

Harbor Business Services, Inc.
aka Diamond Community Management

Balance Sheet
CW Division 12 STEP Association
July 2024

		Balance
Assets		
1082	CW12 STEP Operating Account	30,687.05
1083	CW12 STEP Reserve Account	10,510.39
1159	STEP CD- SCU-5.25%- 10 MO 10/5//24	63,033.42
Total Assets		104,230.86
Liabilities & Capital		
2020	Prepaid Assessments	6,068.00
	Total Liabilities	6,068.00
3000	Retained Earnings	81,544.97
3999	Current Year Earnings/Loss	16,617.89
	Total Capital	98,162.86
Total Liabilities & Capital		104,230.86

**Harbor Business Services, Inc.
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Operating Statement (Budget vs. Actual)

CW Division 12 STEP Association

July 2024

	Actual	Current Month Budget	Variance	Actual	Year To Date Budget	Variance
Revenue						
4000 Dues Assessment	8,397.00	8,733.00	(336.00)	60,273.00	61,131.00	(858.00)
4100 Late Charge Fee	0.00	0.00	0.00	245.00	0.00	245.00
4162 Interest - Reserve	2.22	0.00	2.22	1,603.04	0.00	1,603.04
Total Revenue	8,399.22	8,733.00	(333.78)	62,121.04	61,131.00	990.04
Operating Expenses						
5005 Annual Corp. Registration	0.00	0.00	0.00	(20.00)	(20.00)	0.00
5010 Management Fees	(500.00)	(500.00)	0.00	(3,500.00)	(3,500.00)	0.00
5106 Coping & Printing	0.00	(11.36)	11.36	0.00	(79.55)	79.55
5130 Postage	0.00	(11.36)	11.36	0.00	(79.54)	79.54
5200 Maintenance & Repair	0.00	0.00	0.00	(338.58)	(2,540.67)	2,202.09
5300 Electricity	(31.98)	(34.58)	2.60	(217.48)	(242.08)	24.60
5315 Sewer Expense	(7,985.38)	(14,557.34)	6,571.96	(38,631.89)	(58,229.34)	19,597.45
5441 Taxes Preparation	0.00	0.00	0.00	(195.00)	(200.00)	5.00
5500 Taxes - Income (IRS)	0.00	0.00	0.00	(245.00)	0.00	(245.00)
5520 Insurance	(1,737.96)	(1,300.00)	(437.96)	(1,737.96)	(1,300.00)	(437.96)
5525 Reserve Study	0.00	(920.00)	920.00	(920.00)	(920.00)	0.00
5570 Website	0.00	0.00	0.00	(187.46)	(400.00)	212.54
Total Operating Expenses	(10,255.32)	(17,334.64)	7,079.32	(45,993.37)	(67,511.18)	21,517.81
Other Income & Expenses						
9017 Reserve Fund Expenditur	0.00	0.00	0.00	490.22	0.00	490.22
Total Other Income & Expenses	0.00	0.00	0.00	490.22	0.00	490.22
Net Income (Loss)	(\$1,856.10)	(\$8,601.64)	\$6,745.54	\$16,617.89	(\$6,380.18)	\$22,998.07