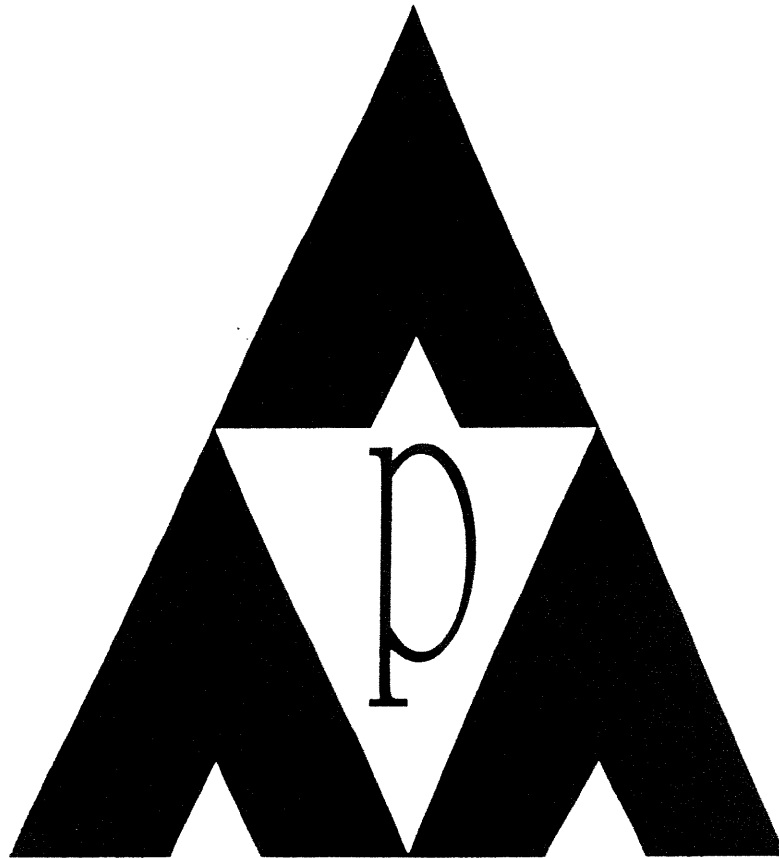


Hanson's Landing Association, Inc.,
A Condominium
August 2009 Financials



Advantage Property Management, LLC

The professional management team advantage

CORPORATE OFFICE:

1111 S. E. Federal Hwy • Suite 100 • Stuart, FL 34994 • 772-288-0173 • Fax 772-288-0175

Vero Beach
772-778-0722

Ft. Pierce
772-461-5560

Jensen Beach
772-334-8900

Jupiter
561-744-3044
561-745-7837

North Palm Beach
561-622-6118

B A L A N C E S H E E T

PERIOD- 8, AS OF- AUG. 31, 2009

ASSETS

PETTY CASH	50.00
OPER-RIVERSIDE	22,064.60
OPER-GULFSTREAM MM 1.55%	73,967.63
OPER-RIVERSIDE S/A 1.00%	3,084.43
OPER-GULFSTREAM	25,000.00
RESV-M/M RIVERSIDE 1.00%	115,540.54
RESV-M/M GULFSTREAM 1.55%	37,491.95
RECEIVABLES-OWNERS	5,764.99
RECEIVABLES-S/A	174,390.00
PREPAID INSURANCE-PROPERT	80,856.96
PREPAID TERMITE	1,511.11
PREPAID TAXES	3,386.08
DEPOSITS-UTILITY	665.00
TOTAL ASSETS-	543,773.29

LIABILITIES & EQUITY

LIABILITIES	

ACCOUNTS PAYABLE	3,856.36
ACCRUED EXPENSES	8,018.40
PREPAID MAINTENANCE	22,229.29
N/P FIDELITY BANK	112,000.00
S/A ROOF REPLACEMENT	725,400.00
S/A ROOF EXPENSE	(659,925.57)
TOTAL LIABILITIES-	211,578.48

RESERVES

RESERVE-POOLED	78,132.59
POOLED RESERVES-FUNDING	74,400.00
INTEREST	499.90
TOTAL RESERVES-	153,032.49

2008 CARRYOVER	(46,666.67)
BEGINNING FUND BALANCE	169,776.49
SURPLUS/(DEFICIT)CURRENT	56,052.50

LIABILITIES & EQUITY	543,773.29
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RUN DATE- 9/18/09

