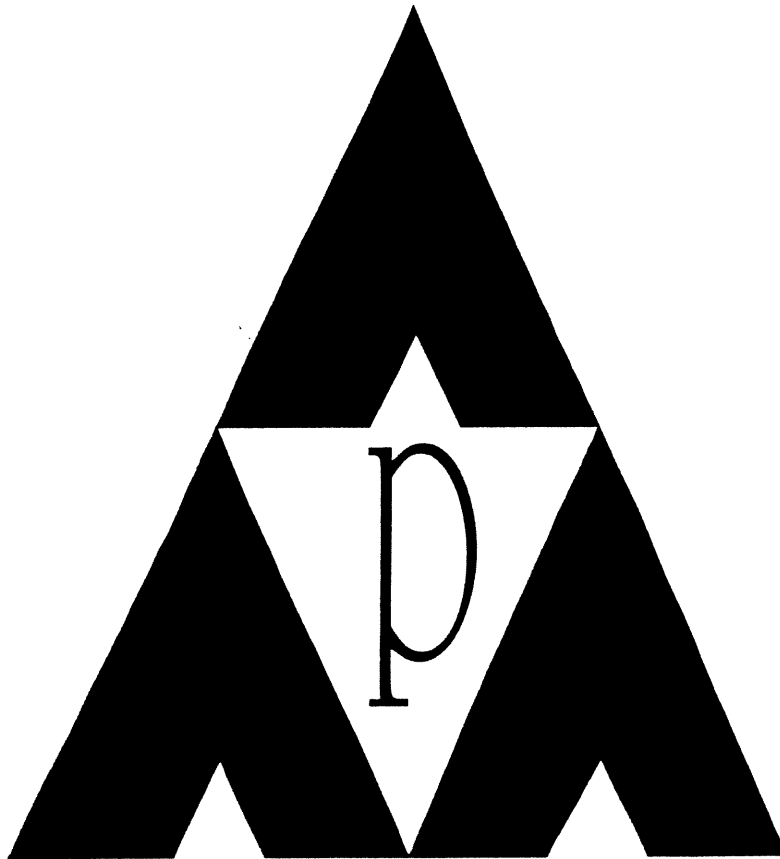


Hanson's Landing Association, Inc.,
A Condominium
September 2009 Financials



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- 9, AS OF- SEP. 30, 2009

ASSETS

PETTY CASH	50.00
OPER-RIVERSIDE	37,111.78
OPER-M/M RIVERSIDE 1.00%	54,241.80
OPER-GULFSTREAM MM 1.55%	20,656.16
OPER-RIVERSIDE S/A 1.00%	5,215.68
OPER-GULFSTREAM	25,000.00
RESV-M/M RIVERSIDE 1.00%	62,383.32
RESV-M/M GULFSTREAM 1.55%	100,000.00
RECEIVABLES-OWNERS	6,171.95
RECEIVABLES-S/A	174,390.00
PREPAID INSURANCE-PROPERT	77,294.00
PREPAID TERMITE	961.11
PREPAID TAXES	3,386.08
DEPOSITS-UTILITY	665.00
TOTAL ASSETS-	567,526.88

LIABILITIES & EQUITY

LIABILITIES

ACCOUNTS PAYABLE	17,211.11
ACCRUED EXPENSES	304.10
PREPAID MAINTENANCE	20,909.65
N/P FIDELITY BANK	114,131.25
S/A ROOF REPLACEMENT	725,400.00
S/A ROOF EXPENSE	(659,925.57)
TOTAL LIABILITIES-	218,030.54

RESERVES

RESERVE-POOLED	78,132.59
POOLED RESERVES-FUNDING	83,700.00
INTEREST	550.73
TOTAL RESERVES-	162,383.32

2008 CARRYOVER	(52,500.00)
BEGINNING FUND BALANCE	169,776.49
SURPLUS/(DEFICIT)CURRENT	69,836.53

LIABILITIES & EQUITY	567,526.88
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IS INTENDED FOR THE USE OF MANAGEMENT ONLY.
RUN DATE-10/15/09

