

PUNTA RASSA CONDO ASSOC 4

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	876.59	0.00	876.59
104	Cash - Operating	144,654.13	0.00	144,654.13
105	Cash - Reserve	0.00	122,386.08	122,386.08
115	Accounts Receivable - Owners	76,670.91	0.00	76,670.91
115.1	Allowance for Doubtful Accounts	(59,387.76)	0.00	(59,387.76)
350	Prepaid Commons	15,192.00	0.00	15,192.00
351	Prepaid Insurance	32,855.72	0.00	32,855.72
354	Deposits	100.00	0.00	100.00
		-----	-----	-----
	TOTAL ASSETS	210,961.59	122,386.08	333,347.67
		=====	=====	=====
	LIABILITIES			
402	Accounts Payable	353.14	0.00	353.14
405	Deferred Income	31,824.00	0.00	31,824.00
422	Master Association Payable	32,335.11	0.00	32,335.11
424	Prepaid Maintenance Fees	4,025.38	0.00	4,025.38
		-----	-----	-----
	TOTAL LIABILITIES	68,537.63	0.00	68,537.63
		-----	-----	-----
	FUND BALANCES			
	Reserves - Deferred Maintenance	0.00	23,871.06	23,871.06
	Reserves - Interest	0.00	2,225.02	2,225.02
	Reserves - Roof	0.00	26,571.00	26,571.00
	Reserves - Painting	0.00	42,760.00	42,760.00
	Reserves - Elevator	0.00	17,418.00	17,418.00
	Reserves - Generator	0.00	9,541.00	9,541.00
598.1	Members Equity - Special Assessment	(39.96)	0.00	(39.96)
599	Members' Equity	128,073.77	0.00	128,073.77
	Net Income	14,390.15	0.00	14,390.15
		-----	-----	-----
	TOTAL FUND BALANCES	142,423.96	122,386.08	264,810.04
		-----	-----	-----
	TOTAL FUND AND LIABILITIES	210,961.59	122,386.08	333,347.67
		=====	=====	=====

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	27,448.00	27,448	0.00	301,927.97	301,928	(0.03)	329,381
603	Prior year profits	0.00	3,336	(3,336.00)	0.00	36,696	(36,696.00)	40,032
608	Interest income	30.63	0	30.63	548.89	0	548.89	0
621	Collection fee interest	164.23	0	164.23	219.89	0	219.89	0
	TOTAL REVENUE	27,642.86	30,784	(3,141.14)	302,696.75	338,624	(35,927.25)	369,413
Operating Expenses								
802	Bad debt	0.00	1,500	1,500.00	(16,443.09)	16,500	32,943.09	18,000
873	Owners collection fee	0.00	250	250.00	0.00	2,750	2,750.00	3,000
879.3	Taxes & licenses	0.00	42	42.00	0.00	462	462.00	500
892	Capital improvement expense	0.00	0	0.00	80.06	0	(80.06)	0
898.3	Licenses, fees & permits	288.00	21	(267.00)	576.00	231	(345.00)	250
899	Building maintenance	1,920.92	1,667	(253.92)	33,031.50	18,337	(14,694.50)	20,000
899.5	Water pump maintenance	0.00	333	333.00	0.00	3,663	3,663.00	4,000
899.6	Fire pump maintenance	0.00	417	417.00	0.00	4,587	4,587.00	5,000
901	Janitorial service	0.00	0	0.00	313.44	0	(313.44)	0
903	Pest control - interior	0.00	108	108.00	648.00	1,188	540.00	1,300
905	Elevator Service Contract	504.72	508	3.28	5,901.92	5,588	(313.92)	6,100
906	Annual elevator permit	0.00	29	29.00	1,437.90	319	(1,118.90)	350
909	Alarm monitoring - telephone	0.00	0	0.00	310.75	0	(310.75)	0
911.3	Fire alarm maintenance	0.00	208	208.00	1,726.09	2,288	561.91	2,500
919	Alarm/elevator repairs	0.00	83	83.00	1,629.41	913	(716.41)	1,000
921	Insurance	1,479.68	1,500	20.32	15,983.84	16,500	516.16	18,000
921.2	Insurance appraisal	0.00	42	42.00	0.00	462	462.00	500
921.4	Insurance deductible	0.00	833	833.00	0.00	9,163	9,163.00	10,000
923	Insurance-flood	3,779.36	3,809	29.64	40,612.28	41,899	1,286.72	45,712
924	Master association expense	17,605.74	15,192	(2,413.74)	175,521.60	167,112	(8,409.60)	182,304
925	Contingency	0.00	775	775.00	0.00	8,525	8,525.00	9,297
938.1	Gas - propane	26.94	50	23.06	291.80	550	258.20	600
951	Electricity	353.14	583	229.86	4,480.34	6,413	1,932.66	7,000
953	Water / sewer	1,560.76	2,392	831.24	17,658.13	26,312	8,653.87	28,700
957	Trash removal	324.97	442	117.03	4,546.63	4,862	315.37	5,300
	Total Operating Expenses	27,844.23	30,784	2,939.77	288,306.60	338,624	50,317.40	369,413
	Net Income (Loss)	(201.37)	0	(201.37)	14,390.15	0	14,390.15	0

