

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

Operating Statement (Budget vs. Actual)

CW Division 12 STEP Association

April 2019

		Actual	Current Month Budget	Variance	Actual	Year To Date Budget	Variance
Revenue							
4000	Dues Assessment	6,666.00	7,070.00	(404.00)	27,729.00	28,280.00	(551.00)
4160	Interest Income	28.20	0.00	28.20	105.98	0.00	105.98
Total Revenue		6,694.20	7,070.00	(375.80)	27,834.98	28,280.00	(445.02)
Operating Expenses							
5005	Annual Corp. Registrator	(10.00)	(10.00)	0.00	(10.00)	(10.00)	0.00
5010	Management Fees	(500.00)	(500.00)	0.00	(2,000.00)	(2,000.00)	0.00
5130	Postage	0.00	(4.17)	4.17	0.00	(16.67)	16.67
5200	Maintenance & Repair	0.00	(738.33)	738.33	(1,459.08)	(2,953.32)	1,494.24
5205	Maint. Supplies Expense	0.00	0.00	0.00	(143.82)	0.00	(143.82)
5220	Grounds Maintenance	0.00	(20.83)	20.83	0.00	(83.32)	83.32
5300	Electricity	(37.39)	(29.17)	(8.22)	(96.77)	(116.68)	19.91
5315	Sewer Expense	0.00	0.00	0.00	(22,112.14)	(22,166.66)	54.52
5441	Taxes Preparation	0.00	0.00	0.00	0.00	(195.00)	195.00
5520	Insurance	0.00	0.00	0.00	0.00	(2,000.00)	2,000.00
5570	Website	0.00	(33.33)	33.33	(62.32)	(133.32)	71.00
Total Operating Expenses		(547.39)	(1,335.83)	788.44	(25,884.13)	(29,674.97)	3,790.84
Non-Operating Expenses							
8010	Transfer to Reserve	10,285.00	0.00	10,285.00	10,285.00	0.00	10,285.00
Total Non-Operating Expenses		10,285.00	0.00	10,285.00	10,285.00	0.00	10,285.00
Other Income & Expenses							
9010	Transfer Op to Reserve	(10,285.00)	0.00	(10,285.00)	(10,285.00)	0.00	(10,285.00)
Total Other Income & Expenses		(10,285.00)	0.00	(10,285.00)	(10,285.00)	0.00	(10,285.00)
Net Income (Loss)		\$6,146.81	\$5,734.17	\$412.64	\$1,950.85	(\$1,394.97)	\$3,345.82

**Harbor Business Services, Inc.
aka Diamond Community Management****Balance Sheet**
CW Division 12 STEP Association
April 2019

		Balance
Assets		
1082	CW Division 12 STEP Assoc. Op Acct	18,349.66
1083	CW Division 12 STEP Assoc Reserve A	73,457.22
Total Assets		91,806.88
Liabilities & Capital		
2020	Prepaid Assessments	5,229.00
	Total Liabilities	5,229.00
3000	Retained Earnings	84,627.03
3999	Current Year Earnings/Loss	1,950.85
	Total Capital	86,577.88
Total Liabilities & Capital		91,806.88