

## PUNTA RASSA CONDO ASSOC 3

11/30/2010

<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	2.23	0.00	2.23
104	Cash - Operating	196,154.61	0.00	196,154.61
105	Cash - Reserve	0.00	72,696.55	72,696.55
115	Accounts Receivable - Owners	9,104.11	0.00	9,104.11
115.1	Allowance for Doubtful Accounts	(3,892.96)	0.00	(3,892.96)
118	Due from Operating	0.00	50,000.00	50,000.00
350	Prepaid Commons	11,394.00	0.00	11,394.00
351	Prepaid Insurance	25,412.15	0.00	25,412.15
354	Deposits	100.00	0.00	100.00
	<b>TOTAL ASSETS</b>	<b>238,274.14</b>	<b>122,696.55</b>	<b>360,970.69</b>
	<b>LIABILITIES</b>			
402	Accounts Payable	559.74	0.00	559.74
405	Deferred Income	23,274.00	0.00	23,274.00
422	Master Association Payable	56,880.29	0.00	56,880.29
423.001	Due to Replacement	50,000.00	0.00	50,000.00
424	Prepaid Maintenance Fees	565.48	0.00	565.48
	<b>TOTAL LIABILITIES</b>	<b>131,279.51</b>	<b>0.00</b>	<b>131,279.51</b>
	<b>FUND BALANCES</b>			
	Reserves - Deferred Maintenance	0.00	43,283.85	43,283.85
	Reserves - Interest	0.00	3,068.70	3,068.70
	Reserves - Roof	0.00	10,977.00	10,977.00
	Reserves - Painting	0.00	32,168.00	32,168.00
	Reserves - Elevator	0.00	14,008.00	14,008.00
	Reserves - Generator	0.00	19,191.00	19,191.00
	Net Income - Spec Assessment	(951.00)	0.00	(951.00)
598.1	Members Equity - Special Assessment	24,377.42	0.00	24,377.42
599	Members' Equity	72,687.52	0.00	72,687.52
	Net Income	10,880.69	0.00	10,880.69
	<b>TOTAL FUND BALANCES</b>	<b>106,994.63</b>	<b>122,696.55</b>	<b>229,691.18</b>
	<b>TOTAL FUND AND LIABILITIES</b>	<b>238,274.14</b>	<b>122,696.55</b>	<b>360,970.69</b>





**Delinquent & Prepaid Resident Report**  
**PUN3 PUNTA RASSA 3**  
**Report Date: 11/30/2010**

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-5011 PUNTA RASSA 3

0103	01	ALLAN WAREN	C		-141.37			-141.37	
0301	01	BETTY BREWER	C		-141.37		-141.37		
0302	01	*ROBERT KOVALSKY	C		0.35			0.35	
0402	02	*PVLIN*BK REAL P	C	05/18/2009	9,064.96			1,293.00	7,771.96
0406	01	GUNTIS LICIS	C		19.40		19.40		
0503	01	JAY KING	C		19.40		19.40		
0703	01	WILLIAM SIMMONS	C		-141.37		-141.37		
0901	01	REBECCA DENTON	C		-141.37			-141.37	

**Delinquent & Prepaid Resident Report**  
**PUN3 PUNTA RASSA 3**  
**Report Date: 11/30/2010**

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:					9,104.11	0.00	38.80	1,293.35	7,771.96	
					-565.48	0.00	-282.74	-282.74	0.00	

AT Legal					622.68	0.00	0.00	0.00	622.68	
IN Interest					157.08	0.00	38.80	0.00	118.28	
QA Quarterly maint. fee					5,899.87	0.00	-282.74	1,010.61	5,172.00	
SA Special Assessment					1,859.00	0.00	0.00	0.00	1,859.00	

