

Hiawatha Manor Association, Inc. West

Balance Sheet

As of March 31, 2025

	Total
ASSETS	
Current Assets	
Bank Accounts	
10000 OPERATING BANK ACCOUNTS	
1050 HW - Chase Operating - 3680	13,688.46
1055 HW - Chase Concord - 5505	72.80
1190 Petty Cash (Vacatia)	1,151.28
Total 10000 OPERATING BANK ACCOUNTS	\$ 14,912.54
Total Bank Accounts	\$ 14,912.54
Other Current Assets	
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
1750 Prepaid Insurance	85,459.34
1760 Prepaid - General	7,506.32
Total Other Current Assets	\$ 181,644.25
Total Current Assets	\$ 196,556.79
Fixed Assets	
1260 Land	20,000.00
1265 Building	441,873.35
1265.1 Accum Depr - Building	-178,440.29
Total 1265 Building	\$ 263,433.06
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	-8,603.44
Total 1275 Furniture/Fixtures	\$ 1,390.59
1280 Vehicles	39,314.38
1280.1 Accum Depr - Vehicles	-26,806.50
Total 1280 Vehicles	\$ 12,507.88
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	\$ 301,410.48
TOTAL ASSETS	\$ 497,967.27
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	

Accounts Payable		
2050 Accounts Payable (A/P)		130,767.54
Total Accounts Payable	\$	130,767.54
Other Current Liabilities		
2029 Accrued Expenses Payable		41,611.46
2055 Accounts Payable - Trade		158,947.33
2060 Insurance Premium Payable		67,388.08
2070 Notes Payable		4,710.96
2075 Contractual Liabilities		256,226.00
2410 Deferred Revenue - Prepaid Dues		43,294.07
2450 InterCo Payable - VACATIA INC		50.00
2460 Due To/From Operating/Reserves		131,558.82
Total Other Current Liabilities	\$	703,786.72
Total Current Liabilities	\$	834,554.26
Total Liabilities	\$	834,554.26
Equity		
3010 Retained Earnings		
Opening balance equity		-204,237.45
Net Income		-132,349.54
Total Equity	-\$	336,586.99
TOTAL LIABILITIES AND EQUITY	\$	497,967.27

Friday, Sep 05, 2025 09:56:44 AM GMT-7 - Accrual Basis

Hiawatha Manor Association, Inc. West

Profit and Loss

April 2024 - March 2025

	Total
Income	
401 Maintenance Assessments	1,095,000.00
4150 Income - Rentals	127,615.17
4200 Late Fees	803.12
4205 Income - Cr Card Fee	3,848.14
4210 Income Deed back	3,589.12
4240 Miscellaneous	34,744.19
Total Income	\$ 1,265,599.74
Gross Profit	\$ 1,265,599.74
Expenses	
5140 Ancillary Fees	15,687.60
6000 ADMINISTRATION	
6020 Memberships	224.80
6030 Postage	39.51
6050 Office Supplies	2,305.29
6080 Software	3,532.87
6084 Equipment/Copier	1,531.90
6130 Management Fees	68,458.96
6140 Monthly Accounting	22,915.44
6150 Audit Fees	14,345.00
6165 Interest Expense	116.43
6170 Legal Fees	1,803.00
6220 Bad Debts	462,962.37
6230 Board Meeting Expense	689.54
6400 Bank Charges Operating	4,278.25
6455 Employees Uniforms	371.45
6465 POA Fees	34,113.31
Total 6000 ADMINISTRATION	\$ 617,688.12
6500 HOUSEKEEPING	
6510 Cleaning Service	72.00
6570 Supplies	11,152.46
6580 Cleaning - Carpet & Furnishing	125.40
Total 6500 HOUSEKEEPING	\$ 11,349.86
6790 MAINTENANCE	
6830 Landscaping & Pesticide	8,024.24
6870 Maintenance Supplies	3,480.86
6885 R & M - HVAC	4,882.37
6890 Maintenance Repairs	11,661.33
6930 Pest Control - Units	3,744.76

6950 Pool		1,912.25
Total 6790 MAINTENANCE	\$	33,705.81
6900 Payroll Expense		
6920 Salary & Wages		102,131.39
Total 6900 Payroll Expense	\$	102,131.39
7000 UTILITIES		207.87
7010 Cable TV		86,379.16
7030 Electric		115,531.10
7050 Gas		3,597.42
7090 Water & Sewer		101,608.45
7100 Trash Removal		2,611.75
Total 7000 UTILITIES	\$	309,935.75
7250 TAXES		
7260 Payroll Expense		5,395.42
7300 Taxes - Income Tax - Country/Federal		3,175.13
7320 Payroll 401k		810.46
7350 Property Tax Expense		21,640.25
7360 Real Estate Taxes		705.50
7450 Health Insurance		11,232.85
Total 7250 TAXES	\$	42,959.61
7510 RECREATION		
7550 Hospitality & Recreation		41.75
Total 7510 RECREATION	\$	41.75
7600 VEHICLE EXPENSES		
7620 Auto Service & Repairs		726.76
Total 7600 VEHICLE EXPENSES	\$	726.76
7635 Depreciation		20,108.67
7760 INSURANCE		
7780 Insurance - Other		7,917.31
7790 Bldg. Contents & Liab.		250,416.85
7830 W/Comp - Vendors		900.26
7850 Directors & Officers Liab.		760.22
7875 Insurance Claims		-17,456.35
Total 7760 INSURANCE	\$	242,538.29
7900 MISCELLANEOUS EXP		
7910 Employees Misc. Expense		1,075.67
Total 7900 MISCELLANEOUS EXP	\$	1,075.67
Total Expenses	\$	1,397,949.28
Net Operating Income	-\$	132,349.54
Net Income	-\$	132,349.54