Delinquent & Prepaid Resident Report
PUN4 PUNTA RASSA 4
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-5031 PUNTA RASSA 4

0104	01	JACK HURST	C		-144.34			-144.34	
0105	01	*FORECLOSEQB*OLD	C		31,291.53			1,326.00	29,965.53
0206	01	VALERIE FINCH	C		1,345.89		19.89	1,326.00	
0301	01	ADOLF SAMMET	C		-186.00		-186.00		
0401	01	JAMES CECIL	C		-144.34		-144.34		
0504	01	*ATATTNY*ELLIS SP	C		6,866.00			1,326.00	5,540.00
0601	01	*FORECLOSEQB*GARY	C		37,142.23			1,326.00	35,816.23
0602	01	NANCY SORIERO	C		5.25			5.25	
0701	01	JAMES ALLEN	C		-1,325.99		-1,325.99		
0704	01	ROBERT LOMBA	C		-1,070.00	-442.00	-442.00	-186.00	
0705	01	JACK LOMANO	C		0.04			0.04	
0801	01	JOSEPH FAULHABER	C		0.01			0.01	
0802	01	TIMOTHY BROWN	C		-144.34			-144.34	
0904	02	FREDERICK WALTER	C	04/09/2010	19.89		19.89		
0906	01	JACK SCHOLL	C		-144.34			-144.34	
1001	02	THOMAS MARCHESSAU	C	05/21/2008	0.04			0.04	
1006	01	TED JOHNSON	P	02/19/2010	0.01				0.01
1006	02	DONALD LOESCH	C	02/19/2010	0.01			0.01	
1103	02	DENNIS FRANCIS	C	04/25/2008	-144.34			-144.34	
1106	02	GEORGE STEWART	C	06/09/2010	0.01			0.01	
1202	01	PHILLIP CHAGNON	C		-144.34		-144.34		
1203	01	MARSHALL BOWER	C		-144.34		-144.34		
1205	01	DAVE MUNRO	C		-433.01				-433.01

Delinquent & Prepaid Resident Report
PUN4 PUNTA RASSA 4
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:	76,670.91	0.00	39.78	5,309.36	71,321.77
	-4,025.38	-442.00	-2,387.01	-763.36	-433.01

IN Interest	39.78	0.00	39.78	0.00	0.00
LC Late Charge	25.00	0.00	0.00	0.00	25.00
QA Quarterly maint. fee	72,580.75	-442.00	-2,387.01	4,546.00	70,863.76

AP Cash Disbursement Report
PUNTA RASSA 4
For Dates 11/01/10 To 11/30/10

For Entities PUN4 to PUN4
 Bank: PY PUNTA RASSA 4-ORION
 For All Vendors

Vendor Name	Voucher	Vch Date	Amount	Disc Taken	Bank	Check	Type	Check Date	Amount
PUN4RE PUNTA RASSA 4 RESERVES	00188295	11/01/2010	4,376.00	0.00	PY	004496	C	11/01/2010	4,376.00
PUN4 PUNTA RASSA 4	105		RESERVES	4,376.00					
DBPR DIVISION OF FLORIDA LAND	00188720	11/05/2010	288.00	0.00	PY	004497	C	11/05/2010	288.00
PUN4 PUNTA RASSA 4	898.3		PR1M0033	288.00					
LEE LEE COUNTY UTILITIES	00188673	11/05/2010	1,546.66	0.00	PY	004498	C	11/05/2010	1,546.66
PUN4 PUNTA RASSA 4	953		10193381	1,546.66					
LEE LEE COUNTY UTILITIES	00188675	11/05/2010	14.10	0.00	PY	004498	C	11/05/2010	14.10
PUN4 PUNTA RASSA 4	953		10383800	14.10					
VEO VEOLIA ES SOLID WASTE	00188828	11/09/2010	324.97	0.00	PY	004499	C	11/09/2010	324.97
PUN4 PUNTA RASSA 4	957		W2000040	324.97					
TAY TAYLOR ELEVATOR CORP	00189128	11/11/2010	504.72	0.00	PY	004500	C	11/11/2010	504.72
PUN4 PUNTA RASSA 4	905		107135	504.72					
PYR2 PYRAMID II INC	00189830	11/18/2010	47.69	0.00	PY	004501	C	11/18/2010	47.69
PUN4 PUNTA RASSA 4	899		62555	47.69					
TE TECO	00189992	11/22/2010	26.94	0.00	PY	004502	C	11/22/2010	26.94
PUN4 PUNTA RASSA 4	938.1		18040600	26.94					
AVIS AVIS PLUMBING & AIR COND	00190478	11/30/2010	1,873.23	0.00	PY	004503	C	11/30/2010	1,873.23
PUN4 PUNTA RASSA 4	899		P60141	1,873.23					
Totals			9,002.31	0.00					9,002.31

