

Balance Sheet Report

Crescent Lewisville Homeowners Association, Inc.

As of April 30, 2025

	<u>Balance Apr 30, 2025</u>	<u>Balance Mar 31, 2025</u>	<u>Change</u>
<u>Assets</u>			
Assets			
1010 - CIT Bank Operating Account	37,366.28	38,844.22	(1,477.94)
1011 - CIT Bank Reserve Account	20,333.09	20,130.28	202.81
Total Assets	57,699.37	58,974.50	(1,275.13)
Receivables			
1400 - Accounts Receivable	7,885.47	7,725.47	160.00
Total Receivables	7,885.47	7,725.47	160.00
Total Assets	65,584.84	66,699.97	(1,115.13)
<u>Liabilities</u>			
Liabilities			
2000 - Accounts Payable	986.86	87.83	899.03
2050 - Prepaid Assessments	600.00	600.00	0.00
2300 - Bank Loan	24,146.67	24,778.52	(631.85)
Total Liabilities	25,733.53	25,466.35	267.18
Total Liabilities	25,733.53	25,466.35	267.18
<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)	 27,164.89	 28,547.20	 (1,382.31)
Total Liabilities and Equity	65,584.84	66,699.97	(1,115.13)

Income Statement Report

Crescent Lewisville Homeowners Association, Inc.

Consolidated

April 01, 2025 thru April 30, 2025

	Current Period			Year to Date (4 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	100.00	0.00	100.00	475.00	0.00	475.00	0.00	(475.00)
4250 - Collection Fee Charge	60.00	0.00	60.00	285.00	0.00	285.00	0.00	(285.00)
4410 - Demand Letter Income	0.00	0.00	0.00	45.00	0.00	45.00	0.00	(45.00)
4500 - Interest Income	4.36	0.00	4.36	19.36	0.00	19.36	0.00	(19.36)
4801 - CAP Fees	200.00	0.00	200.00	200.00	0.00	200.00	0.00	(200.00)
Total Income	364.36	0.00	364.36	38,224.36	37,200.00	1,024.36	37,200.00	(1,024.36)
Total Income	364.36	0.00	364.36	38,224.36	37,200.00	1,024.36	37,200.00	(1,024.36)
<u>Expense</u>								
General & Administrative								
5100 - Administrative Expenses	35.00	85.00	(50.00)	380.00	340.00	40.00	1,020.00	640.00
5101 - Postage	5.39	12.00	(6.61)	92.90	50.00	42.90	150.00	57.10
5104 - Printing and Reproduction	6.50	8.00	(1.50)	9.70	33.00	(23.30)	100.00	90.30
5105 - Website Expense	75.00	37.00	38.00	150.00	150.00	0.00	450.00	300.00
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	2,000.00	2,000.00	0.00	6,000.00	4,000.00
5120 - Collection Fees Billed Back	0.00	0.00	0.00	60.00	0.00	60.00	0.00	(60.00)
5171 - Loan Repayment	0.00	614.00	(614.00)	0.00	2,457.00	(2,457.00)	7,370.40	7,370.40
5172 - Interest on Loan	117.35	135.00	(17.65)	475.74	540.00	(64.26)	1,620.00	1,144.26
5181 - Tax Preparation	0.00	0.00	0.00	75.00	425.00	(350.00)	425.00	350.00
Total General & Administrative	739.24	1,391.00	(651.76)	3,243.34	5,995.00	(2,751.66)	17,155.40	13,912.06
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)

Income Statement Report

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Consolidated

April 01, 2025 thru April 30, 2025

	Current Period			Year to Date (4 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Utilities								
6010 - Electric	10.15	13.00	(2.85)	40.87	53.00	(12.13)	160.00	119.13
6020 - Water/Sewer	32.46	83.00	(50.54)	465.60	333.00	132.60	1,000.00	534.40
Total Utilities	42.61	96.00	(53.39)	506.47	386.00	120.47	1,160.00	653.53
Landscaping								
6400 - Landscaping Contract	964.82	965.00	(0.18)	3,859.28	3,859.00	0.28	11,578.00	7,718.72
6500 - Irrigation	0.00	625.00	(625.00)	1,028.38	1,875.00	(846.62)	2,500.00	1,471.62
Total Landscaping	964.82	1,590.00	(625.18)	4,887.66	5,734.00	(846.34)	14,078.00	9,190.34
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	1,746.67	3,077.00	(1,330.33)	11,059.47	14,536.00	(3,476.53)	37,200.16	26,140.69
Net Income / (Loss)	(1,382.31)	(3,077.00)	1,694.69	27,164.89	22,664.00	4,500.89	(0.16)	(27,165.05)