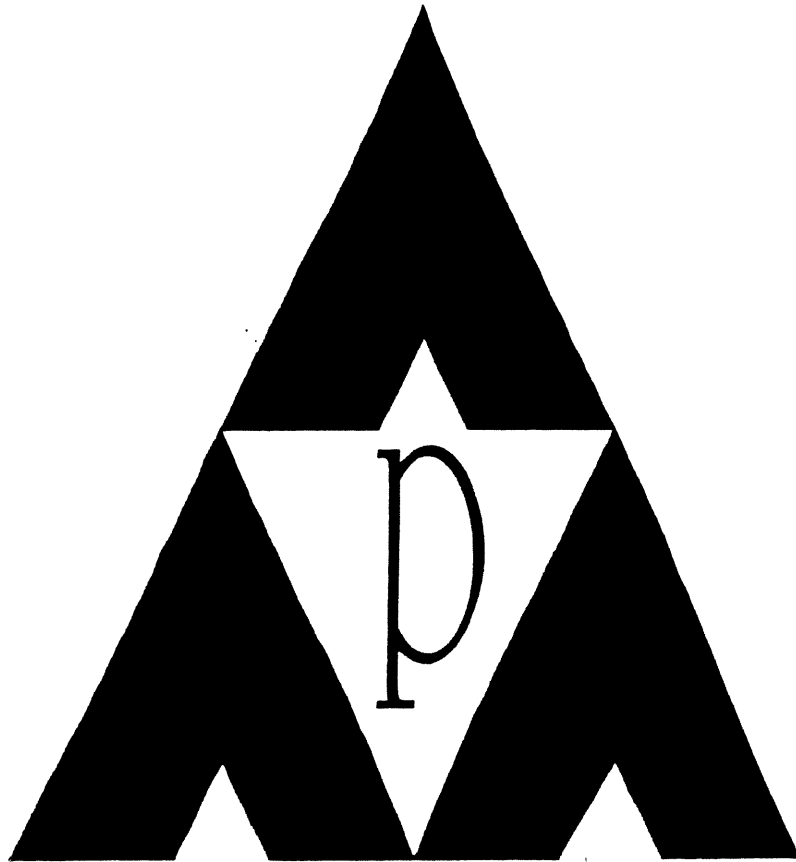


Hanson's Landing Condominium Association Inc.  
March 2010 Financial



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- 3, AS OF- MAR. 31, 2010

## ASSETS

-----

PETTY CASH	50.00
OPER-RIVERSIDE	10,403.13
OPER-M/M RIVERSIDE .50%	18,906.26
OPER-GULFSTREAM MM 1.40%	108,286.35
OPER-GULFSTREAM S/A FUNDS	2,961.93
OPER-GULFSTREAM	33,880.83
RESV-M/M GULFSTREAM 1.40%	214,168.21
RECEIVABLES-OWNERS	8,827.67
RECEIVABLES-S/A	102,343.75
PREPAID INSURANCE-PROPERT	11,347.26
PREPAID TAXES	2,000.00
DEPOSITS-UTILITY	665.00
TOTAL ASSETS-	513,840.39

## LIABILITIES &amp; EQUITY

-----

## LIABILITIES

-----

ACCOUNTS PAYABLE	16,322.60
ACCRUED EXPENSES	200.35
PREPAID MAINTENANCE	17,129.48
N/P FIDELITY BANK	39,831.25
S/A ROOF REPLACEMENT	725,400.00
S/A ROOF EXPENSE	(659,925.57)
TOTAL LIABILITIES-	138,958.11

## RESERVES

-----

RESERVE-POOLED	190,462.80
POOLED RESERVES-FUNDING	25,000.00
DISBURSEMENTS-PAVING	(1,900.00)
INTEREST	605.41
TOTAL RESERVES-	214,168.21