Computer Checks: 9,002.31
 Manual Checks: 0.00

General Ledger
PUN4 PUNTA RASSA 4
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 876.48
	JE 00083830	INT EARNED	11/30/2010	0.11		
		Account Total		0.11	0.00	0.11
Ending Balance						876.59
104		Cash - Operating				Beginning Balance 150,763.25
	ACK PY -004496	PUNTA RASSA 4 RESERV	11/01/2010		4,376.00	
	ACK PY -004497	DEPT OF BUSINESS &	11/05/2010		288.00	
	ACK PY -004498	LEE COUNTY UTILITIES	11/05/2010		1,560.76	
	ACK PY -004499	VEOLIA ES SOLID WAST	11/09/2010		324.97	
	ACK PY -004500	TAYLOR ELEVATOR CORP	11/11/2010		504.72	
	RCP 00101728	RM Cash Proc Post	11/11/2010	1,074.78		
	ACK PY -004501	PYRAMID AMERICA LLC	11/18/2010		47.69	
	ACK PY -004502	TECO	11/22/2010		26.94	
	RCP 00101923	RM Cash Proc Post	11/23/2010	442.00		
	RCP 00101978	RM Cash Proc Post	11/26/2010	1,345.89		
	ACK PY -004503	AVIS PLUMBING & AIR	11/30/2010		1,873.23	
	JE 00083830	INT EARNED	11/30/2010	30.52		
		Account Total		2,893.19	9,002.31	-6,109.12
Ending Balance						144,654.13
105		Cash - Reserve				Beginning Balance 117,896.85
	AVC 00188295	PUNTA RASSA 4 RESERV	11/01/2010	4,376.00		
	JE 00083830	INT EARNED	11/30/2010	113.23		
		Account Total		4,489.23	0.00	4,489.23
Ending Balance						122,386.08
115		Accounts Receivable - Owners				Beginning Balance 79,071.69
	RCG 00101965	RM Charges	11/01/2010	144.34		
	RCP 00101728	RM Cash Proc Post	11/11/2010		1,074.78	
	RCG 00101977	RM Charges	11/12/2010	19.89		
	RCG 00101904	RM Charges	11/23/2010	291.94		
	RCR 00101905	RM Credits	11/23/2010		291.94	
	RCR 00101966	RM Credits	11/24/2010		144.34	
	RCP 00101978	RM Cash Proc Post	11/26/2010		1,345.89	
		Account Total		456.17	2,856.95	-2,400.78
Ending Balance						76,670.91
115.1		Allowance for Doubtful Accounts				Beginning Balance -59,387.76
Ending Balance						-59,387.76
350		Prepaid Commons				Beginning Balance 30,384.00
	JER 00000194	Monthly entries	11/01/2010		15,192.00	

