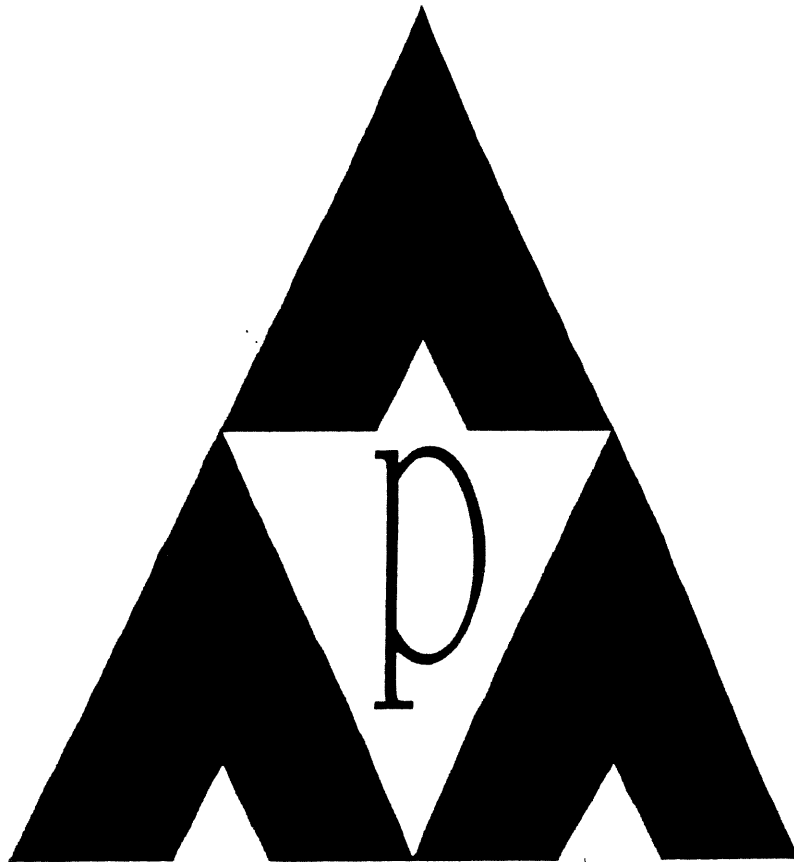


Hanson's Landing Condominium Association Inc. April 2010 Financial



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

North Palm Beach
561-622-6118

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

PERIOD- 4, AS OF- APR. 30, 2010

ASSETS

PETTY CASH	50.00
OPER-M/M RIVERSIDE .50%	4,620.86
OPER-GULFSTREAM MM 1.40%	139,567.76
OPER-GULFSTREAM S/A FUNDS	2,961.93
OPER-GULFSTREAM	10,034.62
RESV-M/M GULFSTREAM 1.40%	194,940.98
RECEIVABLES-OWNERS	14,987.56
RECEIVABLES-S/A	102,343.75
A/R J B PAINTING REIMB	12,000.00
PREPAID INSURANCE-PROPERT	23,714.70
PREPAID TAXES	2,000.00
DEPOSITS-UTILITY	665.00
TOTAL ASSETS-	507,887.16

LIABILITIES & EQUITY

LIABILITIES

ACCOUNTS PAYABLE	12,122.71
ACCRUED EXPENSES	200.35
PREPAID MAINTENANCE	23,977.59
N/P FIDELITY BANK	39,831.25
S/A ROOF REPLACEMENT	725,400.00
S/A ROOF EXPENSE	(659,925.57)

TOTAL LIABILITIES-	141,606.33
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RESERVES

POOLED RESERVES	190,462.80
FUNDING CASH FLOW	33,333.33
J B PAINTING REFUND	15,000.00
DISBURSEMENTS-PAVING	(29,616.25)
DISBURSEMENT-CAPLT IMPRV	(15,040.00)
INTEREST	801.10

TOTAL RESERVES-	194,940.98
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2009 CARRYOVER	(31,289.33)
BEGINNING FUND BALANCE	183,849.81
SURPLUS/(DEFICIT)CURRENT	18,779.37

