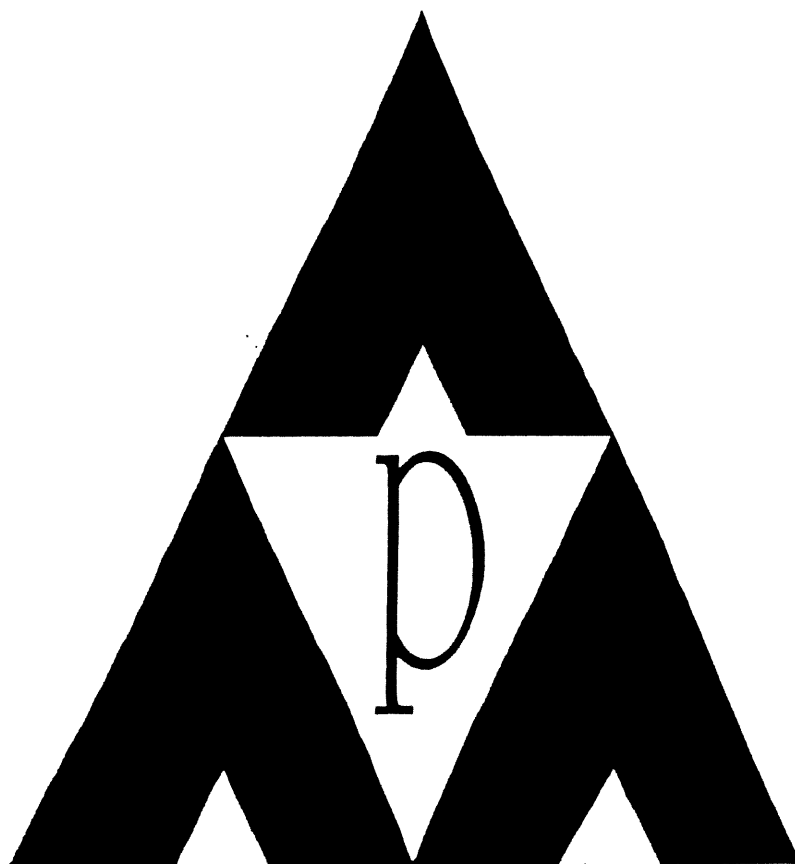


Hanson's Landing Condominium Association Inc. June 2010 Financial



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

North Palm Beach
561-622-6118

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

PERIOD- 6, AS OF- JUNE 30, 2010

ASSETS

PETTY CASH	50.00
OPER-M/M RIVERSIDE .50%	4,585.86
OPER-GULFSTREAM MM 1.39%	159,322.19
OPER-GULFSTREAM S/A FUNDS	2,961.93
OPER-GULFSTREAM	19,431.61
RESV-M/M GULFSTREAM 1.39%	190,082.49
RECEIVABLES-OWNERS	17,743.19
RECEIVABLES-S/A	102,343.75
A/R J B PAINTING REIMB	6,000.00
PREPAID INSURANCE-PROPERT	3,486.58
PREPAID TAXES	2,000.00
DEPOSITS-UTILITY	665.00
TOTAL ASSETS-	508,672.60

LIABILITIES & EQUITY

LIABILITIES

ACCOUNTS PAYABLE	20,624.61
ACCRUED EXPENSES	200.35
PREPAID MAINTENANCE	20,265.00
N/P FIDELITY BANK	39,831.25
S/A ROOF REPLACEMENT	725,400.00
S/A ROOF EXPENSE	(659,925.57)
TOTAL LIABILITIES-	146,395.64

RESERVES

POOLED RESERVES	190,462.80
FUNDING CASH FLOW	50,000.00
J B PAINTING REFUND	15,000.00
DISBURSEMENTS-PAVING	(29,616.25)
DISBURSEMENT-CAPLT IMPRV	(26,941.31)
DISBURSEMENTS-TENNIS CT	(10,045.00)
INTEREST	1,222.25
TOTAL RESERVES-	190,082.49

2009 CARRYOVER	(46,934.00)
BEGINNING FUND BALANCE	183,849.81
SURPLUS/(DEFICIT)CURRENT	35,278.66

LIABILITIES & EQUITY	508,672.60
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IS INTENDED FOR THE USE OF MANAGEMENT ONLY.