2009 CARRYOVER	(23,467.00)
BEGINNING FUND BALANCE	183,849.81
SURPLUS/(DEFICIT)CURRENT	331.26

LIABILITIES & EQUITY	513,840.39
----------------------	------------

THIS STATEMENT WAS PREPARED WITHOUT AUDIT AND  
IS INTENDED FOR THE USE OF MANAGEMENT ONLY.  
RUN DATE- 4/21/10

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

FOR MONTH OF MAR. AND YEAR TO DATE - 3 - MONTHS ENDING MAR. 31, 2010

G/L NO.	DESCRIPTION	ANNUAL BUDGET	I----- FOR THE MONTH -----I BUDGET	-----I ACTUAL	I----- YEAR TO DATE -----I BUDGET	-----I ACTUAL	-----I VARIANCE	-----I PCT
REVENUE								
-----								
401	MAINTENANCE FEES	611,568.00	50,964.00	50,964.00	152,892.00	152,892.00	.00	0 %
403	2009 FUND BAL CARRYOVER	93,868.00	7,822.33	7,822.33	23,467.00	23,467.00	.00	0 %
430	INTEREST INCOME	504.00	42.00	141.88	126.00	297.96	171.96	136 %
432	INTEREST PENALTY-OWNERS	600.00	50.00	1,645.32	150.00	1,772.73	1,622.73	1,082 %
434	SCREENING FEES	1,200.00	100.00	200.00	300.00	650.00	350.00	117 %
445	OTHER INCOME	.00	.00	427.14	.00	2,825.08	2,825.08	0 %
		-----	-----	-----	-----	-----	-----	-----
	TOTAL REVENUE	707,740.00	58,978.33	61,200.67	176,935.00	181,904.77	4,969.77	3 %
EXPENSES								
-----								
ADMINISTRATIVE EXPENSE								
-----								
501	MANAGEMENT FEES	23,232.00	1,936.00	1,935.17	5,808.00	5,805.51	(2.49)	0 %
505	LEGAL	7,500.00	625.00	2,020.36	1,875.00	2,891.76	1,016.76	54 %
510	INSURANCE	195,300.00	16,275.00	21,689.93	48,825.00	65,069.79	16,244.79	33 %
515	INTEREST PREM FINANCE PLA	2,040.00	170.00	.00	510.00	.00	(510.00)	(100) %
518	LOAN INTEREST	.00	.00	.00	.00	1,604.17	1,604.17	0 %
521	ACCOUNTING CPA YEAR END	3,300.00	275.00	.00	825.00	3,300.00	2,475.00	300 %
530	FEES & LICENSES	540.00	45.00	.00	135.00	.00	(135.00)	(100) %
531	TAXES	2,040.00	170.00	.00	510.00	61.25	(448.75)	(88) %
532	FEES TO DIVISION	744.00	62.00	.00	186.00	744.00	558.00	300 %
546	OFFICE EXPENSES	6,000.00	500.00	341.96	1,500.00	1,348.05	(151.95)	(10) %
548	ENTERTAINMENT	504.00	42.00	25.93	126.00	93.21	(32.79)	(26) %
		-----	-----	-----	-----	-----	-----	-----
	TOTAL ADMINISTRATIVE	241,200.00	20,100.00	26,013.35	60,300.00	80,917.74	20,617.74	34 %
UTILITIES								
-----								
551	ELECTRIC	19,800.00	1,650.00	1,616.08	4,950.00	4,023.52	(926.48)	(19) %
552	WATER/SEWER	7,680.00	640.00	835.90	1,920.00	1,698.03	(221.97)	(12) %
560	FEES TO MILES GRANT	9,720.00	810.00	234.29	2,430.00	468.25	(1,961.75)	(81) %
571	TELEPHONE	1,752.00	146.00	52.17	438.00	371.63	(66.37)	(15) %
574	CABLE TV	63,636.00	5,303.00	5,148.64	15,909.00	15,441.95	(467.05)	(3) %
		-----	-----	-----	-----	-----	-----	-----
	TOTAL UTILITIES	102,588.00	8,549.00	7,887.08	25,647.00	22,003.38	(3,643.62)	(14) %

