -002381	CONSULT ENGINEERING,	06/22/2010	80.06		
	ACK PW -002382	FRONTIER LIGHTING, I	06/22/2010	114.48		
	ACK PW -002383	TECO	06/22/2010	28.73		
	AVC 00178004	TECO	06/22/2010		28.73	
	AVC 00178013	CINTAS FIRE PROTECTI	06/22/2010		239.25	
	AVC 00178016	FRONTIER LIGHTING, I	06/22/2010		114.48	
	AVC 00178030	CONSULT ENGINEERING,	06/22/2010		80.06	
	ACK PW -002384	CINTAS FIRE PROTECTI	06/25/2010	228.00		
	AVC 00178407	CINTAS FIRE PROTECTI	06/25/2010		228.00	
	JE 00078179	a/p Vertical Assess	06/30/2010		250.00	

General Ledger
PUN2 PUNTA RASSA 2
For Dates 06/01/2010 To 06/30/2010

For Accounts To ZZZZZZZZ

Account	Type Ref #	Description	Date	Debit Amount	Credit Amount	Balance
		Account Total		5,173.79	4,992.53	181.26
		Ending Balance				-250.00
405		Deferred Income				Beginning Balance
	JER 00000184	Monthly entries	06/01/2010	20,016.00		-20,016.00
		Account Total		20,016.00	0.00	20,016.00
		Ending Balance				0.00
422		Master Association Payable				Beginning Balance
	JE 00076963	rec transfer	06/16/2010	20,194.68		-40,593.94
	JE 00078584	zero out p&l	06/30/2010		17.53	
		Account Total		20,194.68	17.53	20,177.15
		Ending Balance				-20,416.79
424		Prepaid Maintenance Fees				Beginning Balance
	RCP 00093745	Lockbox	06/14/2010		1,668.00	-175.12
	RCP 00094008	Lockbox	06/16/2010		3,336.00	
	RCP 00094014	Lockbox	06/18/2010		1,668.00	
	RCP 00094016	Lockbox	06/21/2010		1,668.00	
	RCP 00094224	Lockbox	06/22/2010		1,668.00	
	RCP 00094391	Lockbox	06/24/2010		1,668.00	
	RCP 00094417	RM Cash Proc Post	06/25/2010		3,336.00	
	RCP 00094431	Lockbox	06/25/2010		3,336.00	
	RCP 00094633	Lockbox	06/28/2010		3,336.00	
	RCP 00094666	Lockbox	06/29/2010		3,511.12	
		Account Total		0.00	25,195.12	-25,195.12
		Ending Balance				-25,370.24
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

General Ledger
PUN2 PUNTA RASSA 2
For Dates 06/01/2010 To 06/30/2010

For Accounts To ZZZZZZZZ

Account	Type Ref #	Description	Date	Debit Amount	Credit Amount	Balance
554.11		P/Y reserve-deferred maintenance				
		Beginning Balance				-33,503.90
		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				
	JER 00000184	Monthly entries	06/01/2010		17,733.00	
		Account Total		0.00	17,733.00	-17,733.00
		Ending Balance				-106,398.00
608		Interest income				
	JE 00078180	int earned	06/30/2010		20.29	
		Account Total		0.00	20.29	-20.29
		Ending Balance				-159.03
610		Late fees				
		Beginning Balance				62.80
		Ending Balance				62.80
874		Office expense				
		Beginning Balance				73.90
		Ending Balance				73.90
892		Capital improvement expense				
	AVC 00178030	CONSULT ENGINEERING, 06/22/2010		80.06		
		Account Total		80.06	0.00	80.06
		Ending Balance				80.06
898.3		Licenses, fees & permits				
		Beginning Balance				144.00
		Ending Balance				144.00
899		Building maintenance				
	AVC 00178016	FRONTIER LIGHTING, I 06/22/2010		114.48		
		Beginning Balance				7,476.55

