

**Harbor Business Services, Inc.
aka Diamond Community Management**

Balance Sheet
CW Division 12 STEP Association
August 2026

		Balance
Assets		
1082	CW12 STEP Operating Account	51,072.96
1083	CW12 STEP Reserve Account	24,321.37
1159	STEP CD- SCU-3.75%- 12 MO 10/5/26	68,600.43
1261	STEP CD - SCU-3.75% -12-MO -2/5/27	7,263.26
Total Assets		151,258.02
Liabilities & Capital		
2020	Prepaid Assessments	6,165.00
	Total Liabilities	6,165.00
3000	Retained Earnings	133,325.50
3999	Current Year Earnings/Loss	11,767.52
	Total Capital	145,093.02
Total Liabilities & Capital		151,258.02

**Harbor Business Services, Inc.
aka Diamond Community Management**

Operating Statement (Budget vs. Actual)

CW Division 12 STEP Association

August 2026

		Actual	Current Month Budget	Variance	Actual	Year To Date Budget	Variance
Revenue							
4000	Dues Assessment	6,840.00	6,745.00	95.00	53,960.00	53,960.00	0.00
4162	Interest - Reserve	5.16	0.00	5.16	1,388.65	0.00	1,388.65
Total Revenue		6,845.16	6,745.00	100.16	55,348.65	53,960.00	1,388.65
Operating Expenses							
5005	Annual Corp. Registration	0.00	0.00	0.00	(20.00)	(20.00)	0.00
5010	Management Fees	(510.00)	(520.00)	10.00	(4,080.00)	(4,160.00)	80.00
5200	Maintenance & Repair	(4,802.26)	(972.92)	(3,829.34)	(10,364.21)	(7,783.34)	(2,580.87)
5300	Electricity	0.00	(41.25)	41.25	(385.83)	(330.00)	(55.83)
5310	Water	0.00	0.00	0.00	(10.00)	0.00	(10.00)
5315	Sewer Expense	0.00	0.00	0.00	(33,225.79)	(38,466.66)	5,240.87
5441	Taxes Preparation	0.00	0.00	0.00	(195.00)	(200.00)	5.00
5500	Taxes - IRS Paid Amt	0.00	0.00	0.00	0.00	(400.00)	400.00
5510	License Fees & Permits	0.00	0.00	0.00	(41.80)	0.00	(41.80)
5520	Insurance	(2,103.00)	(2,150.00)	47.00	(2,103.00)	(2,150.00)	47.00
5570	Website	0.00	0.00	0.00	(312.50)	(500.00)	187.50
Total Operating Expenses		(7,415.26)	(3,684.17)	(3,731.09)	(50,738.13)	(54,010.00)	3,271.87
Non-Operating Expenses							
8017	Reserve Fund Contributio	0.00	0.00	0.00	7,157.00	7,157.00	0.00
Total Non-Operating Expenses		0.00	0.00	0.00	7,157.00	7,157.00	0.00
Net Income (Loss)		(\$570.10)	\$3,060.83	(\$3,630.93)	\$11,767.52	(\$7,207.00)	\$18,974.52