

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

**Balance Sheet**  
CW Division 12 STEP Association  
December 2022

		<b>Balance</b>
<b>Assets</b>		
1082	CW12 STEP Operating Account	24,342.77
1083	CW12 STEP Reserve Account	11,366.99
1159	STEP CD- HSB-2%- 7 MO 5/03/23	41,363.21
1160	STEP CD-HSB-2%-7 MO 4/28/23	20,685.04
<b>Total Assets</b>		<b>97,758.01</b>
<b>Liabilities &amp; Capital</b>		
2020	Prepaid Assessments	4,285.00
	<b>Total Liabilities</b>	<b>4,285.00</b>
3000	Retained Earnings	91,653.15
3999	Current Year Earnings/Loss	1,819.86
	<b>Total Capital</b>	<b>93,473.01</b>
<b>Total Liabilities &amp; Capital</b>		<b>97,758.01</b>

**Harbor Business Services, Inc.  
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**Operating Statement (Budget vs. Actual)**

CW Division 12 STEP Association

December 2022

		Actual	Current Month Budget	Variance	Actual	Year To Date Budget	Variance
<b>Revenue</b>							
4000	Dues Assessment	8,011.00	7,526.00	485.00	90,608.00	90,312.00	296.00
4100	Late Charge Fee	0.00	0.00	0.00	350.00	0.00	350.00
4162	Interest - Reserve	0.04	0.00	0.04	177.54	0.00	177.54
<b>Total Revenue</b>		<b>8,011.04</b>	<b>7,526.00</b>	<b>485.04</b>	<b>91,135.54</b>	<b>90,312.00</b>	<b>823.54</b>
<b>Operating Expenses</b>							
5005	Annual Corp. Registrator	0.00	0.00	0.00	(20.00)	(10.00)	(10.00)
5010	Management Fees	(500.00)	(500.00)	0.00	(6,000.00)	(6,000.00)	0.00
5106	Coping & Printing	0.00	0.00	0.00	0.00	(250.00)	250.00
5130	Postage	0.00	(18.75)	18.75	(132.98)	(225.00)	92.02
5190	Administrative Expenses	0.00	0.00	0.00	(137.88)	0.00	(137.88)
5200	Maintenance & Repair	(1,825.53)	(721.00)	(1,104.53)	(9,619.41)	(8,652.00)	(967.41)
5300	Electricity	(79.65)	(42.91)	(36.74)	(484.59)	(515.00)	30.41
5315	Sewer Expense	0.00	0.00	0.00	(71,317.23)	(75,311.00)	3,993.77
5441	Taxes Preparation	0.00	0.00	0.00	(185.00)	(200.00)	15.00
5520	Insurance	0.00	0.00	0.00	(1,221.41)	(1,300.00)	78.59
5570	Website	0.00	(25.00)	25.00	(197.18)	(300.00)	102.82
<b>Total Operating Expenses</b>		<b>(2,405.18)</b>	<b>(1,307.66)</b>	<b>(1,097.52)</b>	<b>(89,315.68)</b>	<b>(92,763.00)</b>	<b>3,447.32</b>
<b>Net Income (Loss)</b>		<b>\$5,605.86</b>	<b>\$6,218.34</b>	<b>(\$612.48)</b>	<b>\$1,819.86</b>	<b>(\$2,451.00)</b>	<b>\$4,270.86</b>

**Harbor Business Services, Inc.  
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**Operating Statement (12 Months Summary)**  
CW Division 12 STEP Association  
December 2022

	JAN 22	FEB 22	MAR 22	APR 22	MAY 22	JUN 22	JUL 22	AUG 22	SEP 22	OCT 22	NOV 22	DEC 22	Total
<b>Revenue</b>													
4000 Dues Assessme	7,077.00	7,935.00	7,334.00	8,054.00	7,367.00	7,791.00	7,314.00	7,526.00	7,353.00	7,532.00	7,314.00	8,011.00	90,608.00
4100 Late Charge Fee	0.00	0.00	0.00	210.00	0.00	70.00	0.00	0.00	0.00	70.00	0.00	0.00	350.00
4162 Interest - Reser	75.51	0.04	47.06	0.04	0.04	0.04	0.04	0.04	54.61	0.04	0.04	0.04	177.54
<b>Total Revenue</b>	<b>7,152.51</b>	<b>7,935.04</b>	<b>7,381.06</b>	<b>8,264.04</b>	<b>7,367.04</b>	<b>7,861.04</b>	<b>7,314.04</b>	<b>7,526.04</b>	<b>7,407.61</b>	<b>7,602.04</b>	<b>7,314.04</b>	<b>8,011.04</b>	<b>91,135.54</b>
<b>Operating Expenses</b>													
5005 Annual Corp. Re	0.00	0.00	0.00	(20.00)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(20.00)
5010 Management Fee	(500.00)	(500.00)	(500.00)	(500.00)	(500.00)	(500.00)	(500.00)	(500.00)	(500.00)	(500.00)	(500.00)	(500.00)	(6,000.00)
5130 Postage	(10.44)	0.00	(15.08)	(5.22)	0.00	0.00	0.00	0.00	0.00	(102.24)	0.00	0.00	(132.98)
5190 Administrative E	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(137.88)	0.00	0.00	(137.88)
5200 Maintenance & I	(1,825.53)	0.00	0.00	0.00	(1,838.27)	0.00	(295.25)	(9.65)	(426.60)	(3,271.14)	(127.44)	(1,825.53)	(9,619.41)
5300 Electricity	(38.40)	(43.09)	(40.13)	(74.67)	(37.25)	0.00	(64.97)	0.00	(38.70)	(28.78)	(38.95)	(79.65)	(484.59)
5315 Sewer Expense	(10,618.14)	0.00	(12,160.82)	0.00	(12,160.82)	0.00	(12,774.65)	0.00	(12,249.66)	0.00	(11,353.14)	0.00	(71,317.23)
5441 Taxes Preparati	0.00	0.00	(185.00)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	(185.00)
5520 Insurance	0.00	0.00	0.00	0.00	0.00	0.00	(1,221.41)	0.00	0.00	0.00	0.00	0.00	(1,221.41)
5570 Website	0.00	0.00	0.00	0.00	0.00	0.00	(97.18)	(100.00)	0.00	0.00	0.00	0.00	(197.18)
<b>Total Operating Expenses</b>	<b>(12,992.51)</b>	<b>(543.09)</b>	<b>(12,901.03)</b>	<b>(599.89)</b>	<b>(14,536.34)</b>	<b>(500.00)</b>	<b>(14,953.46)</b>	<b>(609.65)</b>	<b>(13,214.96)</b>	<b>(4,040.04)</b>	<b>(12,019.53)</b>	<b>(2,405.18)</b>	<b>(89,315.68)</b>
<b>Net Income (Loss)</b>	<b>(5,840.00)</b>	<b>7,391.95</b>	<b>(5,519.97)</b>	<b>7,664.15</b>	<b>(7,169.30)</b>	<b>7,361.04</b>	<b>(7,639.42)</b>	<b>6,916.39</b>	<b>(5,807.35)</b>	<b>3,562.00</b>	<b>(4,705.49)</b>	<b>5,605.86</b>	<b>1,819.86</b>