**AP Cash Disbursement Report**  
**PUNTA RASSA 3**  
**For Dates 11/01/10 To 11/30/10**

For Entities PUN3 to PUN3  
 Bank: PX PUNTA RASSA 3-ORION  
 For All Vendors

Vendor Name	Voucher	Vch Date	Amount	Disc Taken	Bank	Check	Type	Check Date	Amount
PUN3RE PUNTA RASSA 3 RESERVES	00188294	11/01/2010	3,314.00	0.00	PX	003440	C	11/01/2010	3,314.00
PUN3 PUNTA RASSA 3	105		RESERVES	3,314.00					
DBPR DIVISION OF FLORIDA LAND	00188719	11/05/2010	216.00	0.00	PX	003441	C	11/05/2010	216.00
PUN3 PUNTA RASSA 3	898.3		PR1M0033	216.00					
LEE LEE COUNTY UTILITIES	00188669	11/05/2010	14.10	0.00	PX	003442	C	11/05/2010	14.10
PUN3 PUNTA RASSA 3	953		10383818	14.10					
LEE LEE COUNTY UTILITIES	00188676	11/05/2010	2,093.64	0.00	PX	003442	C	11/05/2010	2,093.64
PUN3 PUNTA RASSA 3	953		10193399	2,093.64					
BALDWI PATRICIA BALDWIN	00188773	11/09/2010	37.09	0.00	PX	003443	C	11/09/2010	37.09
PUN3 PUNTA RASSA 3	899		TK MAXX 10/27/10	37.09					
VEO VEOLIA ES SOLID WASTE	00188827	11/09/2010	324.97	0.00	PX	003444	C	11/09/2010	324.97
PUN3 PUNTA RASSA 3	957		W2000040	324.97					
TAY TAYLOR ELEVATOR CORP	00189127	11/11/2010	315.45	0.00	PX	003445	C	11/11/2010	315.45
PUN3 PUNTA RASSA 3	905		107134	315.45					
PYR2 PYRAMID II INC	00189829	11/18/2010	47.66	0.00	PX	003446	C	11/18/2010	47.66
PUN3 PUNTA RASSA 3	899		625552	47.66					
TE TECO	00189991	11/22/2010	20.00	0.00	PX	003447	C	11/22/2010	20.00
PUN3 PUNTA RASSA 3	938.1		18040584	20.00					
<b>Totals</b>			<b>6,382.91</b>	<b>0.00</b>					<b>6,382.91</b>

Computer Checks: 6,382.91  
 Manual Checks: 0.00

**General Ledger**  
**PUN3 PUNTA RASSA 3**  
**For Dates 11/01/2010 To 11/30/2010**

For Accounts To ZZZZZZZZ

Account	Type Ref #	Description	Date	Debit Amount	Credit Amount	Balance
100.6		Cash - Special Assessment				
		Beginning Balance				2.23
		Ending Balance				2.23
104		Cash - Operating				
		Beginning Balance				197,246.57
	ACK PX -003440	PUNTA RASSA 3 RESERV	11/01/2010		3,314.00	
	RCP 00101515	RM Cash Proc Post	11/03/2010	1,312.40		
	ACK PX -003441	DEPT OF BUSINESS &	11/05/2010		216.00	
	ACK PX -003442	LEE COUNTY UTILITIES	11/05/2010		2,107.74	
	ACK PX -003443	PATRICIA BALDWIN	11/09/2010		37.09	
	ACK PX -003444	VEOLIA ES SOLID WAST	11/09/2010		324.97	
	ACK PX -003445	TAYLOR ELEVATOR CORP	11/11/2010		315.45	
	ACK PX -003446	PYRAMID AMERICA LLC	11/18/2010		47.66	
	RCP 00101866	RM Cash Proc Post	11/18/2010	3,937.98		
	ACK PX -003447	TECO	11/22/2010		20.00	
	JE 00083826	INT EARNED	11/30/2010	40.57		
		Account Total		5,290.95	6,382.91	-1,091.96
		Ending Balance				196,154.61
105		Cash - Reserve				
		Beginning Balance				69,315.68
	AVC 00188294	PUNTA RASSA 3 RESERV	11/01/2010	3,314.00		
	JE 00083826	INT EARNED	11/30/2010	66.87		
		Account Total		3,380.87	0.00	3,380.87
		Ending Balance				72,696.55
115		Accounts Receivable - Owners				
		Beginning Balance				10,416.51
	RCP 00101515	RM Cash Proc Post	11/03/2010		1,312.40	
		Account Total		0.00	1,312.40	-1,312.40
		Ending Balance				9,104.11
115.1		Allowance for Doubtful Accounts				
		Beginning Balance				-3,892.96
		Ending Balance				-3,892.96
118		Due from Operating				
		Beginning Balance				50,000.00
		Ending Balance				50,000.00
350		Prepaid Commons				
		Beginning Balance				22,788.00
	JER 00000194	Monthly entries	11/01/2010		11,394.00	
		Account Total		0.00	11,394.00	-11,394.00
		Ending Balance				11,394.00
351		Prepaid Insurance				
		Beginning Balance				29,479.81

