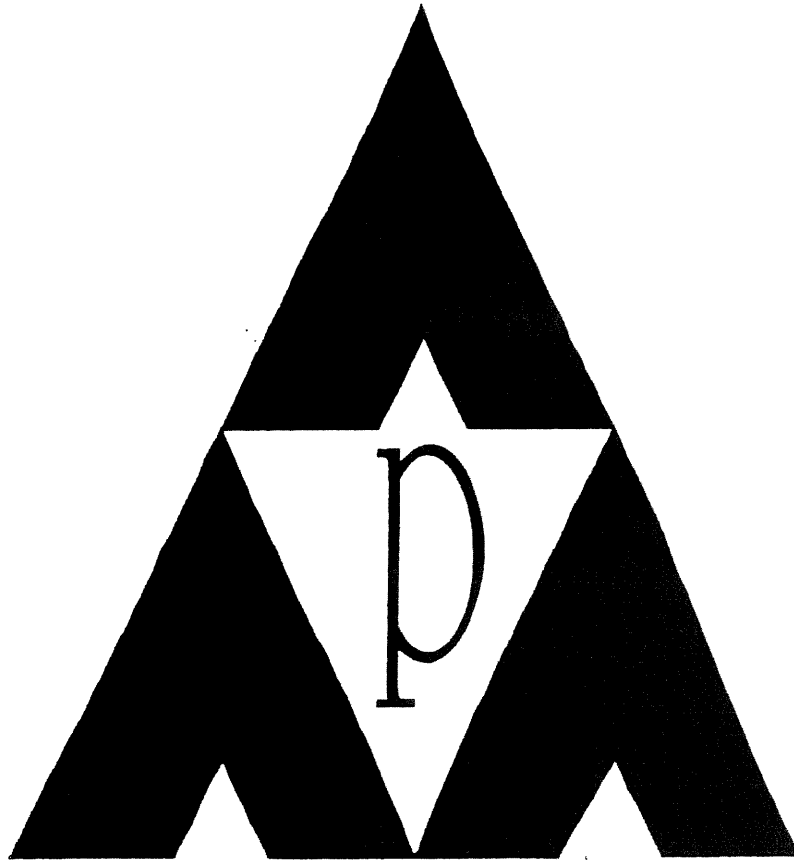


Hanson's Landing Condominium Association Inc. January 2010 Financial



Advantage Property Management, LLC

The professional management team advantage

CORPORATE OFFICE:

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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- 1, AS OF- JAN. 31, 2010

ASSETS

PETTY CASH	50.00
OPER-RIVERSIDE	4,126.67
OPER-M/M RIVERSIDE .50%	21,818.72
OPER-GULFSTREAM MM 1.40%	117,850.80
OPER-GULFSTREAM S/A FUNDS	2,961.93
OPER-GULFSTREAM	33,880.83
RESV-M/M RIVERSIDE .50%	97,066.13
RESV-M/M GULFSTREAM 1.40%	100,000.00
RECEIVABLES-OWNERS	14,179.03
RECEIVABLES-S/A	102,343.75
PREPAID INSURANCE-PROPERT	30,789.84
PREPAID TAXES	2,000.00
DEPOSITS-UTILITY	665.00
TOTAL ASSETS-	527,732.70

LIABILITIES & EQUITY

LIABILITIES	

ACCOUNTS PAYABLE	7,489.65
ACCRUED EXPENSES	6,769.60
MILES GRANT CONTING LIAB	9,804.95
PREPAID MAINTENANCE	23,460.28
N/P FIDELITY BANK	39,831.25
S/A ROOF REPLACEMENT	725,400.00
S/A ROOF EXPENSE	(659,925.57)
TOTAL LIABILITIES-	152,830.16

RESERVES

RESERVE-POOLED	190,462.80
POOLED RESERVES-FUNDING	8,333.33
DISBURSEMENTS-PAVING	(1,900.00)
INTEREST	170.00
TOTAL RESERVES-	197,066.13

2009 CARRYOVER	(7,822.33)
BEGINNING FUND BALANCE	183,849.81
SURPLUS/(DEFICIT)CURRENT	1,808.93

LIABILITIES & EQUITY	527,732.70
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RUN DATE- 2/18/10