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

FOR MONTH OF SEP. AND YEAR TO DATE - 9 - MONTHS ENDING SEP. 30, 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	574,182.00	574,182.00	.00	0 %
403	2008 FUND BAL CARRYOVER	70,000.00	5,833.33	5,833.33	52,500.00	52,500.00	.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	138.68	375.00	787.54	412.54	110 %
432	INTEREST PENALTY-OWNERS	500.00	41.67	51.50	375.00	1,597.36	1,222.36	326 %
434	SCREENING FEES	1,000.00	83.33	100.00	750.00	1,150.00	400.00	53 %
445	OTHER INCOME	.00	.00	.00	.00	1,389.64	1,389.64	0 %
TOTAL REVENUE		837,576.00	69,798.00	69,921.51	628,182.00	631,689.23	3,507.23	1 %
EXPENSES								

ADMINISTRATIVE EXPENSE								

501	MANAGEMENT FEES	23,250.00	1,937.50	1,935.17	17,437.50	17,416.53	(20.97)	0 %
505	LEGAL	6,000.00	500.00	366.87	4,500.00	3,178.70	(1,321.30)	(29) %
510	INSURANCE	282,822.00	23,568.50	21,689.93	212,116.50	198,812.48	(13,304.02)	(6) %
515	INTEREST PREM FINANCE PLA	5,505.00	458.75	.00	4,128.75	.00	(4,128.75)	(100) %
518	LOAN INTEREST	.00	.00	.00	.00	13,532.71	13,532.71	0 %
521	ACCOUNTING	3,300.00	275.00	.00	2,475.00	3,300.00	825.00	33 %
530	FEES & LICENSES	540.00	45.00	.00	405.00	381.25	(23.75)	(6) %
531	TAXES	4,000.00	333.33	.00	3,000.00	102.86	(2,897.14)	(97) %
532	FEES TO DIVISION	744.00	62.00	.00	558.00	744.00	186.00	33 %
546	OFFICE EXPENSES	7,000.00	583.33	98.79	5,250.00	2,221.89	(3,028.11)	(58) %
548	ENTERTAINMENT	500.00	41.67	.00	375.00	121.92	(253.08)	(67) %
TOTAL ADMINISTRATIVE		333,661.00	27,805.08	24,090.76	250,245.75	239,812.34	(10,433.41)	(4) %
UTILITIES								

551	ELECTRIC	18,000.00	1,500.00	1,303.71	13,500.00	14,256.65	756.65	6 %
552	WATER/SEWER	7,680.00	640.00	472.61	5,760.00	5,391.83	(368.17)	(6) %
560	FEES TO MILES GRANT	1,200.00	100.00	100.50	900.00	929.46	29.46	3 %
571	TELEPHONE	1,750.00	145.83	100.22	1,312.50	1,209.87	(102.63)	(8) %
574	CABLE TV	61,875.00	5,156.25	5,148.11	46,406.25	44,594.07	(1,812.18)	(4) %
TOTAL UTILITIES		90,505.00	7,542.08	7,125.15	67,878.75	66,381.88	(1,496.87)	(2) %

