Hiawatha Manor Association, Inc. West
Balance Sheet
As of July 31, 2025

		Total
ASSETS		
Current Assets		
Bank Accounts		
10000 OPERATING BANK ACCOUNTS		
1010 Cash - Alliance OPR xxxx7043		118,280.43
1050 HW - Chase Operating - 3680		13,688.46
1055 HW - Chase Concord - 5505		72.80
1060 Alliance Debit Card xx0726		1,500.00
1190 Petty Cash (Vacatia)		1,151.28
Total 10000 OPERATING BANK ACCOUNTS	$	134,692.97
11000 RESERVE BANK ACCOUNTS		
1015 Cash - Alliance Reserve x9900		137,456.97
Total 11000 RESERVE BANK ACCOUNTS	$	137,456.97
Total Bank Accounts	$	272,149.94
Other Current Assets		
1110 Accounts Receivable Miscellaneous		-3,642.94
1208 Allowance for Bad Debt - 2025		-288,143.63
1211 Accounts Rec. M/F 2025		1,530,948.18
1214 Accounts Receivable - Trade (Vacatia)		88,678.59
1215 Allowance for Doubtful Accounts		-8,233,066.03
1216 Maintenance Fees Receivable (Vacatia)		8,233,066.03
1255.39 A/R - Lemonjuice Solutions		2,492.87
1255.40 A/R Hiawatha East		60.45
1750 Prepaid Insurance		49,886.55
1760 Prepaid - General		7,506.32
Total Other Current Assets	$	1,387,786.39
Total Current Assets	$	1,659,936.33
Fixed Assets		
1260 Land		20,000.00
1265 Building		441,873.35
1265.1 Accum Depr - Building		-183,628.29
Total 1265 Building	$	258,245.06
1270 Other Equipment		57,245.62
1270.1 Accum Depr - Other Equipment		-53,166.67
Total 1270 Other Equipment	$	4,078.95
1275 Furniture/Fixtures		9,994.03
1275.1 Accum Depr - Furniture & Fixtures		-9,141.20
Total 1275 Furniture/Fixtures	$	852.83
1280 Vehicles		39,314.38

1280.1 Accum Depr - Vehicles		-28,072.90
Total 1280 Vehicles	**$**	**11,241.48**
1285 Other Fixed Asset		19,884.00
1285.1 Accum Depr - Other Assets		-19,884.00
Total 1285 Other Fixed Asset	**$**	**0.00**
Total Fixed Assets	**$**	**294,418.32**
TOTAL ASSETS	**$**	**1,954,354.65**
LIABILITIES AND EQUITY		
Liabilities		
Current Liabilities		
Accounts Payable		
2050 Accounts Payable (A/P)		191,509.61
Total Accounts Payable	**$**	**191,509.61**
Other Current Liabilities		
2029 Accrued Expenses Payable		73,709.79
2055 Accounts Payable - Trade		158,947.33
2060 Insurance Premium Payable		33,559.04
2070 Notes Payable		3,140.56
2075 Contractual Liabilities		256,226.00
2220 Deferred Income - M/F 2025		1,528,592.00
2243 Deferred Income - Reserve 2025		-15,208.32
2410 Deferred Revenue - Prepaid Dues		43,294.07
2415 Prepaid Dues (2025)		5,016.79
2450 InterCo Payable - VACATIA INC		50.00
2460 Due To/From Operating/Reserves		131,558.82
Total Other Current Liabilities	**$**	**2,218,886.08**
Total Current Liabilities	**$**	**2,410,395.69**
Total Liabilities	**$**	**2,410,395.69**
Equity		
3010 Retained Earnings		-132,349.54
Opening balance equity		-204,237.45
Net Income		-119,454.05
Total Equity	**-$**	**456,041.04**
TOTAL LIABILITIES AND EQUITY	**$**	**1,954,354.65**

Hiawatha Manor Association, Inc. West
Budget vs. Actuals: Budget_FY26_P&L - FY26 P&L
April - July, 2025

	Total		
	Actual	Budget	over Budget
Income			
401 Maintenance Assessments	379,600.00	379,600.00	0.00
401.1 Reserve Assessments	15,208.32	15,208.32	0.00
4150 Income - Rentals	1,887.26	68,313.32	-66,426.06
4180 Interest - Reserve	63.29		63.29
4190 Interest - Operating	283.37		283.37
4200 Late Fees	250.00	692.64	-442.64
4205 Income - Cr Card Fee	4,040.68	3,785.68	255.00
4210 Income Deed back		2,581.00	-2,581.00
4240 Miscellaneous	36,390.51		36,390.51
4280 Laundry and Extra Cleaning	1,272.36		1,272.36
Total Income	**$ 438,995.79**	**$ 470,180.96**	**-$ 31,185.17**
Gross Profit	**$ 438,995.79**	**$ 470,180.96**	**-$ 31,185.17**
Expenses			
6000 ADMINISTRATION			0.00
6010 Printing	846.60	860.00	-13.40
6020 Memberships		33.32	-33.32
6030 Postage	7,894.19	1,400.00	6,494.19
6050 Office Supplies	232.85	2,546.00	-2,313.15
6080 Software	6,860.44	7,306.68	-446.24
6084 Equipment/Copier		166.68	-166.68
6130 Management Fees	25,000.00	25,000.00	0.00
6140 Monthly Accounting	8,000.00	8,000.00	0.00
6150 Audit Fees		4,116.68	-4,116.68
6170 Legal Fees	29,720.04	12,930.32	16,789.72
6190 State of Fl. Condo Fees		552.00	-552.00
6220 Bad Debts	299,981.32	299,981.32	0.00
6230 Board Meeting Expense		200.00	-200.00
6232 Travel Employees	2,470.52	100.00	2,370.52
6400 Bank Charges Operating	4,115.38	2,411.68	1,703.70
6455 Employees Uniforms	17.56	150.00	-132.44
6465 POA Fees	21,462.32	21,462.32	0.00
Total 6000 ADMINISTRATION	**$ 406,601.22**	**$ 387,217.00**	**$ 19,384.22**
6500 HOUSEKEEPING			0.00
6510 Cleaning Service	7,140.00		7,140.00
6550 Salaries - Housekeepers		0.00	0.00
6570 Supplies	1,133.80	8,721.68	-7,587.88
6580 Cleaning - Carpet & Furnishing		223.00	-223.00