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

FOR MONTH OF JUNE AND YEAR TO DATE - 6 - MONTHS ENDING JUNE 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	305,784.00	305,784.00	.00	0 %
403	2009 FUND BAL CARRYOVER	93,868.00	7,822.33	7,822.33	46,934.00	46,934.00	.00	0 %
430	INTEREST INCOME	504.00	42.00	180.20	252.00	828.12	576.12	229 %
432	INTEREST PENALTY-OWNERS	600.00	50.00	1,860.24	300.00	3,694.62	3,394.62	1,132 %
434	SCREENING FEES	1,200.00	100.00	100.00	600.00	850.00	250.00	42 %
445	OTHER INCOME	.00	.00	.00	.00	4,029.08	4,029.08	0 %
446	BENCH DONATIONS	.00	.00	20.00	.00	3,090.00	3,090.00	0 %
	TOTAL REVENUE	707,740.00	58,978.33	60,946.77	353,870.00	365,209.82	11,339.82	3 %
EXPENSES								

ADMINISTRATIVE EXPENSE								

501	MANAGEMENT FEES	23,232.00	1,936.00	1,935.17	11,616.00	11,611.02	(4.98)	0 %
505	LEGAL	7,500.00	625.00	1,184.45	3,750.00	7,723.05	3,973.05	106 %
510	INSURANCE	195,300.00	16,275.00	16,098.38	97,650.00	96,588.75	(1,061.25)	(1) %
515	INTEREST PREM FINANCE PLA	2,040.00	170.00	.00	1,020.00	.00	(1,020.00)	(100) %
518	LOAN INTEREST	.00	.00	.00	.00	2,117.80	2,117.80	0 %
521	ACCOUNTING CPA YEAR END	3,300.00	275.00	.00	1,650.00	3,300.00	1,650.00	100 %
530	FEES & LICENSES	540.00	45.00	260.00	270.00	321.25	51.25	19 %
531	TAXES	2,040.00	170.00	.00	1,020.00	.00	(1,020.00)	(100) %
532	FEES TO DIVISION	744.00	62.00	.00	372.00	744.00	372.00	100 %
546	OFFICE EXPENSES	6,000.00	500.00	170.55	3,000.00	2,104.10	(895.90)	(30) %
548	ENTERTAINMENT	504.00	42.00	.00	252.00	93.21	(158.79)	(63) %
	TOTAL ADMINISTRATIVE	241,200.00	20,100.00	19,648.55	120,600.00	124,603.18	4,003.18	3 %
UTILITIES								

551	ELECTRIC	19,800.00	1,650.00	988.04	9,900.00	7,479.99	(2,420.01)	(24) %
552	WATER/SEWER	7,680.00	640.00	497.83	3,840.00	3,093.91	(746.09)	(19) %
560	FEES TO MILES GRANT	9,720.00	810.00	227.73	4,860.00	1,479.14	(3,380.86)	(70) %
571	TELEPHONE	1,752.00	146.00	102.93	876.00	802.53	(73.47)	(8) %
574	CABLE TV	63,636.00	5,303.00	5,149.41	31,818.00	30,888.64	(929.36)	(3) %
	TOTAL UTILITIES	102,588.00	8,549.00	6,965.94	51,294.00	43,744.21	(7,549.79)	(15) %