General Ledger
PUN4 PUNTA RASSA 4
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	15,192.00	-15,192.00
Ending Balance						15,192.00
351		Prepaid Insurance				38,114.76
	JE 00083831	INS EXP	11/30/2010		5,259.04	
		Account Total		0.00	5,259.04	-5,259.04
Ending Balance						32,855.72
354		Deposits				100.00
Ending Balance						100.00
402		Accounts Payable				0.00
		Beginning Balance				0.00
	ACK PY -004496	PUNTA RASSA 4 RESERV	11/01/2010	4,376.00		
	AVC 00188295	PUNTA RASSA 4 RESERV	11/01/2010		4,376.00	
	ACK PY -004497	DEPT OF BUSINESS &	11/05/2010	288.00		
	ACK PY -004498	LEE COUNTY UTILITIES	11/05/2010	1,546.66		
	ACK PY -004498	LEE COUNTY UTILITIES	11/05/2010	14.10		
	AVC 00188673	LEE COUNTY UTILITIES	11/05/2010		1,546.66	
	AVC 00188675	LEE COUNTY UTILITIES	11/05/2010		14.10	
	AVC 00188720	DEPT OF BUSINESS &	11/05/2010		288.00	
	ACK PY -004499	VEOLIA ES SOLID WAST	11/09/2010	324.97		
	AVC 00188828	VEOLIA ES SOLID WAST	11/09/2010		324.97	
	ACK PY -004500	TAYLOR ELEVATOR CORP	11/11/2010	504.72		
	AVC 00189128	TAYLOR ELEVATOR CORP	11/11/2010		504.72	
	ACK PY -004501	PYRAMID AMERICA LLC	11/18/2010	47.69		
	AVC 00189830	PYRAMID AMERICA LLC	11/18/2010		47.69	
	ACK PY -004502	TECO	11/22/2010	26.94		
	AVC 00189992	TECO	11/22/2010		26.94	
	ACK PY -004503	AVIS PLUMBING & AIR	11/30/2010	1,873.23		
	AVC 00190478	AVIS PLUMBING & AIR	11/30/2010		1,873.23	
	JE 00084246	accounts payable	11/30/2010		353.14	
		Account Total		9,002.31	9,355.45	-353.14
Ending Balance						-353.14
405		Deferred Income				-63,648.00
		Beginning Balance				-63,648.00
	JER 00000194	Monthly entries	11/01/2010	31,824.00		
		Account Total		31,824.00	0.00	31,824.00
Ending Balance						-31,824.00
422		Master Association Payable				-29,921.37
		Beginning Balance				-29,921.37
	JE 00084054	zero out p&L punt	11/30/2010		2,406.93	
	JE 00084058	zero out p&l	11/30/2010		6.81	

General Ledger
PUN4 PUNTA RASSA 4
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	2,413.74	-2,413.74
		Ending Balance				-32,335.11
424		Prepaid Maintenance Fees				
		Beginning Balance				-3,727.72
	RCP 00101923	RM Cash Proc Post	11/23/2010		442.00	
	RCR 00101966	RM Credits	11/24/2010	144.34		
		Account Total		144.34	442.00	-297.66
		Ending Balance				-4,025.38
550		Prior Year Reserves - Roof				
		Beginning Balance				-13,833.00
		Ending Balance				-13,833.00
550.73		P/Y res - generator				
		Beginning Balance				-4,943.00
		Ending Balance				-4,943.00
551		Prior Year Reserves - Paint				
		Beginning Balance				-22,278.00
		Ending Balance				-22,278.00
554		Prior Year Reserves - Elevator				
		Beginning Balance				-9,058.00
		Ending Balance				-9,058.00
554.11		P/Y reserve-deferred maintenance				
		Beginning Balance				-21,913.06
		Ending Balance				-21,913.06
559		Reserves - Accum Interest				
		Beginning Balance				-958.57
		Ending Balance				-958.57
598.1		Members equity - special assessment				
		Beginning Balance				39.96
		Ending Balance				39.96
599		Members' Equity				
		Beginning Balance				-128,073.77
		Ending Balance				-128,073.77
601		Maintenance fees - operating				
		Beginning Balance				-274,479.97
	JER 00000194	Monthly entries	11/01/2010		27,448.00	

General Ledger
PUN4 PUNTA RASSA 4
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	27,448.00	-27,448.00
Ending Balance						-301,927.97
608		Interest income				Beginning Balance -518.26
	JE 00083830	INT EARNED	11/30/2010		0.11	
	JE 00083830	INT EARNED	11/30/2010		30.52	
		Account Total		0.00	30.63	-30.63
Ending Balance						-548.89
621		Collection fee interest				Beginning Balance -55.66
	RCG 00101965	RM Charges	11/01/2010		144.34	
	RCG 00101977	RM Charges	11/12/2010		19.89	
	RCG 00101904	RM Charges	11/23/2010		291.94	
	RCR 00101905	RM Credits	11/23/2010	291.94		
		Account Total		291.94	456.17	-164.23
Ending Balance						-219.89
802		Bad debt				Beginning Balance -16,443.09
Ending Balance						-16,443.09
892		Capital improvement expense				Beginning Balance 80.06
Ending Balance						80.06
898.3		Licenses, fees & permits				Beginning Balance 288.00
	AVC 00188720	DEPT OF BUSINESS &	11/05/2010	288.00		
		Account Total		288.00	0.00	288.00
Ending Balance						576.00
899		Building maintenance				Beginning Balance 31,110.58
	AVC 00189830	PYRAMID AMERICA LLC	11/18/2010	47.69		
	AVC 00190478	AVIS PLUMBING & AIR	11/30/2010	1,873.23		
		Account Total		1,920.92	0.00	1,920.92
Ending Balance						33,031.50
901		Janitorial service				Beginning Balance 313.44
Ending Balance						313.44
903		Pest control - interior				Beginning Balance 648.00

