

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

Balance Sheet
CW Division 12 STEP Association
April 2023

		Balance
Assets		
1082	CW12 STEP Operating Account	25,195.65
1083	CW12 STEP Reserve Account	11,368.75
1159	STEP CD- HSB-4.25%- 7 MO 12/03/23	41,841.74
1160	STEP CD-HSB-4.25%-7 MO 11/28/23	20,928.56
Total Assets		99,334.70
Liabilities & Capital		
2020	Prepaid Assessments	5,093.00
	Total Liabilities	5,093.00
3000	Retained Earnings	93,473.01
3999	Current Year Earnings/Loss	768.69
	Total Capital	94,241.70
Total Liabilities & Capital		99,334.70

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Operating Statement (Budget vs. Actual)

CW Division 12 STEP Association

April 2023

		Actual	Current Month Budget	Variance	Actual	Year To Date Budget	Variance
Revenue							
4000	Dues Assessment	7,738.00	7,526.00	212.00	29,892.00	30,104.00	(212.00)
4162	Interest - Reserve	723.69	0.00	723.69	723.81	0.00	723.81
Total Revenue		8,461.69	7,526.00	935.69	30,615.81	30,104.00	511.81
Operating Expenses							
5005	Annual Corp. Registrator	(20.00)	(20.00)	0.00	(20.00)	(20.00)	0.00
5010	Management Fees	(500.00)	(500.00)	0.00	(2,000.00)	(2,000.00)	0.00
5130	Postage	0.00	(18.75)	18.75	0.00	(75.00)	75.00
5200	Maintenance & Repair	0.00	(633.33)	633.33	0.00	(2,533.32)	2,533.32
5225	Septic System Maintenanc	(1,843.35)	0.00	(1,843.35)	(1,843.35)	0.00	(1,843.35)
5300	Electricity	(36.18)	(42.91)	6.73	(110.03)	(171.66)	61.63
5315	Sewer Expense	0.00	0.00	0.00	(25,811.42)	(25,103.66)	(707.76)
5525	Reserve Study	0.00	(1,800.00)	1,800.00	0.00	(1,800.00)	1,800.00
5570	Website	0.00	(33.33)	33.33	(62.32)	(133.32)	71.00
Total Operating Expenses		(2,399.53)	(3,048.32)	648.79	(29,847.12)	(31,836.96)	1,989.84
Net Income (Loss)		\$6,062.16	\$4,477.68	\$1,584.48	\$768.69	(\$1,732.96)	\$2,501.65