

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

Balance Sheet

CW Division 12 STEP Association
June 2016

		Balance
Assets		
1082	CW Division 12 STEP Assoc. Op Acct	21,466.62
1083	CW Division 12 STEP Assoc Wk Cpt Ac	52,201.97
Total Assets		73,668.59
Liabilities & Capital		
2020	Prepaid Assessments	3,492.00
	Total Liabilities	3,492.00
3000	Retained Earnings	61,980.83
3999	Current Year Earnings/Loss	8,195.76
	Total Capital	70,176.59
Total Liabilities & Capital		73,668.59

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

Operating Statement (Budget vs. Actual)

CW Division 12 STEP Association

June 2016

		Actual	Current Month Budget	Variance	Actual	Year To Date Budget	Variance
Revenue							
4000	Dues Assessment	6,429.63	6,927.00	(497.37)	39,277.83	41,562.00	(2,284.17)
4012	Sewer Hook Up Fee	1,500.00	1,500.00	0.00	4,500.00	3,000.00	1,500.00
4100	Late Charge Fee	0.00	0.00	0.00	105.00	0.00	105.00
4160	Interest Income	1.16	0.00	1.16	6.47	0.00	6.47
Total Revenue		7,930.79	8,427.00	(496.21)	43,889.30	44,562.00	(672.70)
Operating Expenses							
5005	Annual Corp. Registration	0.00	0.00	0.00	(10.00)	(10.00)	0.00
5010	Management Fees	(475.00)	(475.00)	0.00	(2,850.00)	(2,850.00)	0.00
5130	Postage	(19.41)	(4.17)	(15.24)	(21.86)	(24.99)	3.13
5190	Administrative Expenses	0.00	(18.75)	18.75	0.00	(112.50)	112.50
5200	Maintenance & Repair	0.00	(270.41)	270.41	(80.93)	(1,622.49)	1,541.56
5220	Grounds Maintenance	0.00	(125.00)	125.00	0.00	(125.00)	125.00
5300	Electricity	(21.38)	(37.50)	16.12	(130.45)	(225.00)	94.55
5315	Sewer Expense	0.00	0.00	0.00	(27,466.35)	(30,222.00)	2,755.65
5410	Bank Charges	(12.68)	(8.34)	(4.34)	(62.20)	(49.99)	(12.21)
5435	Legal	0.00	0.00	0.00	(3,093.75)	(500.00)	(2,593.75)
5441	Taxes Preparation	0.00	0.00	0.00	(160.00)	(150.00)	(10.00)
5520	Insurance	0.00	0.00	0.00	(1,378.00)	(2,000.00)	622.00
5521	Insurance - General	(440.00)	0.00	(440.00)	(440.00)	0.00	(440.00)
Total Operating Expenses		(968.47)	(939.17)	(29.30)	(35,693.54)	(37,891.97)	2,198.43
Non-operating Income							
8010	Transfer to Reserve	834.00	833.33	0.67	5,004.00	4,999.99	4.01
8014	Transfer Hook Up Fees to	1,500.00	1,500.00	0.00	4,500.00	3,000.00	1,500.00
Total Non-operating Income		2,334.00	2,333.33	0.67	9,504.00	7,999.99	1,504.01
Non-operating Expenses							
9010	Transfer Op to Reserve	(834.00)	0.00	(834.00)	(5,004.00)	0.00	(5,004.00)
9014	Transfer Op to Hook Up F	(1,500.00)	0.00	(1,500.00)	(4,500.00)	0.00	(4,500.00)
Total Non-operating Expenses		(2,334.00)	0.00	(2,334.00)	(9,504.00)	0.00	(9,504.00)
Net Income (Loss)		\$6,962.32	\$9,821.16	(\$2,858.84)	\$8,195.76	(\$1,329.96)	\$9,525.72

