

Harbor Business Services, Inc.
aka Diamond Community Management

Balance Sheet
CW Division 12 STEP Association
September 2024

		Balance
Assets		
1082	CW12 STEP Operating Account	38,134.47
1083	CW12 STEP Reserve Account	10,514.76
1159	STEP CD- SCU-5.25%- 10 MO 10/5//24	63,033.42
Total Assets		111,682.65
Liabilities & Capital		
2020	Prepaid Assessments	5,089.00
	Total Liabilities	5,089.00
3000	Retained Earnings	81,544.97
3999	Current Year Earnings/Loss	25,048.68
	Total Capital	106,593.65
Total Liabilities & Capital		111,682.65

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

CW Division 12 STEP Association

September 2024

		Actual	Current Month Budget	Variance	Actual	Year To Date Budget	Variance
Revenue							
4000	Dues Assessment	9,159.00	8,733.00	426.00	78,407.00	78,597.00	(190.00)
4100	Late Charge Fee	0.00	0.00	0.00	245.00	0.00	245.00
4162	Interest - Reserve	2.15	0.00	2.15	1,607.41	0.00	1,607.41
Total Revenue		9,161.15	8,733.00	428.15	80,259.41	78,597.00	1,662.41
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	(4,500.00)	(4,500.00)	0.00
5106	Coping & Printing	0.00	(11.36)	11.36	0.00	(102.27)	102.27
5130	Postage	0.00	(11.36)	11.36	0.00	(102.27)	102.27
5200	Maintenance & Repair	(590.41)	0.00	*(590.41)	(928.99)	(5,081.34)	4,152.35
5300	Electricity	(31.98)	(34.58)	2.60	(281.44)	(311.25)	29.81
5315	Sewer Expense	(8,053.21)	(14,557.33)	6,504.12	(46,685.10)	(72,786.67)	26,101.57
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	0.00	0.00	0.00	(1,737.96)	(1,300.00)	(437.96)
5525	Reserve Study	0.00	0.00	0.00	(920.00)	(920.00)	0.00
5570	Website	0.00	0.00	0.00	(187.46)	(400.00)	212.54
Total Operating Expenses		(9,175.60)	(15,114.63)	5,939.03	(55,700.95)	(85,723.80)	30,022.85
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)		(\$14.45)	(\$6,381.63)	\$6,367.18	\$25,048.68	(\$7,126.80)	\$32,175.48