

Balance Sheet Report

Crescent Lewisville Homeowners Association, Inc.

As of October 31, 2025

	<u>Balance Oct 31, 2025</u>	<u>Balance Sep 30, 2025</u>	<u>Change</u>
<u>Assets</u>			
Assets			
1010 - FCB Bank Operating Account	20,103.26	22,618.22	(2,514.96)
1011 - FCB Bank Reserve Account	20,550.20	20,547.58	2.62
Total Assets	40,653.46	43,165.80	(2,512.34)
Receivables			
1400 - Accounts Receivable	7,830.47	7,710.47	120.00
Total Receivables	7,830.47	7,710.47	120.00
Total Assets	48,483.93	50,876.27	(2,392.34)
<u>Liabilities</u>			
Liabilities			
2000 - Accounts Payable	1,867.07	3.84	1,863.23
2050 - Prepaid Assessments	600.00	600.00	0.00
2300 - Bank Loan	20,312.08	20,934.98	(622.90)
Total Liabilities	22,779.15	21,538.82	1,240.33
Total Liabilities	22,779.15	21,538.82	1,240.33
<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)	 13,018.36	 16,651.03	 (3,632.67)
Total Liabilities and Equity	48,483.93	50,876.27	(2,392.34)

Income Statement Report

Crescent Lewisville Homeowners Association, Inc.

Consolidated

October 01, 2025 thru October 31, 2025

	Current Period			Year to Date (10 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	925.00	0.00	925.00	0.00	(925.00)
4250 - Collection Fee Charge	45.00	0.00	45.00	555.00	0.00	555.00	0.00	(555.00)
4410 - Demand Letter Income	0.00	0.00	0.00	45.00	0.00	45.00	0.00	(45.00)
4500 - Interest Income	3.50	0.00	3.50	43.50	0.00	43.50	0.00	(43.50)
4801 - CAP Fees	0.00	0.00	0.00	400.00	0.00	400.00	0.00	(400.00)
Total Income	123.50	0.00	123.50	39,168.50	37,200.00	1,968.50	37,200.00	(1,968.50)
Total Income	123.50	0.00	123.50	39,168.50	37,200.00	1,968.50	37,200.00	(1,968.50)
<u>Expense</u>								
General & Administrative								
5100 - Administrative Expenses	35.00	85.00	(50.00)	590.00	850.00	(260.00)	1,020.00	430.00
5101 - Postage	14.07	12.00	2.07	144.01	125.00	19.01	150.00	5.99
5104 - Printing and Reproduction	3.00	8.00	(5.00)	23.40	83.00	(59.60)	100.00	76.60
5105 - Website Expense	75.00	37.00	38.00	411.90	375.00	36.90	450.00	38.10
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	5,000.00	5,000.00	0.00	6,000.00	1,000.00
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	6,142.00	(6,142.00)	7,370.40	7,370.40
5172 - Interest on Loan	126.30	135.00	(8.70)	1,136.35	1,350.00	(213.65)	1,620.00	483.65
5181 - Tax Preparation	0.00	0.00	0.00	465.00	425.00	40.00	425.00	(40.00)
Total General & Administrative	753.37	1,391.00	(637.63)	7,905.66	14,370.00	(6,464.34)	17,155.40	9,249.74
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

October 01, 2025 thru October 31, 2025

	Current Period			Year to Date (10 months)			Annual Budget	Budget Remaining
	Actual	Budget	Variance	Actual	Budget	Variance		
<u>Expense</u>								
Utilities								
6010 - Electric	10.01	13.00	(2.99)	101.22	133.00	(31.78)	160.00	58.78
6020 - Water/Sewer	177.97	83.00	94.97	1,602.98	833.00	769.98	1,000.00	(602.98)
Total Utilities	187.98	96.00	91.98	1,704.20	966.00	738.20	1,160.00	(544.20)
Infrastructure & Maintenance								
6290 - Common Area Maint	1,850.00	0.00	1,850.00	1,850.00	0.00	1,850.00	0.00	(1,850.00)
Total Infrastructure & Maintenance	1,850.00	0.00	1,850.00	1,850.00	0.00	1,850.00	0.00	(1,850.00)
Landscaping								
6400 - Landscaping Contract	964.82	965.00	(0.18)	9,648.20	9,648.00	0.20	11,578.00	1,929.80
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	965.00	(0.18)	12,268.28	12,148.00	120.28	14,078.00	1,809.72
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	3,756.17	2,452.00	1,304.17	26,150.14	29,905.00	(3,754.86)	37,200.16	11,050.02
Net Income / (Loss)	(3,632.67)	(2,452.00)	(1,180.67)	13,018.36	7,295.00	5,723.36	(0.16)	(13,018.52)