**General Ledger**  
**PUN3 PUNTA RASSA 3**  
**For Dates 11/01/2010 To 11/30/2010**

For Accounts To ZZZZZZZZ

Account	Type	Ref #	Description	Date	Debit Amount	Credit Amount	Balance
	JE	00083828	INS EXP	11/30/2010		4,067.66	
			Account Total		0.00	4,067.66	-4,067.66
<b>Ending Balance</b>							<b>25,412.15</b>
354			Deposits				Beginning Balance 100.00
<b>Ending Balance</b>							<b>100.00</b>
402			Accounts Payable				Beginning Balance 0.00
	ACK PX	-003440	PUNTA RASSA 3 RESERV	11/01/2010	3,314.00		
	AVC	00188294	PUNTA RASSA 3 RESERV	11/01/2010		3,314.00	
	ACK PX	-003441	DEPT OF BUSINESS &	11/05/2010	216.00		
	ACK PX	-003442	LEE COUNTY UTILITIES	11/05/2010	14.10		
	ACK PX	-003442	LEE COUNTY UTILITIES	11/05/2010	2,093.64		
	AVC	00188669	LEE COUNTY UTILITIES	11/05/2010		14.10	
	AVC	00188676	LEE COUNTY UTILITIES	11/05/2010		2,093.64	
	AVC	00188719	DEPT OF BUSINESS &	11/05/2010		216.00	
	ACK PX	-003443	PATRICIA BALDWIN	11/09/2010	37.09		
	ACK PX	-003444	VEOLIA ES SOLID WAST	11/09/2010	324.97		
	AVC	00188773	PATRICIA BALDWIN	11/09/2010		37.09	
	AVC	00188827	VEOLIA ES SOLID WAST	11/09/2010		324.97	
	ACK PX	-003445	TAYLOR ELEVATOR CORP	11/11/2010	315.45		
	AVC	00189127	TAYLOR ELEVATOR CORP	11/11/2010		315.45	
	ACK PX	-003446	PYRAMID AMERICA LLC	11/18/2010	47.66		
	AVC	00189829	PYRAMID AMERICA LLC	11/18/2010		47.66	
	ACK PX	-003447	TECO	11/22/2010	20.00		
	AVC	00189991	TECO	11/22/2010		20.00	
	JE	00084245	accounts payable	11/30/2010		559.74	
			Account Total		6,382.91	6,942.65	-559.74
<b>Ending Balance</b>							<b>-559.74</b>
405			Deferred Income				Beginning Balance -46,548.00
	JER	00000194	Monthly entries	11/01/2010	23,274.00		
			Account Total		23,274.00	0.00	23,274.00
<b>Ending Balance</b>							<b>-23,274.00</b>
422			Master Association Payable				Beginning Balance -55,069.99
	JE	00084054	zero out p&L punt	11/30/2010		1,805.19	
	JE	00084058	zero out p&l	11/30/2010		5.11	
			Account Total		0.00	1,810.30	-1,810.30
<b>Ending Balance</b>							<b>-56,880.29</b>
423.001			Due to Replacement				Beginning Balance -50,000.00

