Balance Sheet Report
Crescent Lewisville Homeowners Association, Inc.
As of November 30, 2025

	Balance Nov 30, 2025	Balance Oct 31, 2025	Change
Assets			
Assets			
1010 - FCB Bank Operating Account	15,761.09	20,103.26	(4,342.17)
1011 - FCB Bank Reserve Account	20,552.73	20,550.20	2.53
Total Assets	**36,313.82**	**40,653.46**	**(4,339.64)**
Receivables			
1400 - Accounts Receivable	7,950.47	7,830.47	120.00
Total Receivables	**7,950.47**	**7,830.47**	**120.00**
Total Assets	**44,264.29**	**48,483.93**	**(4,219.64)**
Liabilities			
Liabilities			
2000 - Accounts Payable	6.48	1,867.07	(1,860.59)
2050 - Prepaid Assessments	600.00	600.00	0.00
2300 - Bank Loan	19,689.18	20,312.08	(622.90)
Total Liabilities	**20,295.66**	**22,779.15**	**(2,483.49)**
Total Liabilities	**20,295.66**	**22,779.15**	**(2,483.49)**
Owners' Equity			
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)	**11,282.21**	**13,018.36**	**(1,736.15)**
Total Liabilities and Equity	**44,264.29**	**48,483.93**	**(4,219.64)**

Income Statement Report
Crescent Lewisville Homeowners Association, Inc.
Consolidated

November 01, 2025 thru November 30, 2025

	Current Period			Year to Date (11 months)			Annual	Budget
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Remaining
Income								
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	1,000.00	0.00	1,000.00	0.00	(1,000.00)
4250 - Collection Fee Charge	45.00	0.00	45.00	600.00	0.00	600.00	0.00	(600.00)
4410 - Demand Letter Income	0.00	0.00	0.00	45.00	0.00	45.00	0.00	(45.00)
4500 - Interest Income	3.24	0.00	3.24	46.74	0.00	46.74	0.00	(46.74)
4801 - CAP Fees	0.00	0.00	0.00	400.00	0.00	400.00	0.00	(400.00)
Total Income	**123.24**	**0.00**	**123.24**	**39,291.74**	**37,200.00**	**2,091.74**	**37,200.00**	**(2,091.74)**
Total Income	**123.24**	**0.00**	**123.24**	**39,291.74**	**37,200.00**	**2,091.74**	**37,200.00**	**(2,091.74)**
Expense								
General & Administrative								
5100 - Administrative Expenses	35.00	85.00	(50.00)	625.00	935.00	(310.00)	1,020.00	395.00
5101 - Postage	4.38	13.00	(8.62)	148.39	138.00	10.39	150.00	1.61
5104 - Printing and Reproduction	2.10	9.00	(6.90)	25.50	92.00	(66.50)	100.00	74.50
5105 - Website Expense	0.00	38.00	(38.00)	411.90	413.00	(1.10)	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	5,500.00	5,500.00	0.00	6,000.00	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	6,756.00	(6,756.00)	7,370.40	7,370.40
5172 - Interest on Loan	126.30	135.00	(8.70)	1,262.65	1,485.00	(222.35)	1,620.00	357.35
5181 - Tax Preparation	0.00	0.00	0.00	465.00	425.00	40.00	425.00	(40.00)
Total General & Administrative	**667.78**	**1,394.00**	**(726.22)**	**8,573.44**	**15,764.00**	**(7,190.56)**	**17,155.40**	**8,581.96**
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

November 01, 2025 thru November 30, 2025

	Current Period			Year to Date (11 months)			Annual	Budget
	Actual	Budget	Variance	Actual	Budget	Variance	Budget	Remaining
<u>**Expense**</u>								
Utilities								
6010 - Electric	10.01	14.00	(3.99)	111.23	147.00	(35.77)	160.00	48.77
6020 - Water/Sewer	216.78	84.00	132.78	1,819.76	917.00	902.76	1,000.00	(819.76)
Total Utilities	**226.79**	**98.00**	**128.79**	**1,930.99**	**1,064.00**	**866.99**	**1,160.00**	**(770.99)**
Infrastructure & Maintenance								
6290 - Common Area Maint	0.00	0.00	0.00	1,850.00	0.00	1,850.00	0.00	(1,850.00)
Total Infrastructure & Maintenance	**0.00**	**0.00**	**0.00**	**1,850.00**	**0.00**	**1,850.00**	**0.00**	**(1,850.00)**
Landscaping								
6400 - Landscaping Contract	964.82	965.00	(0.18)	10,613.02	10,613.00	0.02	11,578.00	964.98
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)**	**13,233.10**	**13,113.00**	**120.10**	**14,078.00**	**844.90**
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	**1,859.39**	**2,457.00**	**(597.61)**	**28,009.53**	**32,362.00**	**(4,352.47)**	**37,200.16**	**9,190.63**
Net Income / (Loss)	**(1,736.15)**	**(2,457.00)**	**720.85**	**11,282.21**	**4,838.00**	**6,444.21**	**(0.16)**	**(11,282.37)**