

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

**Balance Sheet**  
CW Division 12 STEP Association  
July 2023

		<b>Balance</b>
<b>Assets</b>		
1082	CW12 STEP Operating Account	13,538.81
1083	CW12 STEP Reserve Account	11,375.90
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
<b>Total Assets</b>		<b>87,685.01</b>
<b>Liabilities &amp; Capital</b>		
2020	Prepaid Assessments	4,851.00
	<b>Total Liabilities</b>	<b>4,851.00</b>
3000	Retained Earnings	93,473.01
3999	Current Year Earnings/Loss	(10,639.00)
	<b>Total Capital</b>	<b>82,834.01</b>
<b>Total Liabilities &amp; Capital</b>		<b>87,685.01</b>

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**Operating Statement (Budget vs. Actual)**  
CW Division 12 STEP Association  
July 2023

		<b>Actual</b>	<b>Current Month Budget</b>	<b>Variance</b>	<b>Actual</b>	<b>Year To Date Budget</b>	<b>Variance</b>
<b>Revenue</b>							
4000	Dues Assessment	7,314.00	7,526.00	(212.00)	52,576.00	52,682.00	(106.00)
4162	Interest - Reserve	2.41	0.00	2.41	730.96	0.00	730.96
<b>Total Revenue</b>		<b>7,316.41</b>	<b>7,526.00</b>	<b>(209.59)</b>	<b>53,306.96</b>	<b>52,682.00</b>	<b>624.96</b>
<b>Operating Expenses</b>							
5005	Annual Corp. Registrator	0.00	0.00	0.00	(20.00)	(20.00)	0.00
5010	Management Fees	(500.00)	(500.00)	0.00	(3,500.00)	(3,500.00)	0.00
5130	Postage	0.00	(18.75)	18.75	0.00	(131.25)	131.25
5200	Maintenance & Repair	0.00	(633.34)	633.34	(1,843.35)	(4,433.33)	2,589.98
5300	Electricity	(28.95)	(42.91)	13.96	(203.71)	(300.41)	96.70
5315	Sewer Expense	(15,489.80)	(12,551.83)	(2,937.97)	(55,357.97)	(50,207.33)	(5,150.64)
5441	Taxes Preparation	0.00	0.00	0.00	(185.00)	(200.00)	15.00
5520	Insurance	(1,291.77)	(1,300.00)	8.23	(1,291.77)	(1,300.00)	8.23
5525	Reserve Study	(920.00)	0.00	(920.00)	(920.00)	(1,800.00)	880.00
5570	Website	(181.84)	(33.34)	(148.50)	(624.16)	(233.32)	(390.84)
<b>Total Operating Expenses</b>		<b>(18,412.36)</b>	<b>(15,080.17)</b>	<b>(3,332.19)</b>	<b>(63,945.96)</b>	<b>(62,125.64)</b>	<b>(1,820.32)</b>
<b>Net Income (Loss)</b>		<b>(\$11,095.95)</b>	<b>(\$7,554.17)</b>	<b>(\$3,541.78)</b>	<b>(\$10,639.00)</b>	<b>(\$9,443.64)</b>	<b>(\$1,195.36)</b>