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

FOR MONTH OF JUNE AND YEAR TO DATE - 6 - MONTHS ENDING JUNE 30, 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	601.01	15,000.00	5,218.68	(9,781.32)	(65) %
576	GOLF CART MAINTENANCE	600.00	50.00	.00	300.00	523.71	223.71	75 %
577	MAINTENANCE LABOR	47,736.00	3,978.00	4,590.00	23,868.00	23,018.85	(849.15)	(4) %
578	FIRE ALARM MAINTENANCE	14,400.00	1,200.00	685.62	7,200.00	6,231.85	(968.15)	(13) %
600	BENCH EXPENSES	.00	.00	31.72	.00	3,215.72	3,215.72	0 %
603	MISC SUPPLIES	2,400.00	200.00	512.50	1,200.00	1,525.74	325.74	27 %
	TOTAL BUILDING & EQUIP.	95,136.00	7,928.00	6,420.85	47,568.00	39,734.55	(7,833.45)	(16) %
GROUNDS								
625	BASIC GROUNDS MAINTENANCE	53,412.00	4,451.00	4,450.75	26,706.00	26,704.50	(1.50)	0 %
626	TREE TRIMMING	12,000.00	1,000.00	290.80	6,000.00	1,163.20	(4,836.80)	(81) %
627	LAWN PEST CNTRL/FERTILIZ	9,036.00	753.00	702.05	4,518.00	4,550.80	32.80	1 %
628	SOD	1,200.00	100.00	.00	600.00	.00	(600.00)	(100) %
629	LANDSCAPE REPLACE/PLANTS	6,000.00	500.00	.00	3,000.00	5,522.50	2,522.50	84 %
630	IRRIGATION MAINTENANCE	13,200.00	1,100.00	3,585.52	6,600.00	8,048.18	1,448.18	22 %
631	MULCH	6,000.00	500.00	.00	3,000.00	4,767.97	1,767.97	59 %
632	BERM	2,868.00	239.00	233.70	1,434.00	1,402.20	(31.80)	(2) %
633	ORNAMENTAL PEST CONTROL	1,200.00	100.00	.00	600.00	95.00	(505.00)	(84) %
646	ENCROACHMENT BARRIER	2,760.00	230.00	224.20	1,380.00	1,345.20	(34.80)	(3) %
647	LAKE TREATMENT	1,656.00	138.00	138.00	828.00	828.00	.00	0 %
648	SHORELINE TRIM	3,600.00	300.00	285.00	1,800.00	1,710.00	(90.00)	(5) %
	TOTAL GROUNDS	112,932.00	9,411.00	9,910.02	56,466.00	56,137.55	(328.45)	(1) %
POOL & RECREATION								
650	POOL MAINTENANCE	7,320.00	610.00	375.00	3,660.00	2,728.64	(931.36)	(25) %
652	PROPANE-BBQ GRILLS	480.00	40.00	.00	240.00	78.81	(161.19)	(67) %
	TOTAL POOL & RECREATION	7,800.00	650.00	375.00	3,900.00	2,807.45	(1,092.55)	(28) %

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

FOR MONTH OF JUNE AND YEAR TO DATE - 6 - MONTHS ENDING JUNE 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	138.47	10,020.00	11,147.92	1,127.92	11 %
686	TERMITE CONTROL	2,400.00	200.00	.00	1,200.00	.00	(1,200.00)	(100) %
687	ANT CONTROL	3,024.00	252.00	526.05	1,512.00	1,756.30	244.30	16 %
	TOTAL CONTRACT SERVICES	25,464.00	2,122.00	664.52	12,732.00	12,904.22	172.22	1 %
MISCELLANEOUS/CONTINGCY								
701	CONTINGENCY	22,620.00	1,885.00	.00	11,310.00	.00	(11,310.00)	(100) %
	TOTAL MISCELL/CONTGKY	22,620.00	1,885.00	.00	11,310.00	.00	(11,310.00)	(100) %
	TOTAL OPERATING EXP.	607,740.00	50,645.00	43,984.88	303,870.00	279,931.16	(23,938.84)	(8) %
RESERVE TRANSFERS								
730	RESERVE-POOLED	100,000.00	8,333.33	8,333.33	50,000.00	50,000.00	.00	0 %
	TOTAL RESERVE TRANSFERS	100,000.00	8,333.33	8,333.33	50,000.00	50,000.00	.00	0 %
	TOTAL OPER EXP/RESV.	707,740.00	58,978.33	52,318.21	353,870.00	329,931.16	(23,938.84)	(7) %
	NET OPERATING MARGIN	.00	.00	8,628.56	.00	35,278.66	35,278.66	0 %

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RUN DATE- 7/19/10