

Financial Report

Hiawatha Manor Association, Inc. - East
For the period ended September 30, 2025

HIAWATHA EAST RESORT

Prepared by

Clarissa Cox

Prepared on

November 6, 2025

Table of contents

Balance Sheet.....3

Profit and Loss5

Balance Sheet

As of September 30, 2025

	Total
ASSETS	
Current Assets	
Bank Accounts	
Association Operating Accounts	
1015 ServisFirst DIP xx6861	78,259.85
Total Association Operating Accounts	78,259.85
Total Bank Accounts	78,259.85
Accounts Receivable	
112900 Receivables - Other	409.02
Total Accounts Receivable	409.02
Other Current Assets	
111500 Accounts Receivable Miscellaneous	-12,493.49
111900 Allowance for Doubtful Accounts	-6,712,127.45
112000 AR Maintenance Fees	6,712,127.45
1255.89 A/R - Lemonjuice Solutions	28,612.17
1255.90 A/R Hiawatha West	51,312.07
141001 Prepaid - Insurance	8,917.62
Undeposited Funds	1,250.00
Total Other Current Assets	77,598.37
Total Current Assets	156,267.24
Fixed Assets	
151000 Land	141,142.00
155000 Other Equipment	41,991.63
165000 Accum Depr - Other Equipment	-41,991.63
Total 155000 Other Equipment	0.00
157000 Furniture & Fixtures	4,156.98
167000 Accum Depr - Furniture & Fixtures	-4,156.98
Total 157000 Furniture & Fixtures	0.00
158000 Vehicles	33,667.54
168000 Accum Depr - Vehicles	-24,805.37
Total 158000 Vehicles	8,862.17
Total Fixed Assets	150,004.17
TOTAL ASSETS	\$306,271.41

LIABILITIES AND EQUITY

Liabilities

Current Liabilities

Accounts Payable

200000 Accounts Payable - Trade	176,233.40
---------------------------------	------------

Total Accounts Payable	176,233.40
-------------------------------	-------------------

	Total
Other Current Liabilities	
211000 HPP Loan - Investment in Purchased Receivables	519,644.98
212000 Accrued - Property & Income Taxes	28,379.00
213000 Accrued Expenses - Other	47,673.97
241101 Deferred Revenue - Prepaid Dues	13,915.42
255900 Due To/From Operating/Reserves	5,562.24
Total Other Current Liabilities	615,175.61
Total Current Liabilities	791,409.01
Long-Term Liabilities	
272000 Notes Payable	3,496.05
Total Long-Term Liabilities	3,496.05
Total Liabilities	794,905.06
Equity	
399000 Retained Earnings	-169,131.19
Net Income	-319,502.46
Total Equity	-488,633.65
TOTAL LIABILITIES AND EQUITY	\$306,271.41

Profit and Loss

September 2025

	Total
INCOME	
400600-02 Rental Income - Transient	2,521.05
400601-01 Other Rental Income - Cleaning Fees	706.79
401000-10 Property Mgmt - Late Fees	69.20
409900 Other Revenue	6,146.75
Total Income	9,443.79
GROSS PROFIT	
	9,443.79
EXPENSES	
601010 Salary and Wages	22,920.58
601050 Benefits - Healthcare	2,226.81
601051 Benefits - Retirement	659.72
601080 Employer Taxes	1,146.90
601081 Workers Comp	201.70
601090 Other Payroll Expense	2,292.05
602300 Legal Fees	300.00
604010-02 Tech Software & Apps	1,215.00
604010-04 Tech Finance & HR Software	55.85
604019 Office Supplies	22.43
604020 Bank Fees & Related Charges	102.26
604030 Insurance - D&O	284.08
604031 Insurance - General	5,763.11
604040 Postage & Freight	192.41
604051 Business & Property Taxes	1,632.50
604052 Rent Expense	2.00
604075 BOD Expenses	139.99
604080 Bad Debt	-7,129.41
604999 Misc & Other	96.25
606030 Landscape and Lawn	1,476.67
606031 Heating and Air Conditioning Repairs	652.47
606032 Plumbing Repairs	233.88
606036 Pool Service and Supplies	30.56
606038 Pest Control	121.72
606039 Fire Alarm Repairs & Maintenance	470.28
606049 Routine Preventative Maintenance (RPM/AUM)	42.28
606050 Other Repairs & Maintenance	15.34
606071 Electric	3,937.09
606072 Gas	162.75
606073 Water & Sewer	2,311.80
606074 Trash Removal/Recycling	322.00
606075 Media	-1,412.15
606301 Guest and Cleaning Supplies	138.11

	Total
606700 Property Management Fees	3.00
606701 Accounting Fees	1,800.00
606795 POA Fees	2,032.00
606990 Miscellaneous Supplies	26.13
Total Expenses	44,488.16
NET OPERATING INCOME	-35,044.37
OTHER EXPENSES	
608000 Depreciation Expense	384.10
992000 Income Tax - Country/Federal	200.00
Total Other Expenses	584.10
NET OTHER INCOME	-584.10
NET INCOME	\$ -35,628.47