

Balance Sheet

Active Properties Owned By: Promenade East Condominium Association

As of: 06/30/2025

Accounting Basis: Accrual

GL Account Map: Promenade East

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Name

Balance

ASSETS

Cash

Reserve Accounts

Investment | Charles Schwab

Reserves | First Citizens

Total Reserve Accounts

Operating | First Citizens

Total Cash

Accounts Receivable

Prepaid Other Expenses

Misc. Fixed Assets

Accumulated Depreciation

TOTAL ASSETS

LIABILITIES & CAPITAL

Liabilities

Accounts Payable

Homeowner Prepayment

Due To Reserve From Operating

Total Liabilities

Capital

Prior Year Retained Earnings

Capital Reserve Equity

Calculated Retained Earnings

Calculated Prior Years Retained Earnings

Total Capital

TOTAL LIABILITIES & CAPITAL

Investment Charles Schwab	791,663.54
Reserves First Citizens	1,343.05
Total Reserve Accounts	793,006.59
Operating First Citizens	36,890.63
Total Cash	829,897.22
Accounts Receivable	-21.03
Prepaid Other Expenses	6,100.00
Misc. Fixed Assets	334,246.61
Accumulated Depreciation	-67,459.00
TOTAL ASSETS	1,102,763.80
LIABILITIES & CAPITAL	
Liabilities	
Accounts Payable	8,013.44
Homeowner Prepayment	34,412.13
Due To Reserve From Operating	31,515.75
Total Liabilities	73,941.32
Capital	
Prior Year Retained Earnings	268,603.28
Capital Reserve Equity	793,006.59
Calculated Retained Earnings	-50,335.14
Calculated Prior Years Retained Earnings	17,547.75
Total Capital	1,028,822.48
TOTAL LIABILITIES & CAPITAL	1,102,763.80

Annual Budget - Comparative

Active Properties Owned By: Promenade East Condominium Association

As of: Jun 2025

Additional Account Types: None

Accounting Basis: Accrual

GL Account Map: Promenade East

Level of Detail: Detail View

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Income								
4020	Condo Dues	44,583.00	44,583.00	0.00	267,498.00	267,498.00	0.00	534,996.00
4185	Move-in/Move out	600.00	200.00	400.00	2,400.00	1,200.00	1,200.00	2,500.00
4190	Fines	0.00	50.00	-50.00	500.00	225.00	275.00	500.00
4310	Late Fees	25.00	42.00	-17.00	450.00	252.00	198.00	504.00
4320	Interest Fees	28.43	0.00	28.43	192.00	0.00	192.00	0.00
4460	Reserve Income	9,243.54	9,250.00	-6.46	55,461.24	55,500.00	-38.76	111,000.00
4500	Miscellaneous Income	20.00	20.00	0.00	320.00	120.00	200.00	240.00
4600	Interest Income	5,439.70	2,083.33	3,356.37	9,889.13	12,500.02	-2,610.89	25,000.00
	Total Operating Income	59,939.67	56,228.33	3,711.34	386,710.37	337,295.02	-584.65	674,740.00
Expense								
1. Utilities								
5000	Electricity	2,340.20	2,190.00	-150.20	56,870.12	46,210.00	-10,660.12	71,000.00
5010	Communications	347.18	791.67	444.49	4,371.55	4,750.02	378.47	9,500.00
5020	Cable/Internet	4,895.45	4,833.33	-62.12	29,095.83	29,000.02	-95.81	58,000.00
5031	Propane	1,749.20	1,615.00	-134.20	5,616.18	5,525.00	-91.18	8,500.00
5040	Water & Sewer Expense	2,381.41	2,604.17	222.76	13,598.12	15,625.02	2,026.90	31,250.00
5290	Trash Removal	1,301.00	1,458.33	157.33	8,574.64	8,750.02	175.38	17,500.00
	Total 1. Utilities	13,014.44	13,492.50	478.06	118,126.44	109,860.08	-8,266.36	195,750.00
2. Grounds								
5305	Misc Landscape	93.36	500.00	406.64	93.36	1,500.00	1,406.64	2,500.00
5457	Tree Removal	0.00	0.00	0.00	140.00	1,500.00	1,360.00	1,500.00
5470	Grounds Contract	4,505.33	3,570.00	-935.33	28,931.98	24,283.00	-4,648.98	48,750.00
	Total 2. Grounds	4,598.69	4,070.00	-528.69	29,165.34	27,283.00	-1,882.34	52,750.00
3. Building & Property Maintenance								
5200	Housekeeping	5,920.00	3,500.00	-2,420.00	21,170.00	21,000.00	-170.00	42,000.00
5500	Fire Sprinkler Protection	-186.56	4,000.00	4,186.56	7,734.01	6,500.00	-1,234.01	10,000.00

