Financial Report

Hiawatha Manor Association, Inc. - East

For the period ended July 31, 2025

HIAWATHA EAST RESORT

Prepared by

Clarissa Cox

Prepared on

September 26, 2025

Table of contents

Balance Sheet

As of July 31, 2025

	Total
ASSETS	
Current Assets	
Bank Accounts	
Association Operating Accounts	
1015 ServisFirst DIP xx6861	29,095.49
Total Association Operating Accounts	**29,095.49**
Total Bank Accounts	**29,095.49**
Accounts Receivable	
112900 Receivables - Other	409.02
Total Accounts Receivable	**409.02**
Other Current Assets	
111500 Accounts Receivable Miscellaneous	-21,900.45
111900 Allowance for Doubtful Accounts	-6,749,761.01
112000 AR Maintenance Fees	6,749,761.01
1255.89 A/R - Lemonjuice Solutions	25,534.03
1255.90 A/R Hiawatha West	100,655.76
141001 Prepaid - Insurance	8,905.21
Undeposited Funds	1,250.00
Total Other Current Assets	**114,444.55**
Total Current Assets	**143,949.06**
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	-24,037.17
Total 158000 Vehicles	**9,630.37**
Total Fixed Assets	**150,772.37**
TOTAL ASSETS	**$294,721.43**
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
200000 Accounts Payable - Trade	95,261.80
Total Accounts Payable	**95,261.80**

	Total
Other Current Liabilities	
211000 HPP Loan - Investment in Purchased Receivables	519,644.98
212000 Accrued - Property & Income Taxes	25,655.00
213000 Accrued Expenses - Other	41,899.97
241101 Deferred Revenue - Prepaid Dues	12,806.42
255900 Due To/From Operating/Reserves	5,562.24
Total Other Current Liabilities	**605,568.61**
Total Current Liabilities	**700,830.41**
Long-Term Liabilities	
272000 Notes Payable	4,281.23
Total Long-Term Liabilities	**4,281.23**
Total Liabilities	**705,111.64**
Equity	
399000 Retained Earnings	-169,131.19
Net Income	-241,259.02
Total Equity	**-410,390.21**
TOTAL LIABILITIES AND EQUITY	**$294,721.43**

Profit and Loss

July 2025

	Total
INCOME	
400600-02 Rental Income - Transient	3,006.36
400601-01 Other Rental Income - Cleaning Fees	627.22
400602 CC Processing Fee Income	25.95
401000-10 Property Mgmt - Late Fees	900.00
409900 Other Revenue	8,869.17
Total Income	**13,428.70**
GROSS PROFIT	**13,428.70**
EXPENSES	
601010 Salary and Wages	20,860.64
601015 Uniforms	66.29
601050 Benefits - Healthcare	5,245.38
601051 Benefits - Retirement	666.31
601080 Employer Taxes	1,155.17
601081 Workers Comp	18.36
601090 Other Payroll Expense	2,086.07
602300 Legal Fees	574.00
603006 Employee Incentives	66.00
604010-02 Tech Software & Apps	1,453.51
604010-04 Tech Finance & HR Software	44.37
604019 Office Supplies	136.26
604020 Bank Fees & Related Charges	97.38
604031 Insurance - General	6,084.56
604040 Postage & Freight	9.30
604051 Business & Property Taxes	1,632.50
604080 Bad Debt	-6,433.58
604999 Misc & Other	1,170.90
606030 Landscape and Lawn	2,555.87
606031 Heating and Air Conditioning Repairs	401.36
606032 Plumbing Repairs	111.55
606034 Vehicle Repairs	55.40
606036 Pool Service and Supplies	332.42
606038 Pest Control	242.09
606049 Routine Preventative Maintenance (RPM/AUM)	256.75
606050 Other Repairs & Maintenance	160.38
606071 Electric	4,653.26
606072 Gas	191.30
606073 Water & Sewer	3,441.56
606074 Trash Removal/Recycling	322.00
606075 Media	1,959.22
606301 Guest and Cleaning Supplies	1,195.41

	Total
606701 Accounting Fees	1,800.00
606795 POA Fees	2,032.00
Total Expenses	**54,643.99**
NET OPERATING INCOME	**-41,215.29**
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	**$ -41,799.39**