

Harbor Business Services, Inc.
aka Diamond Community Management

Balance Sheet
CW Division 12 STEP Association
September 2026

		Balance
Assets		
1082	CW12 STEP Operating Account	49,619.42
1083	CW12 STEP Reserve Account	24,326.36
1159	STEP CD- SCU-3.75%- 12 MO 10/5/26	69,240.45
1261	STEP CD - SGU-3.75% -12-MO -2/5/27	7,331.02
Total Assets		150,517.25
Liabilities & Capital		
2020	Prepaid Assessments	5,852.00
	Total Liabilities	5,852.00
3000	Retained Earnings	133,325.50
3999	Current Year Earnings/Loss	11,339.75
	Total Capital	144,665.25
Total Liabilities & Capital		150,517.25

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

CW Division 12 STEP Association

September 2026

	Actual	Current Month Budget	Variance	Actual	Year To Date Budget	Variance
Revenue						
4000 Dues Assessment	6,745.00	6,745.00	0.00	60,705.00	60,705.00	0.00
4162 Interest - Reserve	712.77	0.00	712.77	2,101.42	0.00	2,101.42
Total Revenue	7,457.77	6,745.00	712.77	62,806.42	60,705.00	2,101.42
Operating Expenses						
5005 Annual Corp. Registratio	0.00	0.00	0.00	(20.00)	(20.00)	0.00
5010 Management Fees	(510.00)	(520.00)	10.00	(4,590.00)	(4,680.00)	90.00
5130 Postage	(11.20)	0.00	(11.20)	(11.20)	0.00	(11.20)
5190 Administrative Expenses	(10.10)	0.00	(10.10)	(10.10)	0.00	(10.10)
5200 Maintenance & Repair	0.00	(972.92)	972.92	(10,364.21)	(8,756.26)	(1,607.95)
5300 Electricity	(85.98)	(41.25)	(44.73)	(471.81)	(371.25)	(100.56)
5310 Water	(60.00)	0.00	(60.00)	(70.00)	0.00	(70.00)
5315 Sewer Expense	(7,208.26)	(9,616.67)	2,408.41	(40,434.05)	(48,083.33)	7,649.28
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	0.00	0.00	0.00	(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	(7,885.54)	(11,150.84)	3,265.30	(58,623.67)	(65,160.84)	6,537.17
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)	(\$427.77)	(\$4,405.84)	\$3,978.07	\$11,339.75	(\$11,612.84)	\$22,952.59