O P E R A T I N G S T A T E M E N T

FOR MONTH OF AUG. AND YEAR TO DATE - 8 - MONTHS ENDING AUG. 31, 2009

G/L NO.	DESCRIPTION	ANNUAL BUDGET	I----- FOR THE MONTH -----I BUDGET	ACTUAL	I----- YEAR TO DATE -----I BUDGET	ACTUAL	VARIANCE	PCT
REVENUE								
401	MAINTENANCE FEES	765,576.00	63,798.00	63,798.00	510,384.00	510,384.00	.00	0 %
403	2008 FUND BAL CARRYOVER	70,000.00	5,833.33	5,833.34	46,666.67	46,666.67	.00	0 %
412	S/A ADMIN FEE	.00	.00	.00	.00	30.00	30.00	0 %
429	S/A INTEREST	.00	.00	.00	.00	52.69	52.69	0 %
430	INTEREST INCOME	500.00	41.67	135.14	333.33	648.86	315.53	95 %
432	INTEREST PENALTY-OWNERS	500.00	41.67	271.70	333.33	1,545.86	1,212.53	364 %
434	SCREENING FEES	1,000.00	83.33	.00	666.67	1,050.00	383.33	57 %
445	OTHER INCOME	.00	.00	.00	.00	1,389.64	1,389.64	0 %
	TOTAL REVENUE	837,576.00	69,798.00	70,038.18	558,384.00	561,767.72	3,383.72	1 %
EXPENSES								
ADMINISTRATIVE EXPENSE								
501	MANAGEMENT FEES	23,250.00	1,937.50	1,935.17	15,500.00	15,481.36	(18.64)	0 %
505	LEGAL	6,000.00	500.00	78.90	4,000.00	2,811.83	(1,188.17)	(30) %
510	INSURANCE	282,822.00	23,568.50	21,689.93	188,548.00	177,122.55	(11,425.45)	(6) %
515	INTEREST PREM FINANCE PLA	5,505.00	458.75	.00	3,670.00	.00	(3,670.00)	(100) %
518	LOAN INTEREST	.00	.00	.00	.00	11,401.46	11,401.46	0 %
521	ACCOUNTING	3,300.00	275.00	.00	2,200.00	3,300.00	1,100.00	50 %
530	FEES & LICENSES	540.00	45.00	.00	360.00	381.25	21.25	6 %
531	TAXES	4,000.00	333.33	.00	2,666.67	102.86	(2,563.81)	(96) %
532	FEES TO DIVISION	744.00	62.00	.00	496.00	744.00	248.00	50 %
546	OFFICE EXPENSES	7,000.00	583.33	125.94	4,666.67	2,123.10	(2,543.57)	(55) %
548	ENTERTAINMENT	500.00	41.67	.00	333.33	121.92	(211.41)	(63) %
	TOTAL ADMINISTRATIVE	333,661.00	27,805.08	23,829.94	222,440.67	213,590.33	(8,850.34)	(4) %
UTILITIES								
551	ELECTRIC	18,000.00	1,500.00	1,246.55	12,000.00	12,952.94	952.94	8 %
552	WATER/SEWER	7,680.00	640.00	483.50	5,120.00	4,919.22	(200.78)	(4) %
560	FEES TO MILES GRANT	1,200.00	100.00	100.50	800.00	727.46	(72.54)	(9) %
571	TELEPHONE	1,750.00	145.83	87.19	1,166.67	1,109.65	(57.02)	(5) %
574	CABLE TV	61,875.00	5,156.25	5,148.11	41,250.00	39,445.96	(1,804.04)	(4) %
	TOTAL UTILITIES	90,505.00	7,542.08	7,065.85	60,336.67	59,155.23	(1,181.44)	(2) %