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

FOR MONTH OF JAN. AND YEAR TO DATE - 1 - MONTHS ENDING JAN. 31, 2010

G/L NO.	DESCRIPTION	ANNUAL BUDGET	I----- FOR THE MONTH BUDGET	-----I ACTUAL	I----- YEAR TO DATE BUDGET	-----I ACTUAL	VARIANCE	PCT
REVENUE								

401	MAINTENANCE FEES	611,568.00	50,964.00	50,964.00	50,964.00	50,964.00	.00	0 %
403	2009 FUND BAL CARRYOVER	93,868.00	7,822.33	7,822.33	7,822.33	7,822.33	.00	0 %
430	INTEREST INCOME	504.00	42.00	91.54	42.00	91.54	49.54	118 %
432	INTEREST PENALTY-OWNERS	600.00	50.00	65.76	50.00	65.76	15.76	32 %
434	SCREENING FEES	1,200.00	100.00	200.00	100.00	200.00	100.00	100 %
	TOTAL REVENUE	707,740.00	58,978.33	59,143.63	58,978.33	59,143.63	165.30	0 %
EXPENSES								

ADMINISTRATIVE EXPENSE								

501	MANAGEMENT FEES	23,232.00	1,936.00	1,935.17	1,936.00	1,935.17	(.83)	0 %
505	LEGAL	7,500.00	625.00	871.40	625.00	871.40	246.40	39 %
510	INSURANCE	195,300.00	16,275.00	21,689.93	16,275.00	21,689.93	5,414.93	33 %
515	INTEREST PREM FINANCE PLA	2,040.00	170.00	.00	170.00	.00	(170.00)	(100) %
518	LOAN INTEREST	.00	.00	1,604.17	.00	1,604.17	1,604.17	0 %
521	ACCOUNTING CPA YEAR END	3,300.00	275.00	.00	275.00	.00	(275.00)	(100) %
530	FEES & LICENSES	540.00	45.00	.00	45.00	.00	(45.00)	(100) %
531	TAXES	2,040.00	170.00	.00	170.00	.00	(170.00)	(100) %
532	FEES TO DIVISION	744.00	62.00	744.00	62.00	744.00	682.00	1,100 %
546	OFFICE EXPENSES	6,000.00	500.00	572.27	500.00	572.27	72.27	14 %
548	ENTERTAINMENT	504.00	42.00	40.67	42.00	40.67	(1.33)	(3) %
	TOTAL ADMINISTRATIVE	241,200.00	20,100.00	27,457.61	20,100.00	27,457.61	7,357.61	37 %
UTILITIES								

551	ELECTRIC	19,800.00	1,650.00	893.13	1,650.00	893.13	(756.87)	(46) %
552	WATER/SEWER	7,680.00	640.00	531.26	640.00	531.26	(108.74)	(17) %
560	FEES TO MILES GRANT	9,720.00	810.00	.00	810.00	.00	(810.00)	(100) %
571	TELEPHONE	1,752.00	146.00	224.95	146.00	224.95	78.95	54 %
574	CABLE TV	63,636.00	5,303.00	5,144.67	5,303.00	5,144.67	(158.33)	(3) %
	TOTAL UTILITIES	102,588.00	8,549.00	6,794.01	8,549.00	6,794.01	(1,754.99)	(21) %