**General Ledger**  
**PUN3 PUNTA RASSA 3**  
**For Dates 11/01/2010 To 11/30/2010**

For Accounts To ZZZZZZZZ

Account	Type Ref #	Description	Date	Debit Amount	Credit Amount	Balance
						Ending Balance -50,000.00
424		Prepaid Maintenance Fees				Beginning Balance -565.48
						Ending Balance -565.48
550		Prior Year Reserves - Roof				Beginning Balance -6,027.00
						Ending Balance -6,027.00
550.73		P/Y res - generator				Beginning Balance -10,028.00
						Ending Balance -10,028.00
551		Prior Year Reserves - Paint				Beginning Balance -16,801.00
						Ending Balance -16,801.00
554		Prior Year Reserves - Elevator				Beginning Balance -7,320.00
						Ending Balance -7,320.00
554.11		P/Y reserve-deferred maintenance				Beginning Balance -42,997.85
						Ending Balance -42,997.85
559		Reserves - Accum Interest				Beginning Balance -1,909.20
						Ending Balance -1,909.20
598.1		Members equity - special assessment				Beginning Balance -24,377.42
						Ending Balance -24,377.42
599		Members' Equity				Beginning Balance -72,687.52
						Ending Balance -72,687.52
601		Maintenance fees - operating				Beginning Balance -199,600.00
	JER 00000194	Monthly entries	11/01/2010		19,960.00	
		Account Total		0.00	19,960.00	-19,960.00
						Ending Balance -219,560.00
603.1		Antenna income				Beginning Balance -38,190.13
	RCP 00101866	RM Cash Proc Post	11/18/2010		3,937.98	

**General Ledger**  
**PUN3 PUNTA RASSA 3**  
**For Dates 11/01/2010 To 11/30/2010**

For Accounts To ZZZZZZZZ

Account	Type Ref #	Description	Date	Debit Amount	Credit Amount	Balance
		Account Total		0.00	3,937.98	-3,937.98
		Ending Balance				-42,128.11
605		Special assessment				
		Beginning Balance				148.00
		Ending Balance				148.00
608		Interest income				
		Beginning Balance				-456.70
	JE 00083826	INT EARNED	11/30/2010		40.57	
		Account Total		0.00	40.57	-40.57
		Ending Balance				-497.27
620		Collection fee income				
		Beginning Balance				-508.34
		Ending Balance				-508.34
621		Collection fee interest				
		Beginning Balance				-299.88
		Ending Balance				-299.88
802		Bad debt				
		Beginning Balance				3,917.71
		Ending Balance				3,917.71
874		Office expense				
		Beginning Balance				60.00
		Ending Balance				60.00
892		Capital improvement expense				
		Beginning Balance				80.06
		Ending Balance				80.06
898.3		Licenses, fees & permits				
		Beginning Balance				216.00
	AVC 00188719	DEPT OF BUSINESS &	11/05/2010	216.00		
		Account Total		216.00	0.00	216.00
		Ending Balance				432.00
899		Building maintenance				
		Beginning Balance				30,395.27
	AVC 00188773	PATRICIA BALDWIN	11/09/2010	37.09		
	AVC 00189829	PYRAMID AMERICA LLC	11/18/2010	47.66		
		Account Total		84.75	0.00	84.75
		Ending Balance				30,480.02
901		Janitorial service				
		Beginning Balance				241.92

