

Balance Sheet Report
Crescent Lewisville Homeowners Association, Inc.
As of February 28, 2025

	<u>Balance Feb 28, 2025</u>	<u>Balance Jan 31, 2025</u>	<u>Change</u>
<u>Assets</u>			
Assets			
1010 - CIT Bank Operating Account	41,528.89	42,086.84	(557.95)
1011 - CIT Bank Reserve Account	20,126.93	20,123.53	3.40
Total Assets	61,655.82	62,210.37	(554.55)
Receivables			
1400 - Accounts Receivable	8,215.47	9,855.47	(1,640.00)
Total Receivables	8,215.47	9,855.47	(1,640.00)
Total Assets	69,871.29	72,065.84	(2,194.55)
<u>Liabilities</u>			
Liabilities			
2000 - Accounts Payable	70.03	4.89	65.14
2050 - Prepaid Assessments	600.00	600.00	0.00
2300 - Bank Loan	25,418.98	26,044.83	(625.85)
Total Liabilities	26,089.01	26,649.72	(560.71)
Total Liabilities	26,089.01	26,649.72	(560.71)
<u>Owners' Equity</u>			
Equity			
3900 - Retained Earnings	12,686.42	12,686.42	0.00
Total Equity	12,686.42	12,686.42	0.00
Total Owners' Equity	12,686.42	12,686.42	0.00
Net Income / (Loss)	31,095.86	32,729.70	(1,633.84)
Total Liabilities and Equity	69,871.29	72,065.84	(2,194.55)

Income Statement Report

Crescent Lewisville Homeowners Association, Inc.

Consolidated

February 01, 2025 thru February 28, 2025

	Current Period			Year to Date (2 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Income</u>								
Income								
4100 - Assessments	0.00	0.00	0.00	37,200.00	37,200.00	0.00	37,200.00	0.00
4200 - Late/NSF Fee	125.00	0.00	125.00	275.00	0.00	275.00	0.00	(275.00)
4250 - Collection Fee Charge	75.00	0.00	75.00	165.00	0.00	165.00	0.00	(165.00)
4500 - Interest Income	4.99	0.00	4.99	9.93	0.00	9.93	0.00	(9.93)
Total Income	204.99	0.00	204.99	37,649.93	37,200.00	449.93	37,200.00	(449.93)
Total Income	204.99	0.00	204.99	37,649.93	37,200.00	449.93	37,200.00	(449.93)
<u>Expense</u>								
General & Administrative								
5100 - Administrative Expenses	35.00	85.00	(50.00)	310.00	170.00	140.00	1,020.00	710.00
5101 - Postage	44.33	12.00	32.33	55.82	25.00	30.82	150.00	94.18
5104 - Printing and Reproduction	0.55	9.00	(8.45)	2.35	17.00	(14.65)	100.00	97.65
5105 - Website Expense	0.00	38.00	(38.00)	75.00	75.00	0.00	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	1,000.00	1,000.00	0.00	6,000.00	5,000.00
5120 - Collection Fees Billed Back	15.00	0.00	15.00	15.00	0.00	15.00	0.00	(15.00)
5171 - Loan Repayment	0.00	614.00	(614.00)	0.00	1,228.00	(1,228.00)	7,370.40	7,370.40
5172 - Interest on Loan	123.35	135.00	(11.65)	249.65	270.00	(20.35)	1,620.00	1,370.35
5181 - Tax Preparation	0.00	425.00	(425.00)	75.00	425.00	(350.00)	425.00	350.00
Total General & Administrative	718.23	1,818.00	(1,099.77)	1,782.82	3,210.00	(1,427.18)	17,155.40	15,372.58
Insurance								
5310 - General Liability	0.00	0.00	0.00	1,455.00	1,271.00	184.00	1,271.00	(184.00)
5320 - Directors & Officers Liability	0.00	0.00	0.00	967.00	1,150.00	(183.00)	1,150.00	183.00
Total Insurance	0.00	0.00	0.00	2,422.00	2,421.00	1.00	2,421.00	(1.00)
Utilities								
6010 - Electric	10.15	14.00	(3.85)	20.43	27.00	(6.57)	160.00	139.57

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Consolidated

February 01, 2025 thru February 28, 2025

	Current Period			Year to Date (2 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
Expense								
Utilities								
6020 - Water/Sewer	145.63	84.00	61.63	399.18	167.00	232.18	1,000.00	600.82
Total Utilities	155.78	98.00	57.78	419.61	194.00	225.61	1,160.00	740.39
Landscaping								
6400 - Landscaping Contract	964.82	966.00	(1.18)	1,929.64	1,930.00	(0.36)	11,578.00	9,648.36
6500 - Irrigation	0.00	625.00	(625.00)	0.00	625.00	(625.00)	2,500.00	2,500.00
Total Landscaping	964.82	1,591.00	(626.18)	1,929.64	2,555.00	(625.36)	14,078.00	12,148.36
Reserves								
6001 - Reserve Contributions	0.00	0.00	0.00	0.00	0.00	0.00	2,385.76	2,385.76
Total Reserves	0.00	0.00	0.00	0.00	0.00	0.00	2,385.76	2,385.76
Total Expense	1,838.83	3,507.00	(1,668.17)	6,554.07	8,380.00	(1,825.93)	37,200.16	30,646.09
Net Income / (Loss)	(1,633.84)	(3,507.00)	1,873.16	31,095.86	28,820.00	2,275.86	(0.16)	(31,096.02)