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

FOR MONTH OF JAN. AND YEAR TO DATE - 1 - MONTHS ENDING JAN. 31, 2010

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	30,000.00	2,500.00	992.40	2,500.00	992.40	(1,507.60)	(60) %
576	GOLF CART MAINTENANCE	600.00	50.00	140.90	50.00	140.90	90.90	182 %
577	MAINTENANCE LABOR	47,736.00	3,978.00	3,740.85	3,978.00	3,740.85	(237.15)	(6) %
578	FIRE ALARM MAINTENANCE	14,400.00	1,200.00	46.60	1,200.00	46.60	(1,153.40)	(96) %
603	MISC SUPPLIES	2,400.00	200.00	65.48	200.00	65.48	(134.52)	(67) %
	TOTAL BUILDING & EQUIP.	95,136.00	7,928.00	4,986.23	7,928.00	4,986.23	(2,941.77)	(37) %
GROUNDS								
625	BASIC GROUNDS MAINTENANCE	53,412.00	4,451.00	4,450.75	4,451.00	4,450.75	(.25)	0 %
626	TREE TRIMMING	12,000.00	1,000.00	.00	1,000.00	.00	(1,000.00)	(100) %
627	LAWN PEST CNTRL/FERTILIZ	9,036.00	753.00	702.05	753.00	702.05	(50.95)	(7) %
628	SOD	1,200.00	100.00	.00	100.00	.00	(100.00)	(100) %
629	LANDSCAPE REPLACE/PLANTS	6,000.00	500.00	185.00	500.00	185.00	(315.00)	(63) %
630	IRRIGATION MAINTENANCE	13,200.00	1,100.00	463.50	1,100.00	463.50	(636.50)	(58) %
631	MULCH	6,000.00	500.00	.00	500.00	.00	(500.00)	(100) %
632	BERM	2,868.00	239.00	233.70	239.00	233.70	(5.30)	(2) %
633	ORNAMENTAL PEST CONTROL	1,200.00	100.00	95.00	100.00	95.00	(5.00)	(5) %
646	ENCROACHMENT BARRIER	2,760.00	230.00	224.20	230.00	224.20	(5.80)	(3) %
647	LAKE TREATMENT	1,656.00	138.00	138.00	138.00	138.00	.00	0 %
648	SHORELINE TRIM	3,600.00	300.00	285.00	300.00	285.00	(15.00)	(5) %
	TOTAL GROUNDS	112,932.00	9,411.00	6,777.20	9,411.00	6,777.20	(2,633.80)	(28) %
POOL & RECREATION								
650	POOL MAINTENANCE	7,320.00	610.00	459.57	610.00	459.57	(150.43)	(25) %
652	PROPANE-BBQ GRILLS	480.00	40.00	78.81	40.00	78.81	38.81	97 %
	TOTAL POOL & RECREATION	7,800.00	650.00	538.38	650.00	538.38	(111.62)	(17) %

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

FOR MONTH OF JAN. AND YEAR TO DATE - 1 - MONTHS ENDING JAN. 31, 2010

G/L NO.	DESCRIPTION	ANNUAL BUDGET	I----- FOR THE MONTH BUDGET	-----I ACTUAL	I----- YEAR TO DATE BUDGET	-----I ACTUAL	VARIANCE	PCT
	CONTRACT SERVICES							
680	TRASH REMOVAL	20,040.00	1,670.00	2,201.89	1,670.00	2,201.89	531.89	32 %
686	TERMITE CONTROL	2,400.00	200.00	.00	200.00	.00	(200.00)	(100) %
687	ANT CONTROL	3,024.00	252.00	246.05	252.00	246.05	(5.95)	(2) %
	TOTAL CONTRACT SERVICES	25,464.00	2,122.00	2,447.94	2,122.00	2,447.94	325.94	15 %
	MISCELLANEOUS/CONTINGCY							
701	CONTINGENCY	22,620.00	1,885.00	.00	1,885.00	.00	(1,885.00)	(100) %
	TOTAL MISCELL/CONTGKY	22,620.00	1,885.00	.00	1,885.00	.00	(1,885.00)	(100) %
	TOTAL OPERATING EXP.	607,740.00	50,645.00	49,001.37	50,645.00	49,001.37	(1,643.63)	(3) %
	RESERVE TRANSFERS							
730	RESERVE-POOLED	100,000.00	8,333.33	8,333.33	8,333.33	8,333.33	.00	0 %
	TOTAL RESERVE TRANSFERS	100,000.00	8,333.33	8,333.33	8,333.33	8,333.33	.00	0 %
	TOTAL OPER EXP/RESV.	707,740.00	58,978.33	57,334.70	58,978.33	57,334.70	(1,643.63)	(3) %
	NET OPERATING MARGIN	.00	.00	1,808.93	.00	1,808.93	1,808.93	0 %

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