**General Ledger**  
**PUN3 PUNTA RASSA 3**  
**For Dates 11/01/2010 To 11/30/2010**

For Accounts To ZZZZZZZZ

Account	Type Ref #	Description	Date	Debit Amount	Credit Amount	Balance
						Ending Balance 241.92
903		Pest control - interior				Beginning Balance 486.00
						Ending Balance 486.00
905		Elevator Service Contract				Beginning Balance 3,994.81
	AVC 00189127	TAYLOR ELEVATOR CORP	11/11/2010	315.45		
		Account Total		315.45	0.00	315.45
						Ending Balance 4,310.26
906		Annual elevator permit				Beginning Balance 850.00
						Ending Balance 850.00
911.3		Fire alarm maintenance				Beginning Balance 678.27
						Ending Balance 678.27
918		Alarm repairs				Beginning Balance 1,217.49
						Ending Balance 1,217.49
921		Insurance				Beginning Balance 11,402.90
	JE 00083828	INS EXP	11/30/2010	4,067.66		
	JE 00084066	reclass fllood ins	11/30/2010		2,922.67	
		Account Total		4,067.66	2,922.67	1,144.99
						Ending Balance 12,547.89
923		Insurance-flood				Beginning Balance 28,442.58
	JE 00084066	reclass fllood ins	11/30/2010	2,922.67		
		Account Total		2,922.67	0.00	2,922.67
						Ending Balance 31,365.25
924		Master association expense				Beginning Balance 118,436.90
	JER 00000194	Monthly entries	11/01/2010	11,394.00		
	JE 00084054	zero out p&L punt	11/30/2010	1,805.19		
	JE 00084058	zero out p&l	11/30/2010	5.11		
		Account Total		13,204.30	0.00	13,204.30
						Ending Balance 131,641.20
938.1		Gas - propane				Beginning Balance 233.36
	AVC 00189991	TECO	11/22/2010	20.00		

**General Ledger**  
**PUN3 PUNTA RASSA 3**  
**For Dates 11/01/2010 To 11/30/2010**

For Accounts To ZZZZZZZZ

Account	Type Ref #	Description	Date	Debit Amount	Credit Amount	Balance
		Account Total		20.00	0.00	20.00
						<b>Ending Balance</b> 253.36
951		Electricity				Beginning Balance 5,326.67
	JE 00084245	accounts payable	11/30/2010	559.74		
		Account Total		559.74	0.00	559.74
						<b>Ending Balance</b> 5,886.41
953		Water / sewer				Beginning Balance 20,839.25
	AVC 00188669	LEE COUNTY UTILITIES	11/05/2010	14.10		
	AVC 00188676	LEE COUNTY UTILITIES	11/05/2010	2,093.64		
		Account Total		2,107.74	0.00	2,107.74
						<b>Ending Balance</b> 22,946.99
957		Trash removal				Beginning Balance 4,245.11
	AVC 00188827	VEOLIA ES SOLID WAST	11/09/2010	324.97		
		Account Total		324.97	0.00	324.97
						<b>Ending Balance</b> 4,570.08
P601		Special assessment - roof				Beginning Balance -110,386.00
						<b>Ending Balance</b> -110,386.00
p900.13		Special Assessment - roof				Beginning Balance 111,337.00
						<b>Ending Balance</b> 111,337.00
R602.1		Res maint fees - roof				Beginning Balance -4,500.00
	JER 00000194	Monthly entries	11/01/2010		450.00	
		Account Total		0.00	450.00	-450.00
						<b>Ending Balance</b> -4,950.00
R602.2		Res maint fees - paint				Beginning Balance -13,970.00
	JER 00000194	Monthly entries	11/01/2010		1,397.00	
		Account Total		0.00	1,397.00	-1,397.00
						<b>Ending Balance</b> -15,367.00
R602.24		Res maint fees - def maint				Beginning Balance -260.00
	JER 00000194	Monthly entries	11/01/2010		26.00	

**General Ledger**  
**PUN3 PUNTA RASSA 3**  
**For Dates 11/01/2010 To 11/30/2010**

For Accounts To ZZZZZZZZ

Account	Type Ref #	Description	Date	Debit Amount	Credit Amount	Balance	
		Account Total		0.00	26.00	-26.00	
		Ending Balance					-286.00
R602.4		Res maint fees - elevator					
		Beginning Balance				-6,080.00	
	JER 00000194	Monthly entries	11/01/2010		608.00		
		Account Total		0.00	608.00	-608.00	
		Ending Balance					-6,688.00
r602.73		Res maint fee - generator					
		Beginning Balance				-8,330.00	
	JER 00000194	Monthly entries	11/01/2010		833.00		
		Account Total		0.00	833.00	-833.00	
		Ending Balance					-9,163.00
R609		Interest income - replacement					
		Beginning Balance				-1,092.63	
	JE 00083826	INT EARNED	11/30/2010		66.87		
		Account Total		0.00	66.87	-66.87	
		Ending Balance					-1,159.50
		Entity Totals					0.00
				62,152.01	62,152.01		