Total 6500 HOUSEKEEPING	**$**	**8,273.80**	**$**	**8,944.68**	**-$**	**670.88**
6790 MAINTENANCE						0.00
6803 Fire & Low Temp Monitor/Safety				20.00		-20.00
6830 Landscaping & Pesticide		255.89		7,232.68		-6,976.79
6850 Lawn Service		8,375.00				8,375.00
6870 Maintenance Supplies		1,818.53		1,318.68		499.85
6885 R & M - HVAC		573.59		5,000.00		-4,426.41
6890 Maintenance Repairs		3,179.69		14,697.32		-11,517.63
6930 Pest Control - Units		833.80		3,055.68		-2,221.88
6950 Pool		3,584.63		2,670.68		913.95
Total 6790 MAINTENANCE	**$**	**18,621.13**	**$**	**33,995.04**	**-$**	**15,373.91**
6900 Payroll Expense						0.00
6920 Salary & Wages				60,720.68		-60,720.68
Total 6900 Payroll Expense	**$**	**0.00**	**$**	**60,720.68**	**-$**	**60,720.68**
7000 UTILITIES						0.00
7010 Cable TV		12,877.71		17,204.64		-4,326.93
7015 Alarm System				1,098.32		-1,098.32
7030 Electric		18,939.73		26,733.32		-7,793.59
7050 Gas		1,729.92		1,981.32		-251.40
7090 Water & Sewer		35,983.71		38,094.00		-2,110.29
7100 Trash Removal		1,261.23		1,538.00		-276.77
Total 7000 UTILITIES	**$**	**70,792.30**	**$**	**86,649.60**	**-$**	**15,857.30**
7250 TAXES						0.00
7260 Payroll Expense				5,217.22		-5,217.22
7320 Payroll 401k				450.68		-450.68
7350 Property Tax Expense		7,940.32		7,940.32		0.00
7360 Real Estate Taxes		1,467.36		1,467.36		0.00
7450 Health Insurance				5,721.22		-5,721.22
Total 7250 TAXES	**$**	**9,407.68**	**$**	**20,796.80**	**-$**	**11,389.12**
7510 RECREATION						0.00
7550 Hospitality & Recreation				33.32		-33.32
Total 7510 RECREATION	**$**	**0.00**	**$**	**33.32**	**-$**	**33.32**
7600 VEHICLE EXPENSES						0.00
7620 Auto Service & Repairs		2,188.76		1,816.00		372.76
7630 Auto Insurance				3,496.68		-3,496.68
Total 7600 VEHICLE EXPENSES	**$**	**2,188.76**	**$**	**5,312.68**	**-$**	**3,123.92**
7635 Depreciation		6,992.16		7,945.68		-953.52
7760 INSURANCE				0.00		0.00
7780 Insurance - Other		2,315.07				2,315.07
7790 Bldg. Contents & Liab.		33,257.72		79,556.32		-46,298.60
7830 W/Comp - Vendors				530.32		-530.32
7850 Directors & Officers Liab.				1,148.32		-1,148.32
7875 Insurance Claims				5,817.68		-5,817.68
Total 7760 INSURANCE	**$**	**35,572.79**	**$**	**87,052.64**	**-$**	**51,479.85**

Total Expenses	**$**	**558,449.84**	**$**	**698,668.12**	**-$**	**140,218.28**
Net Operating Income	**-$**	**119,454.05**	**-$**	**228,487.16**	**$**	**109,033.11**
Other Expenses						
8000 Reserve Funding				15,208.32		-15,208.32
Total Other Expenses	**$**	**0.00**	**$**	**15,208.32**	**-$**	**15,208.32**
Net Other Income	**$**	**0.00**	**-$**	**15,208.32**	**$**	**15,208.32**
Net Income	**-$**	**119,454.05**	**-$**	**243,695.48**	**$**	**124,241.43**

% of Budget
100.00%
100.00%
2.76%
36.09%
106.74%
0.00%
93.37%
93.37%
98.44%
0.00%
563.87%
9.15%
93.89%
0.00%
100.00%
100.00%
0.00%
229.85%
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2470.52%
170.64%
11.71%
100.00%
105.01%
13.00%
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92.50%
0.00%
3.54%
137.91%
11.47%
21.63%
27.29%
134.22%
54.78%
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74.85%
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70.85%
87.31%
94.46%
82.00%
81.70%
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45.24%
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120.53%
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41.20%
88.00%
41.80%
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40.86%

79.93%
52.28%
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