LIABILITIES & EQUITY	507,887.16
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RUN DATE- 5/20/10

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

FOR MONTH OF APR. AND YEAR TO DATE - 4 - MONTHS ENDING APR. 30, 2010

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	611,568.00	50,964.00	50,964.00	203,856.00	203,856.00	.00	0 %
403	2009 FUND BAL CARRYOVER	93,868.00	7,822.33	7,822.33	31,289.33	31,289.33	.00	0 %
430	INTEREST INCOME	504.00	42.00	196.38	168.00	494.34	326.34	194 %
432	INTEREST PENALTY-OWNERS	600.00	50.00	24.66	200.00	1,797.39	1,597.39	799 %
434	SCREENING FEES	1,200.00	100.00	(50.00)	400.00	600.00	200.00	50 %
445	OTHER INCOME	.00	.00	750.00	.00	3,575.08	3,575.08	0 %
446	BENCH DONATIONS	.00	.00	3,050.00	.00	3,050.00	3,050.00	0 %
	TOTAL REVENUE	707,740.00	58,978.33	62,757.37	235,913.33	244,662.14	8,748.81	4 %
EXPENSES								

ADMINISTRATIVE EXPENSE								

501	MANAGEMENT FEES	23,232.00	1,936.00	1,935.17	7,744.00	7,740.68	(3.32)	0 %
505	LEGAL	7,500.00	625.00	3,455.53	2,500.00	6,347.29	3,847.29	154 %
510	INSURANCE	195,300.00	16,275.00	16,098.38	65,100.00	64,391.99	(708.01)	(1) %
515	INTEREST PREM FINANCE PLA	2,040.00	170.00	.00	680.00	.00	(680.00)	(100) %
518	LOAN INTEREST	.00	.00	513.63	.00	2,117.80	2,117.80	0 %
521	ACCOUNTING CPA YEAR END	3,300.00	275.00	.00	1,100.00	3,300.00	2,200.00	200 %
530	FEES & LICENSES	540.00	45.00	.00	180.00	.00	(180.00)	(100) %
531	TAXES	2,040.00	170.00	.00	680.00	61.25	(618.75)	(91) %
532	FEES TO DIVISION	744.00	62.00	.00	248.00	744.00	496.00	200 %
546	OFFICE EXPENSES	6,000.00	500.00	510.01	2,000.00	1,858.06	(141.94)	(7) %
548	ENTERTAINMENT	504.00	42.00	.00	168.00	93.21	(74.79)	(45) %
	TOTAL ADMINISTRATIVE	241,200.00	20,100.00	22,512.72	80,400.00	86,654.28	6,254.28	8 %
UTILITIES								

551	ELECTRIC	19,800.00	1,650.00	1,354.04	6,600.00	5,377.56	(1,222.44)	(19) %
552	WATER/SEWER	7,680.00	640.00	398.81	2,560.00	2,096.84	(463.16)	(18) %
560	FEES TO MILES GRANT	9,720.00	810.00	503.16	3,240.00	971.41	(2,268.59)	(70) %
571	TELEPHONE	1,752.00	146.00	223.57	584.00	595.20	11.20	2 %
574	CABLE TV	63,636.00	5,303.00	5,148.64	21,212.00	20,590.59	(621.41)	(3) %
	TOTAL UTILITIES	102,588.00	8,549.00	7,628.22	34,196.00	29,631.60	(4,564.40)	(13) %