General Ledger
PUN2 PUNTA RASSA 2
For Dates 06/01/2010 To 06/30/2010

For Accounts To ZZZZZZZZ

Account	Type Ref #	Description	Date	Debit Amount	Credit Amount	Balance
	RCP 00094358	RM Cash Proc Post	06/24/2010		13,188.00	
		Account Total		114.48	13,188.00	-13,073.52
		Ending Balance				-5,596.97
899.5		Water pump maintenance				15,335.00
		Beginning Balance				15,335.00
		Ending Balance				15,335.00
901		Janitorial service				161.28
		Beginning Balance				161.28
		Ending Balance				161.28
903		Pest control - interior				324.00
		Beginning Balance				324.00
		Ending Balance				324.00
905		Elevator Service Contract				1,249.30
		Beginning Balance				1,249.30
	AVC 00176893	TAYLOR ELEVATOR CORP	06/03/2010	249.86		
	JE 00078179	a/p Vertical Assess	06/30/2010	250.00		
		Account Total		499.86	0.00	499.86
		Ending Balance				1,749.16
906		Annual elevator permit				150.00
		Beginning Balance				150.00
		Ending Balance				150.00
911.3		Fire alarm maintenance				360.00
		Beginning Balance				360.00
	AVC 00178013	CINTAS FIRE PROTECTI	06/22/2010	239.25		
	AVC 00178407	CINTAS FIRE PROTECTI	06/25/2010	228.00		
		Account Total		467.25	0.00	467.25
		Ending Balance				827.25
921		Insurance				3,633.94
		Beginning Balance				3,633.94
	JE 00078211	ins schedule	06/30/2010	466.18		
		Account Total		466.18	0.00	466.18
		Ending Balance				4,100.12
923		Insurance-flood				8,881.10
		Beginning Balance				8,881.10
	JE 00078211	ins schedule	06/30/2010	2,497.70		
		Account Total		2,497.70	0.00	2,497.70
		Ending Balance				11,378.80
924		Master association expense				41,822.86
		Beginning Balance				41,822.86

General Ledger
PUN2 PUNTA RASSA 2
For Dates 06/01/2010 To 06/30/2010

For Accounts To ZZZZZZZZ

Account	Type Ref #	Description	Date	Debit Amount	Credit Amount	Balance
	JER 00000184	Monthly entries	06/01/2010	7,596.00		
	JE 00078584	zero out p&l	06/30/2010	17.53		
		Account Total		7,613.53	0.00	7,613.53
Ending Balance						49,436.39
938.1		Gas - propane				
		Beginning Balance				114.79
	AVC 00178004	TECO	06/22/2010	28.73		
		Account Total		28.73	0.00	28.73
Ending Balance						143.52
951		Electricity				
		Beginning Balance				2,084.04
	REV 00076898	a/p FPL	06/01/2010		431.26	
	AVC 00176542	FLORIDA POWER & LIGH	06/02/2010	431.26		
		Account Total		431.26	431.26	0.00
Ending Balance						2,084.04
953		Water / sewer				
		Beginning Balance				4,263.95
	AVC 00177292	LEE COUNTY UTILITIES	06/10/2010	14.10		
	AVC 00177298	LEE COUNTY UTILITIES	06/10/2010	837.72		
		Account Total		851.82	0.00	851.82
Ending Balance						5,115.77
957		Trash removal				
		Beginning Balance				2,655.90
	AVC 00176762	VEOLIA ES SOLID WAST	06/03/2010	236.07		
		Account Total		236.07	0.00	236.07
Ending Balance						2,891.97
R602.1		Res maint fees - roof				
		Beginning Balance				-1,495.00
	JER 00000184	Monthly entries	06/01/2010		299.00	
		Account Total		0.00	299.00	-299.00
Ending Balance						-1,794.00
R602.2		Res maint fees - paint				
		Beginning Balance				-4,700.00
	JER 00000184	Monthly entries	06/01/2010		940.00	
		Account Total		0.00	940.00	-940.00
Ending Balance						-5,640.00
R602.24		Res maint fees - def maint				
		Beginning Balance				-100.00
	JER 00000184	Monthly entries	06/01/2010		20.00	

General Ledger
PUN2 PUNTA RASSA 2
For Dates 06/01/2010 To 06/30/2010

For Accounts To ZZZZZZZZ

Account	Type Ref #	Description	Date	Debit Amount	Credit Amount	Balance
		Account Total		0.00	20.00	-20.00
		Ending Balance				-120.00
R602.4		Res maint fees - elevator				
		Beginning Balance				-3,040.00
	JER 00000184	Monthly entries	06/01/2010		608.00	
		Account Total		0.00	608.00	-608.00
		Ending Balance				-3,648.00
r602.73		Res maint fee - generator				
		Beginning Balance				-2,080.00
	JER 00000184	Monthly entries	06/01/2010		416.00	
		Account Total		0.00	416.00	-416.00
		Ending Balance				-2,496.00
R609		Interest income - replacement				
		Beginning Balance				-406.44
	JE 00078180	int earned	06/30/2010		73.70	
	JE 00078181	int earned	06/30/2010		26.85	
		Account Total		0.00	100.55	-100.55
		Ending Balance				-506.99
		Entity Totals				100,014.37 100,014.37 0.00