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

FOR MONTH OF MAR. AND YEAR TO DATE - 3 - MONTHS ENDING MAR. 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	1,690.00	7,500.00	3,167.67	(4,332.33)	(58) %
576	GOLF CART MAINTENANCE	600.00	50.00	.00	150.00	523.71	373.71	249 %
577	MAINTENANCE LABOR	47,736.00	3,978.00	3,672.00	11,934.00	11,084.85	(849.15)	(7) %
578	FIRE ALARM MAINTENANCE	14,400.00	1,200.00	2,760.86	3,600.00	3,551.06	(48.94)	(1) %
603	MISC SUPPLIES	2,400.00	200.00	363.25	600.00	480.52	(119.48)	(20) %
	TOTAL BUILDING & EQUIP.	95,136.00	7,928.00	8,486.11	23,784.00	18,807.81	(4,976.19)	(21) %
GROUNDS								
625	BASIC GROUNDS MAINTENANCE	53,412.00	4,451.00	4,450.75	13,353.00	13,352.25	(.75)	0 %
626	TREE TRIMMING	12,000.00	1,000.00	290.80	3,000.00	290.80	(2,709.20)	(90) %
627	LAWN PEST CNTRL/FERTILIZ	9,036.00	753.00	905.55	2,259.00	2,309.65	50.65	2 %
628	SOD	1,200.00	100.00	.00	300.00	.00	(300.00)	(100) %
629	LANDSCAPE REPLACE/PLANTS	6,000.00	500.00	687.50	1,500.00	872.50	(627.50)	(42) %
630	IRRIGATION MAINTENANCE	13,200.00	1,100.00	668.57	3,300.00	1,559.57	(1,740.43)	(53) %
631	MULCH	6,000.00	500.00	(267.53)	1,500.00	4,767.97	3,267.97	218 %
632	BERM	2,868.00	239.00	233.70	717.00	701.10	(15.90)	(2) %
633	ORNAMENTAL PEST CONTROL	1,200.00	100.00	.00	300.00	95.00	(205.00)	(68) %
646	ENCROACHMENT BARRIER	2,760.00	230.00	224.20	690.00	672.60	(17.40)	(3) %
647	LAKE TREATMENT	1,656.00	138.00	138.00	414.00	414.00	.00	0 %
648	SHORELINE TRIM	3,600.00	300.00	285.00	900.00	855.00	(45.00)	(5) %
	TOTAL GROUNDS	112,932.00	9,411.00	7,616.54	28,233.00	25,890.44	(2,342.56)	(8) %
POOL & RECREATION								
650	POOL MAINTENANCE	7,320.00	610.00	696.94	1,830.00	1,531.51	(298.49)	(16) %
652	PROPANE-BBQ GRILLS	480.00	40.00	.00	120.00	78.81	(41.19)	(34) %
	TOTAL POOL & RECREATION	7,800.00	650.00	696.94	1,950.00	1,610.32	(339.68)	(17) %

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

FOR MONTH OF MAR. AND YEAR TO DATE - 3 - MONTHS ENDING MAR. 31, 2010

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	20,040.00	1,670.00	2,201.89	5,010.00	6,605.67	1,595.67	32 %
686	TERMITE CONTROL	2,400.00	200.00	.00	600.00	.00	(600.00)	(100) %
687	ANT CONTROL	3,024.00	252.00	246.05	756.00	738.15	(17.85)	(2) %
	TOTAL CONTRACT SERVICES	25,464.00	2,122.00	2,447.94	6,366.00	7,343.82	977.82	15 %
MISCELLANEOUS/CONTINGCY								
701	CONTINGENCY	22,620.00	1,885.00	.00	5,655.00	.00	(5,655.00)	(100) %
	TOTAL MISCELL/CONTGKY	22,620.00	1,885.00	.00	5,655.00	.00	(5,655.00)	(100) %
	TOTAL OPERATING EXP.	607,740.00	50,645.00	53,147.96	151,935.00	156,573.51	4,638.51	3 %
RESERVE TRANSFERS								
730	RESERVE-POOLED	100,000.00	8,333.33	8,333.33	25,000.00	25,000.00	.00	0 %
	TOTAL RESERVE TRANSFERS	100,000.00	8,333.33	8,333.33	25,000.00	25,000.00	.00	0 %
	TOTAL OPER EXP/RESV.	707,740.00	58,978.33	61,481.29	176,935.00	181,573.51	4,638.51	3 %
	NET OPERATING MARGIN	.00	.00	(280.62)	.00	331.26	331.26	0 %

THIS STATEMENT WAS PREPARED WITHOUT AUDIT AND  
IS INTENDED FOR THE USE OF MANAGEMENT ONLY.  
RUN DATE- 4/21/10