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

FOR MONTH OF APR. AND YEAR TO DATE - 4 - MONTHS ENDING APR. 30, 2010

G/L NO.	DESCRIPTION	ANNUAL BUDGET	I----- FOR THE MONTH BUDGET	-----I ACTUAL	I----- YEAR TO DATE BUDGET	-----I ACTUAL	VARIANCE	PCT
BUILDING & EQUIPMENT								
575	GENERAL BUILDING MAINT	30,000.00	2,500.00	1,450.00	10,000.00	4,617.67	(5,382.33)	(54) %
576	GOLF CART MAINTENANCE	600.00	50.00	.00	200.00	523.71	323.71	162 %
577	MAINTENANCE LABOR	47,736.00	3,978.00	3,672.00	15,912.00	14,756.85	(1,155.15)	(7) %
578	FIRE ALARM MAINTENANCE	14,400.00	1,200.00	889.56	4,800.00	4,440.62	(359.38)	(7) %
603	MISC SUPPLIES	2,400.00	200.00	203.34	800.00	683.86	(116.14)	(15) %
	TOTAL BUILDING & EQUIP.	95,136.00	7,928.00	6,214.90	31,712.00	25,022.71	(6,689.29)	(21) %
GROUNDS								
625	BASIC GROUNDS MAINTENANCE	53,412.00	4,451.00	4,450.75	17,804.00	17,803.00	(1.00)	0 %
626	TREE TRIMMING	12,000.00	1,000.00	290.80	4,000.00	581.60	(3,418.40)	(85) %
627	LAWN PEST CNTRL/FERTILIZ	9,036.00	753.00	792.05	3,012.00	3,101.70	89.70	3 %
628	SOD	1,200.00	100.00	.00	400.00	.00	(400.00)	(100) %
629	LANDSCAPE REPLACE/PLANTS	6,000.00	500.00	4,650.00	2,000.00	5,522.50	3,522.50	176 %
630	IRRIGATION MAINTENANCE	13,200.00	1,100.00	2,436.70	4,400.00	3,996.27	(403.73)	(9) %
631	MULCH	6,000.00	500.00	.00	2,000.00	4,767.97	2,767.97	138 %
632	BERM	2,868.00	239.00	233.70	956.00	934.80	(21.20)	(2) %
633	ORNAMENTAL PEST CONTROL	1,200.00	100.00	.00	400.00	95.00	(305.00)	(76) %
646	ENCROACHMENT BARRIER	2,760.00	230.00	224.20	920.00	896.80	(23.20)	(3) %
647	LAKE TREATMENT	1,656.00	138.00	138.00	552.00	552.00	.00	0 %
648	SHORELINE TRIM	3,600.00	300.00	285.00	1,200.00	1,140.00	(60.00)	(5) %
	TOTAL GROUNDS	112,932.00	9,411.00	13,501.20	37,644.00	39,391.64	1,747.64	5 %
POOL & RECREATION								
650	POOL MAINTENANCE	7,320.00	610.00	447.13	2,440.00	1,978.64	(461.36)	(19) %
652	PROPANE-BBQ GRILLS	480.00	40.00	.00	160.00	78.81	(81.19)	(51) %
	TOTAL POOL & RECREATION	7,800.00	650.00	447.13	2,600.00	2,057.45	(542.55)	(21) %

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

FOR MONTH OF APR. AND YEAR TO DATE - 4 - MONTHS ENDING APR. 30, 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	6,680.00	8,807.56	2,127.56	32 %
686	TERMITE CONTROL	2,400.00	200.00	.00	800.00	.00	(800.00)	(100) %
687	ANT CONTROL	3,024.00	252.00	246.05	1,008.00	984.20	(23.80)	(2) %
TOTAL CONTRACT SERVICES		25,464.00	2,122.00	2,447.94	8,488.00	9,791.76	1,303.76	15 %
MISCELLANEOUS/CONTINGCY								

701	CONTINGENCY	22,620.00	1,885.00	.00	7,540.00	.00	(7,540.00)	(100) %
TOTAL MISCELL/CONTGCV		22,620.00	1,885.00	.00	7,540.00	.00	(7,540.00)	(100) %
TOTAL OPERATING EXP.		607,740.00	50,645.00	52,752.11	202,580.00	192,549.44	(10,030.56)	(5) %
RESERVE TRANSFERS								

730	RESERVE-POOLED	100,000.00	8,333.33	8,333.33	33,333.33	33,333.33	.00	0 %
TOTAL RESERVE TRANSFERS		100,000.00	8,333.33	8,333.33	33,333.33	33,333.33	.00	0 %
TOTAL OPER EXP/RESV.		707,740.00	58,978.33	61,085.44	235,913.33	225,882.77	(10,030.56)	(4) %
NET OPERATING MARGIN		.00	.00	1,671.93	.00	18,779.37	18,779.37	0 %

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