

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

Balance Sheet
CW Division 12 STEP Association
October 2023

		Balance
Assets		
1082	CW12 STEP Operating Account	16,379.19
1083	CW12 STEP Reserve Account	11,383.05
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		90,532.54
Liabilities & Capital		
2020	Prepaid Assessments	4,676.00
	Total Liabilities	4,676.00
3000	Retained Earnings	93,473.01
3999	Current Year Earnings/Loss	(7,616.47)
	Total Capital	85,856.54
Total Liabilities & Capital		90,532.54

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Operating Statement (Budget vs. Actual)

CW Division 12 STEP Association

October 2023

		Actual	Current Month Budget	Variance	Actual	Year To Date Budget	Variance
Revenue							
4000	Dues Assessment	7,314.00	7,526.00	(212.00)	75,082.00	75,260.00	(178.00)
4162	Interest - Reserve	2.41	0.00	2.41	738.11	0.00	738.11
Total Revenue		7,316.41	7,526.00	(209.59)	75,820.11	75,260.00	560.11
Operating Expenses							
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	(5,000.00)	(5,000.00)	0.00
5106	Coping & Printing	0.00	(250.00)	250.00	0.00	(250.00)	250.00
5130	Postage	(115.20)	(18.75)	(96.45)	(115.20)	(187.50)	72.30
5190	Administrative Expenses	(82.32)	0.00	(82.32)	(82.32)	0.00	(82.32)
5200	Maintenance & Repair	0.00	(633.33)	633.33	(3,975.51)	(6,333.33)	2,357.82
5300	Electricity	(28.78)	(42.92)	14.14	(290.06)	(429.17)	139.11
5315	Sewer Expense	0.00	0.00	0.00	(70,932.56)	(62,759.17)	(8,173.39)
5441	Taxes Preparation	0.00	0.00	0.00	(185.00)	(200.00)	15.00
5520	Insurance	0.00	0.00	0.00	(1,291.77)	(1,300.00)	8.23
5525	Reserve Study	0.00	0.00	0.00	(920.00)	(1,800.00)	880.00
5570	Website	0.00	(33.34)	33.34	(624.16)	(333.32)	(290.84)
Total Operating Expenses		(726.30)	(1,478.34)	752.04	(83,436.58)	(78,612.49)	(4,824.09)
Net Income (Loss)		\$6,590.11	\$6,047.66	\$542.45	(\$7,616.47)	(\$3,352.49)	(\$4,263.98)