General Ledger
PUN4 PUNTA RASSA 4
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 648.00
905		Elevator Service Contract				Beginning Balance 5,397.20
	AVC 00189128	TAYLOR ELEVATOR CORP	11/11/2010	504.72		
		Account Total		504.72	0.00	504.72
						Ending Balance 5,901.92
906		Annual elevator permit				Beginning Balance 1,437.90
						Ending Balance 1,437.90
909		Alarm monitoring - telephone				Beginning Balance 310.75
						Ending Balance 310.75
911.3		Fire alarm maintenance				Beginning Balance 1,726.09
						Ending Balance 1,726.09
919		Alarm/elevator repairs				Beginning Balance 1,629.41
						Ending Balance 1,629.41
921		Insurance				Beginning Balance 14,504.16
	JE 00083831	INS EXP	11/30/2010	5,259.04		
	JE 00084249	reclass flood ins	11/30/2010		3,779.36	
		Account Total		5,259.04	3,779.36	1,479.68
						Ending Balance 15,983.84
923		Insurance-flood				Beginning Balance 36,832.92
	JE 00084249	reclass flood ins	11/30/2010	3,779.36		
		Account Total		3,779.36	0.00	3,779.36
						Ending Balance 40,612.28
924		Master association expense				Beginning Balance 157,915.86
	JER 00000194	Monthly entries	11/01/2010	15,192.00		
	JE 00084054	zero out p&L punt	11/30/2010	2,406.93		
	JE 00084058	zero out p&L	11/30/2010	6.81		
		Account Total		17,605.74	0.00	17,605.74
						Ending Balance 175,521.60
938.1		Gas - propane				Beginning Balance 264.86
	AVC 00189992	TECO	11/22/2010	26.94		

General Ledger
PUN4 PUNTA RASSA 4
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		26.94	0.00	26.94	
		Ending Balance				291.80	
951		Electricity				Beginning Balance	4,127.20
	JE 00084246	accounts payable	11/30/2010	353.14			
		Account Total		353.14	0.00	353.14	
		Ending Balance				4,480.34	
953		Water / sewer				Beginning Balance	16,097.37
	AVC 00188673	LEE COUNTY UTILITIES	11/05/2010	1,546.66			
	AVC 00188675	LEE COUNTY UTILITIES	11/05/2010	14.10			
		Account Total		1,560.76	0.00	1,560.76	
		Ending Balance				17,658.13	
957		Trash removal				Beginning Balance	4,221.66
	AVC 00188828	VEOLIA ES SOLID WAST	11/09/2010	324.97			
		Account Total		324.97	0.00	324.97	
		Ending Balance				4,546.63	
R602.1		Res maint fees - roof				Beginning Balance	-11,580.00
	JER 00000194	Monthly entries	11/01/2010		1,158.00		
		Account Total		0.00	1,158.00	-1,158.00	
		Ending Balance				-12,738.00	
R602.2		Res maint fees - paint				Beginning Balance	-18,620.00
	JER 00000194	Monthly entries	11/01/2010		1,862.00		
		Account Total		0.00	1,862.00	-1,862.00	
		Ending Balance				-20,482.00	
R602.24		Res maint fees - def maint				Beginning Balance	-1,780.00
	JER 00000194	Monthly entries	11/01/2010		178.00		
		Account Total		0.00	178.00	-178.00	
		Ending Balance				-1,958.00	
R602.4		Res maint fees - elevator				Beginning Balance	-7,600.00
	JER 00000194	Monthly entries	11/01/2010		760.00		
		Account Total		0.00	760.00	-760.00	
		Ending Balance				-8,360.00	
r602.73		Res maint fee - generator				Beginning Balance	-4,180.00

General Ledger
PUN4 PUNTA RASSA 4
For Dates 11/01/2010 To 11/30/2010

For Accounts To ZZZZZZZZ

Account	Type Ref #	Description	Date	Debit Amount	Credit Amount	Balance
	JER 00000194	Monthly entries	11/01/2010		418.00	
		Account Total		0.00	418.00	-418.00
Ending Balance						-4,598.00
R609	Interest income - replacement	Beginning Balance				-1,153.22
	JE 00083830	INT EARNED	11/30/2010		113.23	
		Account Total		0.00	113.23	-113.23
Ending Balance						-1,266.45
Entity Totals				80,724.88	80,724.88	0.00