

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

**Operating Statement (Budget vs. Actual)**

CW Division 12 STEP Association

September 2018

		Actual	Current Month Budget	Variance	Actual	Year To Date Budget	Variance
<b>Revenue</b>							
4000	Dues Assessment	7,116.00	7,070.00	46.00	62,900.00	63,630.00	(730.00)
4100	Late Charge Fee	105.00	0.00	105.00	490.00	0.00	490.00
4120	NSF Fee	0.00	0.00	0.00	25.00	0.00	25.00
4160	Interest Income	25.87	0.00	25.87	172.44	0.00	172.44
<b>Total Revenue</b>		<b>7,246.87</b>	<b>7,070.00</b>	<b>176.87</b>	<b>63,587.44</b>	<b>63,630.00</b>	<b>(42.56)</b>
<b>Operating Expenses</b>							
5005	Annual Corp. Registrator	0.00	0.00	0.00	(10.00)	(10.00)	0.00
5010	Management Fees	(500.00)	(500.00)	0.00	(4,500.00)	(4,500.00)	0.00
5130	Postage	0.00	(5.00)	5.00	(23.67)	(45.00)	21.33
5190	Administrative Expenses	0.00	(18.75)	18.75	0.00	(168.75)	168.75
5200	Maintenance & Repair	0.00	(772.41)	772.41	(4,370.99)	(6,951.77)	2,580.78
5220	Grounds Maintenance	0.00	(20.84)	20.84	0.00	(187.48)	187.48
5300	Electricity	(25.50)	(29.16)	3.66	(322.67)	(262.52)	(60.15)
5315	Sewer Expense	(11,277.47)	(11,054.34)	(223.13)	(53,481.34)	(55,271.66)	1,790.32
5441	Taxes Preparation	0.00	0.00	0.00	(175.00)	(180.00)	5.00
5520	Insurance	0.00	0.00	0.00	(1,742.00)	(2,000.00)	258.00
5525	Reserve Study	(655.00)	0.00	(655.00)	(655.00)	0.00	(655.00)
5570	Website	0.00	(14.16)	14.16	0.00	(127.52)	127.52
<b>Total Operating Expenses</b>		<b>(12,457.97)</b>	<b>(12,414.66)</b>	<b>(43.31)</b>	<b>(65,280.67)</b>	<b>(69,704.70)</b>	<b>4,424.03</b>
<b>Net Income (Loss)</b>		<b>(\$5,211.10)</b>	<b>(\$5,344.66)</b>	<b>\$133.56</b>	<b>(\$1,693.23)</b>	<b>(\$6,074.70)</b>	<b>\$4,381.47</b>

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**Balance Sheet**  
CW Division 12 STEP Association  
September 2018

		<b>Balance</b>
<b>Assets</b>		
1082	CW Division 12 STEP Assoc. Op Acct	23,210.05
1083	CW Division 12 STEP Assoc Reserve A	62,986.82
<b>Total Assets</b>		<b>86,196.87</b>
<b>Liabilities &amp; Capital</b>		
2020	Prepaid Assessments	4,317.00
	<b>Total Liabilities</b>	<b>4,317.00</b>
3000	Retained Earnings	83,573.10
3999	Current Year Earnings/Loss	(1,693.23)
	<b>Total Capital</b>	<b>81,879.87</b>
<b>Total Liabilities &amp; Capital</b>		<b>86,196.87</b>