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

FOR MONTH OF SEP. AND YEAR TO DATE - 9 - MONTHS ENDING SEP. 30, 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	351.18	27,000.00	22,290.17	(4,709.83)	(17) %
576	GOLF CART MAINTENANCE	500.00	41.67	.00	375.00	766.35	391.35	104 %
577	MAINTENANCE LABOR	46,332.00	3,861.00	3,520.80	34,749.00	33,447.60	(1,301.40)	(4) %
578	FIRE ALARM MAINTENANCE	10,400.00	866.67	935.02	7,800.00	11,595.22	3,795.22	49 %
603	MISC SUPPLIES	2,800.00	233.33	31.94	2,100.00	1,382.57	(717.43)	(34) %
	TOTAL BUILDING & EQUIP.	96,032.00	8,002.67	4,838.94	72,024.00	69,481.91	(2,542.09)	(4) %
GROUNDS								
625	BASIC GROUNDS MAINTENANCE	56,220.00	4,685.00	4,450.75	42,165.00	40,759.50	(1,405.50)	(3) %
626	TREE TRIMMING	12,000.00	1,000.00	(874.00)	9,000.00	1,034.00	(7,966.00)	(89) %
627	LAWN PEST CNTRL/FERTILIZ	9,414.00	784.50	702.05	7,060.50	6,738.30	(322.20)	(5) %
628	SOD	1,500.00	125.00	.00	1,125.00	.00	(1,125.00)	(100) %
629	LANDSCAPE REPLACE/PLANTS	6,000.00	500.00	.00	4,500.00	1,067.60	(3,432.40)	(76) %
630	IRRIGATION MAINTENANCE	9,500.00	791.67	826.84	7,125.00	10,216.59	3,091.59	43 %
631	MULCH	8,000.00	666.67	.00	6,000.00	5,338.03	(661.97)	(11) %
632	BERM	3,300.00	275.00	233.70	2,475.00	2,140.20	(334.80)	(14) %
633	ORNAMENTAL PEST CONTROL	1,200.00	100.00	90.00	900.00	601.00	(299.00)	(33) %
646	ENCROACHMENT BARRIER	3,000.00	250.00	224.20	2,250.00	2,053.20	(196.80)	(9) %
647	LAKE TREATMENT	1,656.00	138.00	138.00	1,242.00	1,104.00	(138.00)	(11) %
648	SHORELINE TRIM	3,600.00	300.00	285.00	2,700.00	3,035.50	335.50	12 %
	TOTAL GROUNDS	115,390.00	9,615.84	6,076.54	86,542.50	74,087.92	(12,454.58)	(14) %
POOL & RECREATION								
650	POOL MAINTENANCE	5,500.00	458.33	459.46	4,125.00	5,122.46	997.46	24 %
652	PROPANE-BBQ GRILLS	400.00	33.33	48.59	300.00	404.49	104.49	35 %
	TOTAL POOL & RECREATION	5,900.00	491.66	508.05	4,425.00	5,526.95	1,101.95	25 %

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

FOR MONTH OF SEP. AND YEAR TO DATE - 9 - MONTHS ENDING SEP. 30, 2009

G/L NO.	DESCRIPTION	ANNUAL BUDGET	I----- FOR THE MONTH -----I BUDGET	ACTUAL	I----- YEAR TO DATE -----I BUDGET	ACTUAL	VARIANCE	PCT
CONTRACT SERVICES								
680	TRASH REMOVAL	21,875.00	1,822.92	1,169.24	16,406.25	14,935.40	(1,470.85)	(9) %
686	TERMITE CONTROL	6,600.00	550.00	550.00	4,950.00	4,950.00	.00	0 %
687	ANT CONTROL	3,120.00	260.00	246.05	2,340.00	2,253.30	(86.70)	(4) %
688	RODENT CONTROL	4,700.00	391.67	.00	3,525.00	723.00	(2,802.00)	(79) %
	TOTAL CONTRACT SERVICES	36,295.00	3,024.59	1,965.29	27,221.25	22,861.70	(4,359.55)	(16) %
MISCELLANEOUS/CONTINGCY								
701	CONTINGENCY	48,000.00	4,000.00	.00	36,000.00	.00	(36,000.00)	(100) %
	TOTAL MISCELL/CONTGCV	48,000.00	4,000.00	.00	36,000.00	.00	(36,000.00)	(100) %
	TOTAL OPERATING EXP.	725,783.00	60,481.92	44,604.73	544,337.25	478,152.70	(66,184.55)	(12) %
RESERVE TRANSFERS								
730	RESERVE-POOLED	111,600.00	9,300.00	9,300.00	83,700.00	83,700.00	.00	0 %
	TOTAL RESERVE TRANSFERS	111,600.00	9,300.00	9,300.00	83,700.00	83,700.00	.00	0 %
	TOTAL OPER EXP/RESV.	837,383.00	69,781.92	53,904.73	628,037.25	561,852.70	(66,184.55)	(11) %
	NET OPERATING MARGIN	193.00	16.08	16,016.78	144.75	69,836.53	69,691.78	8,146 %

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