

Balance Sheet Report

Crescent Lewisville Homeowners Association, Inc.

As of July 31, 2025

	<u>Balance Jul 31, 2025</u>	<u>Balance Jun 30, 2025</u>	<u>Change</u>
<u>Assets</u>			
Assets			
1010 - CIT Bank Operating Account	27,934.90	30,468.75	(2,533.85)
1011 - CIT Bank Reserve Account	20,341.80	20,338.86	2.94
Total Assets	48,276.70	50,807.61	(2,530.91)
Receivables			
1400 - Accounts Receivable	7,470.47	7,350.47	120.00
Total Receivables	7,470.47	7,350.47	120.00
Total Assets	55,747.17	58,158.08	(2,410.91)
<u>Liabilities</u>			
Liabilities			
2000 - Accounts Payable	17.87	16.16	1.71
2050 - Prepaid Assessments	600.00	600.00	0.00
2300 - Bank Loan	22,225.90	22,863.77	(637.87)
Total Liabilities	22,843.77	23,479.93	(636.16)
Total Liabilities	22,843.77	23,479.93	(636.16)
<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)	 20,216.98	 21,991.73	 (1,774.75)
Total Liabilities and Equity	55,747.17	58,158.08	(2,410.91)

Income Statement Report

Crescent Lewisville Homeowners Association, Inc.

Consolidated

July 01, 2025 thru July 31, 2025

	Current Period			Year to Date (7 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	75.00	0.00	75.00	700.00	0.00	700.00	0.00	(700.00)
4250 - Collection Fee Charge	45.00	0.00	45.00	420.00	0.00	420.00	0.00	(420.00)
4410 - Demand Letter Income	0.00	0.00	0.00	45.00	0.00	45.00	0.00	(45.00)
4500 - Interest Income	4.16	0.00	4.16	32.15	0.00	32.15	0.00	(32.15)
4801 - CAP Fees	0.00	0.00	0.00	200.00	0.00	200.00	0.00	(200.00)
Total Income	124.16	0.00	124.16	38,597.15	37,200.00	1,397.15	37,200.00	(1,397.15)
Total Income	124.16	0.00	124.16	38,597.15	37,200.00	1,397.15	37,200.00	(1,397.15)
<u>Expense</u>								
General & Administrative								
5100 - Administrative Expenses	35.00	85.00	(50.00)	485.00	595.00	(110.00)	1,020.00	535.00
5101 - Postage	7.46	13.00	(5.54)	120.50	88.00	32.50	150.00	29.50
5104 - Printing and Reproduction	0.40	8.00	(7.60)	16.75	58.00	(41.25)	100.00	83.25
5105 - Website Expense	75.00	37.00	38.00	336.90	262.00	74.90	450.00	113.10
5109 - Licenses, Permits, & Fees	0.00	0.00	0.00	0.00	20.00	(20.00)	20.00	20.00
5110 - Professional Management	500.00	500.00	0.00	3,500.00	3,500.00	0.00	6,000.00	2,500.00
5120 - Collection Fees Billed Back	0.00	0.00	0.00	135.00	0.00	135.00	0.00	(135.00)
5171 - Loan Repayment	0.00	614.00	(614.00)	0.00	4,299.00	(4,299.00)	7,370.40	7,370.40
5172 - Interest on Loan	111.33	135.00	(23.67)	802.57	945.00	(142.43)	1,620.00	817.43
5181 - Tax Preparation	0.00	0.00	0.00	75.00	425.00	(350.00)	425.00	350.00
Total General & Administrative	729.19	1,392.00	(662.81)	5,471.72	10,192.00	(4,720.28)	17,155.40	11,683.68
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

Crescent Lewisville Homeowners Association, Inc.

Consolidated

July 01, 2025 thru July 31, 2025

	Current Period			Year to Date (7 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Utilities								
6010 - Electric	10.01	13.00	(2.99)	71.01	93.00	(21.99)	160.00	88.99
6020 - Water/Sewer	194.89	83.00	111.89	1,041.62	583.00	458.62	1,000.00	(41.62)
Total Utilities	204.90	96.00	108.90	1,112.63	676.00	436.63	1,160.00	47.37
Landscaping								
6400 - Landscaping Contract	964.82	964.00	0.82	6,753.74	6,753.00	0.74	11,578.00	4,824.26
6500 - Irrigation	0.00	0.00	0.00	2,620.08	2,500.00	120.08	2,500.00	(120.08)
Total Landscaping	964.82	964.00	0.82	9,373.82	9,253.00	120.82	14,078.00	4,704.18
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	1,898.91	2,452.00	(553.09)	18,380.17	22,542.00	(4,161.83)	37,200.16	18,819.99
Net Income / (Loss)	(1,774.75)	(2,452.00)	677.25	20,216.98	14,658.00	5,558.98	(0.16)	(20,217.14)