O P E R A T I N G S T A T E M E N T

FOR MONTH OF AUG. AND YEAR TO DATE - 8 - MONTHS ENDING AUG. 31, 2009

G/L NO.	DESCRIPTION	ANNUAL BUDGET	I----- FOR THE MONTH -----I BUDGET	ACTUAL	I----- YEAR TO DATE -----I BUDGET	ACTUAL	VARIANCE	PCT
BUILDING & EQUIPMENT								
575	GENERAL BUILDING MAINT	36,000.00	3,000.00	437.45	24,000.00	21,938.99	(2,061.01)	(9) %
576	GOLF CART MAINTENANCE	500.00	41.67	344.77	333.33	766.35	433.02	130 %
577	MAINTENANCE LABOR	46,332.00	3,861.00	3,520.80	30,888.00	29,926.80	(961.20)	(3) %
578	FIRE ALARM MAINTENANCE	10,400.00	866.67	.00	6,933.33	10,660.20	3,726.87	54 %
603	MISC SUPPLIES	2,800.00	233.33	.00	1,866.67	1,350.63	(516.04)	(28) %
	TOTAL BUILDING & EQUIP.	96,032.00	8,002.67	4,303.02	64,021.33	64,642.97	621.64	1 %
GROUNDS								
625	BASIC GROUNDS MAINTENANCE	56,220.00	4,685.00	4,450.75	37,480.00	36,308.75	(1,171.25)	(3) %
626	TREE TRIMMING	12,000.00	1,000.00	160.00	8,000.00	1,908.00	(6,092.00)	(76) %
627	LAWN PEST CNTRL/FERTILIZ	9,414.00	784.50	769.55	6,276.00	6,036.25	(239.75)	(4) %
628	SOD	1,500.00	125.00	.00	1,000.00	.00	(1,000.00)	(100) %
629	LANDSCAPE REPLACE/PLANTS	6,000.00	500.00	.00	4,000.00	1,067.60	(2,932.40)	(73) %
630	IRRIGATION MAINTENANCE	9,500.00	791.67	2,403.88	6,333.33	9,389.75	3,056.42	48 %
631	MULCH	8,000.00	666.67	.00	5,333.33	5,338.03	4.70	0 %
632	BERM	3,300.00	275.00	233.70	2,200.00	1,906.50	(293.50)	(13) %
633	ORNAMENTAL PEST CONTROL	1,200.00	100.00	90.00	800.00	511.00	(289.00)	(36) %
646	ENCROACHMENT BARRIER	3,000.00	250.00	224.20	2,000.00	1,829.00	(171.00)	(9) %
647	LAKE TREATMENT	1,656.00	138.00	138.00	1,104.00	966.00	(138.00)	(13) %
648	SHORELINE TRIM	3,600.00	300.00	285.00	2,400.00	2,750.50	350.50	15 %
	TOTAL GROUNDS	115,390.00	9,615.84	8,755.08	76,926.66	68,011.38	(8,915.28)	(12) %
POOL & RECREATION								
650	POOL MAINTENANCE	5,500.00	458.33	395.98	3,666.67	4,663.00	996.33	27 %
652	PROPANE-BBQ GRILLS	400.00	33.33	163.78	266.67	355.90	89.23	33 %
	TOTAL POOL & RECREATION	5,900.00	491.66	559.76	3,933.34	5,018.90	1,085.56	28 %

O P E R A T I N G S T A T E M E N T

FOR MONTH OF AUG. AND YEAR TO DATE - 8 - MONTHS ENDING AUG. 31, 2009

G/L NO.	DESCRIPTION	ANNUAL BUDGET	I----- FOR THE MONTH -----I BUDGET	I-----I ACTUAL	I----- YEAR TO DATE -----I BUDGET	ACTUAL	VARIANCE	PCT
CONTRACT SERVICES								
680	TRASH REMOVAL	21,875.00	1,822.92	1,169.24	14,583.33	13,766.16	(817.17)	(6) %
686	TERMITE CONTROL	6,600.00	550.00	550.00	4,400.00	4,400.00	.00	0 %
687	ANT CONTROL	3,120.00	260.00	246.05	2,080.00	2,007.25	(72.75)	(3) %
688	RODENT CONTROL	4,700.00	391.67	.00	3,133.33	723.00	(2,410.33)	(77) %
	TOTAL CONTRACT SERVICES	36,295.00	3,024.59	1,965.29	24,196.66	20,896.41	(3,300.25)	(14) %
MISCELLANEOUS/CONTINGCY								
701	CONTINGENCY	48,000.00	4,000.00	.00	32,000.00	.00	(32,000.00)	(100) %
	TOTAL MISCELL/CONTGKY	48,000.00	4,000.00	.00	32,000.00	.00	(32,000.00)	(100) %
	TOTAL OPERATING EXP.	725,783.00	60,481.92	46,478.94	483,855.33	431,315.22	(52,540.11)	(11) %
RESERVE TRANSFERS								
730	RESERVE - POOLED	111,600.00	9,300.00	9,300.00	74,400.00	74,400.00	.00	0 %
	TOTAL RESERVE TRANSFERS	111,600.00	9,300.00	9,300.00	74,400.00	74,400.00	.00	0 %
	TOTAL OPER EXP/RESV.	837,383.00	69,781.92	55,778.94	558,255.33	505,715.22	(52,540.11)	(9) %
	NET OPERATING MARGIN	193.00	16.08	14,259.24	128.67	56,052.50	55,923.83	3,463 %

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