

**Balance Sheet Report**  
**Crescent Lewisville Homeowners Association, Inc.**  
As of January 31, 2025

	<u>Balance Jan 31, 2025</u>	<u>Balance Dec 31, 2024</u>	<u>Change</u>
<b><u>Assets</u></b>			
<b>Assets</b>			
1010 - CIT Bank Operating Account	42,086.84	32,358.67	9,728.17
1011 - CIT Bank Reserve Account	20,123.53	20,120.45	3.08
<b>Total Assets</b>	<b>62,210.37</b>	<b>52,479.12</b>	<b>9,731.25</b>
<b>Receivables</b>			
1400 - Accounts Receivable	9,855.47	4,815.47	5,040.00
<b>Total Receivables</b>	<b>9,855.47</b>	<b>4,815.47</b>	<b>5,040.00</b>
<b>Total Assets</b>	<b>72,065.84</b>	<b>57,294.59</b>	<b>14,771.25</b>
<b><u>Liabilities</u></b>			
<b>Liabilities</b>			
2000 - Accounts Payable	4.89	140.44	(135.55)
2050 - Prepaid Assessments	600.00	17,800.00	(17,200.00)
2300 - Bank Loan	26,044.83	26,667.73	(622.90)
<b>Total Liabilities</b>	<b>26,649.72</b>	<b>44,608.17</b>	<b>(17,958.45)</b>
<b>Total Liabilities</b>	<b>26,649.72</b>	<b>44,608.17</b>	<b>(17,958.45)</b>
<b><u>Owners' Equity</u></b>			
<b>Equity</b>			
3900 - Retained Earnings	12,686.42	12,686.42	0.00
<b>Total Equity</b>	<b>12,686.42</b>	<b>12,686.42</b>	<b>0.00</b>
<b>Total Owners' Equity</b>	<b>12,686.42</b>	<b>12,686.42</b>	<b>0.00</b>
<b>Net Income / (Loss)</b>	<b>32,729.70</b>	<b>0.00</b>	<b>32,729.70</b>
<b>Total Liabilities and Equity</b>	<b>72,065.84</b>	<b>57,294.59</b>	<b>14,771.25</b>

# Income Statement Report

## Crescent Lewisville Homeowners Association, Inc.

### Consolidated

January 01, 2025 thru January 31, 2025

	Current Period			Year to Date (1 month)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b><u>Income</u></b>								
<b>Income</b>								
4100 - Assessments	37,200.00	37,200.00	0.00	37,200.00	37,200.00	0.00	37,200.00	0.00
4200 - Late/NSF Fee	150.00	0.00	150.00	150.00	0.00	150.00	0.00	(150.00)
4250 - Collection Fee Charge	90.00	0.00	90.00	90.00	0.00	90.00	0.00	(90.00)
4500 - Interest Income	4.94	0.00	4.94	4.94	0.00	4.94	0.00	(4.94)
<b>Total Income</b>	<b>37,444.94</b>	<b>37,200.00</b>	<b>244.94</b>	<b>37,444.94</b>	<b>37,200.00</b>	<b>244.94</b>	<b>37,200.00</b>	<b>(244.94)</b>
<b>Total Income</b>	<b>37,444.94</b>	<b>37,200.00</b>	<b>244.94</b>	<b>37,444.94</b>	<b>37,200.00</b>	<b>244.94</b>	<b>37,200.00</b>	<b>(244.94)</b>
<b><u>Expense</u></b>								
<b>General &amp; Administrative</b>								
5100 - Administrative Expenses	275.00	85.00	190.00	275.00	85.00	190.00	1,020.00	745.00
5101 - Postage	11.49	13.00	(1.51)	11.49	13.00	(1.51)	150.00	138.51
5104 - Printing and Reproduction	1.80	8.00	(6.20)	1.80	8.00	(6.20)	100.00	98.20
5105 - Website Expense	75.00	37.00	38.00	75.00	37.00	38.00	450.00	375.00
5109 - Licenses, Permits, & Fees	0.00	0.00	0.00	0.00	0.00	0.00	20.00	20.00
5110 - Professional Management	500.00	500.00	0.00	500.00	500.00	0.00	6,000.00	5,500.00
5171 - Loan Repayment	0.00	614.00	(614.00)	0.00	614.00	(614.00)	7,370.40	7,370.40
5172 - Interest on Loan	126.30	135.00	(8.70)	126.30	135.00	(8.70)	1,620.00	1,493.70
5181 - Tax Preparation	75.00	0.00	75.00	75.00	0.00	75.00	425.00	350.00
<b>Total General &amp; Administrative</b>	<b>1,064.59</b>	<b>1,392.00</b>	<b>(327.41)</b>	<b>1,064.59</b>	<b>1,392.00</b>	<b>(327.41)</b>	<b>17,155.40</b>	<b>16,090.81</b>
<b>Insurance</b>								
5310 - General Liability	1,455.00	1,271.00	184.00	1,455.00	1,271.00	184.00	1,271.00	(184.00)
5320 - Directors & Officers Liability	967.00	1,150.00	(183.00)	967.00	1,150.00	(183.00)	1,150.00	183.00
<b>Total Insurance</b>	<b>2,422.00</b>	<b>2,421.00</b>	<b>1.00</b>	<b>2,422.00</b>	<b>2,421.00</b>	<b>1.00</b>	<b>2,421.00</b>	<b>(1.00)</b>
<b>Utilities</b>								
6010 - Electric	10.28	13.00	(2.72)	10.28	13.00	(2.72)	160.00	149.72

**Income Statement Report**  
**Crescent Lewisville Homeowners Association, Inc.**  
**Consolidated**

January 01, 2025 thru January 31, 2025

	Current Period			Year to Date (1 month)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<b>Expense</b>								
<b>Utilities</b>								
6020 - Water/Sewer	253.55	83.00	170.55	253.55	83.00	170.55	1,000.00	746.45
<b>Total Utilities</b>	<b>263.83</b>	<b>96.00</b>	<b>167.83</b>	<b>263.83</b>	<b>96.00</b>	<b>167.83</b>	<b>1,160.00</b>	<b>896.17</b>
<b>Landscaping</b>								
6400 - Landscaping Contract	964.82	964.00	0.82	964.82	964.00	0.82	11,578.00	10,613.18
6500 - Irrigation	0.00	0.00	0.00	0.00	0.00	0.00	2,500.00	2,500.00
<b>Total Landscaping</b>	<b>964.82</b>	<b>964.00</b>	<b>0.82</b>	<b>964.82</b>	<b>964.00</b>	<b>0.82</b>	<b>14,078.00</b>	<b>13,113.18</b>
<b>Reserves</b>								
6001 - Reserve Contributions	0.00	0.00	0.00	0.00	0.00	0.00	2,385.76	2,385.76
<b>Total Reserves</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>2,385.76</b>	<b>2,385.76</b>
<b>Total Expense</b>	<b>4,715.24</b>	<b>4,873.00</b>	<b>(157.76)</b>	<b>4,715.24</b>	<b>4,873.00</b>	<b>(157.76)</b>	<b>37,200.16</b>	<b>32,484.92</b>
<b>Net Income / (Loss)</b>	<b>32,729.70</b>	<b>32,327.00</b>	<b>402.70</b>	<b>32,729.70</b>	<b>32,327.00</b>	<b>402.70</b>	<b>(0.16)</b>	<b>(32,729.86)</b>