

Financial Report

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

HIAWATHA EAST RESORT

Prepared by

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Prepared on

September 26, 2025

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Balance Sheet

As of April 30, 2025

	Total
ASSETS	
Current Assets	
Bank Accounts	
Association Operating Accounts	
1010 Alliance Operating x7678	40,711.97
1024 Manager's Acct x2523	1,752.38
Total Association Operating Accounts	42,464.35
Total Bank Accounts	42,464.35
Accounts Receivable	
112900 Receivables - Other	21,062.22
Total Accounts Receivable	21,062.22
Other Current Assets	
111900 Allowance for Doubtful Accounts	-6,881,015.07
112000 AR Maintenance Fees	6,882,641.70
1255.89 A/R - Lemonjuice Solutions	19,582.36
1255.90 A/R Hiawatha West	144,788.77
141001 Prepaid - Insurance	18,166.94
Total Other Current Assets	184,164.70
Total Current Assets	247,691.27
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	-22,884.87
Total 158000 Vehicles	10,782.67
Total Fixed Assets	151,924.67
TOTAL ASSETS	\$399,615.94

LIABILITIES AND EQUITY

Liabilities

Current Liabilities

Accounts Payable

200000 Accounts Payable - Trade	77,422.24
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Total Accounts Payable	77,422.24
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Other Current Liabilities

	Total
211000 HPP Loan - Investment in Purchased Receivables	459,277.06
212000 Accrued - Property & Income Taxes	20,157.50
213000 Accrued Expenses - Other	30,825.16
241101 Deferred Revenue - Prepaid Dues	14,144.81
255900 Due To/From Operating/Reserves	5,562.24
Total Other Current Liabilities	529,966.77
Total Current Liabilities	607,389.01
Long-Term Liabilities	
272000 Notes Payable	5,459.00
Total Long-Term Liabilities	5,459.00
Total Liabilities	612,848.01
Equity	
399000 Retained Earnings	-169,131.19
Net Income	-44,100.88
Total Equity	-213,232.07
TOTAL LIABILITIES AND EQUITY	\$399,615.94

Profit and Loss

April 2025

	Total
INCOME	
400600-02 Rental Income - Transient	1,706.65
400601-01 Other Rental Income - Cleaning Fees	2,272.14
401000-10 Property Mgmt - Late Fees	25.00
409900 Other Revenue	15,603.57
Total Income	19,607.36
GROSS PROFIT	
	19,607.36
EXPENSES	
601010 Salary and Wages	21,357.46
601015 Uniforms	17.56
601050 Benefits - Healthcare	5,223.54
601051 Benefits - Retirement	526.87
601080 Employer Taxes	1,737.36
601081 Workers Comp	3.05
601090 Other Payroll Expense	2,135.75
602300 Legal Fees	2,184.00
604010-02 Tech Software & Apps	940.00
604010-04 Tech Finance & HR Software	37.46
604019 Office Supplies	41.18
604020 Bank Fees & Related Charges	27.18
604030 Insurance - D&O	292.58
604031 Insurance - General	1,646.42
604034 Insurance - Other	558.81
604040 Postage & Freight	3,535.36
604051 Business & Property Taxes	1,632.50
604052 Rent Expense	6.00
604999 Misc & Other	1,236.25
606020 Transfer and Recording Expense	0.33
606030 Landscape and Lawn	109.43
606031 Heating and Air Conditioning Repairs	1,188.03
606032 Plumbing Repairs	415.50
606033 Appliance Repairs	125.78
606034 Vehicle Repairs	205.45
606035 Electrical and Mechanical Repairs	228.42
606036 Pool Service and Supplies	60.22
606037 Furniture/Unit Repairs and Supplies	785.72
606038 Pest Control	468.22
606049 Routine Preventative Maintenance (RPM/AUM)	856.86
606050 Other Repairs & Maintenance	10.96
606071 Electric	5,681.66
606072 Gas	299.88

	Total
606073 Water & Sewer	1,862.28
606074 Trash Removal/Recycling	280.00
606075 Media	3,167.61
606300 Linens & Decor	49.03
606301 Guest and Cleaning Supplies	56.23
606302 Small Appliance and Houseware Replacement	175.29
606701 Accounting Fees	1,800.00
606795 POA Fees	2,032.00
Uncategorized Expense	126.23
Total Expenses	63,124.46
NET OPERATING INCOME	-43,517.10
OTHER INCOME	
800000 Interest Income	0.32
Total Other Income	0.32
OTHER EXPENSES	
608000 Depreciation Expense	384.10
992000 Income Tax - Country/Federal	200.00
Total Other Expenses	584.10
NET OTHER INCOME	-583.78
NET INCOME	\$ -44,100.88