Annual Budget - Comparative

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
5600	Elevator/Fire Pump/Generator	1,242.34	850.00	-392.34	7,685.11	6,450.00	-1,235.11	13,750.00
5710	Maintenance	1,201.03	1,041.67	-159.36	5,283.17	6,250.02	966.85	12,500.00
5803	Fitness Room	0.00	250.00	250.00	203.30	500.00	296.70	750.00
5870	Decorating	0.00	0.00	0.00	0.00	0.00	0.00	500.00
5950	On-Site Maintenance	2,082.50	1,916.67	-165.83	8,497.58	11,500.02	3,002.44	23,000.00
6000	Pest Control & Exterminating	300.00	166.67	-133.33	900.00	1,000.02	100.02	2,000.00
6080	Security System	-100.00	650.00	750.00	3,666.95	5,050.00	1,383.05	7,000.00
6200	Pool Expense	3,248.56	525.00	-2,723.56	3,498.56	3,925.00	426.44	7,000.00
	Total 3. Building & Property Maintenance	13,707.87	12,900.01	-807.86	58,638.68	62,175.06	3,536.38	118,500.00
	4. Professional Services							
6300	Insurance	31,515.75	31,515.74	-0.01	85,887.99	85,923.49	35.50	109,000.00
6450	Taxes	0.00	0.00	0.00	178.09	200.00	21.91	400.00
6700	Admin/Misc Expense	101.27	133.33	32.06	1,029.54	800.02	-229.52	1,600.00
6801	Accounting/Tax Prep	450.00	0.00	-450.00	2,600.00	1,750.00	-850.00	1,750.00
6802	Legal/Filing Fees	0.00	0.00	0.00	0.00	0.00	0.00	3,000.00
6805	Accounting Fees	1,500.00	1,500.00	0.00	9,000.00	9,000.00	0.00	18,000.00
6900	Management Fee	2,954.59	2,578.33	-376.26	16,938.57	15,470.02	-1,468.55	30,940.00
6940	Entertainment	0.00	0.00	0.00	22.09	0.00	-22.09	500.00
7020	Contingency	0.00	0.00	0.00	0.00	0.00	0.00	6,550.00
	Total 4. Professional Services	36,521.61	35,727.40	-794.21	115,656.28	113,143.53	-2,512.75	171,740.00
	6. Reserve							
8001	Transfer from Reserves	-10,000.00	0.00	10,000.00	-49,132.23	0.00	49,132.23	0.00
8003	Cell Tower Contribution to Reserve	9,263.54	9,250.00	-13.54	55,581.24	55,500.00	-81.24	111,000.00
8010	Reserve Interest Transfer	5,437.74	2,083.33	-3,354.41	9,877.53	12,500.02	2,622.49	25,000.00
8015	Transfer from Reserves - Taxes	-7,100.00	0.00	7,100.00	-22,945.33	0.00	22,945.33	0.00
	Total 6. Reserve	-2,398.72	11,333.33	13,732.05	-6,618.79	68,000.02	74,618.81	136,000.00
	7. Capital Expenses							
6460	State Taxes	1,000.00	0.00	-1,000.00	3,035.33	0.00	-3,035.33	0.00
6470	Federal Taxes	6,100.00	0.00	-6,100.00	19,910.00	0.00	-19,910.00	0.00
9000	Capital Improvement Project	10,000.00	0.00	-10,000.00	49,132.23	0.00	-49,132.23	0.00

Annual Budget - Comparative

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
	Total 7. Capital Expenses	<u>17,100.00</u>	<u>0.00</u>	<u>-17,100.00</u>	<u>72,077.56</u>	<u>0.00</u>	<u>-72,077.56</u>	<u>0.00</u>
	Total Operating Expense	<u>82,543.89</u>	<u>77,523.24</u>	<u>-5,020.65</u>	<u>387,045.51</u>	<u>380,461.69</u>	<u>-6,583.82</u>	<u>674,740.00</u>
	Total Operating Income	59,939.67	56,228.33	3,711.34	336,710.37	337,295.02	-584.65	674,740.00
	Total Operating Expense	<u>82,543.89</u>	<u>77,523.24</u>	<u>-5,020.65</u>	<u>387,045.51</u>	<u>380,461.69</u>	<u>-6,583.82</u>	<u>674,740.00</u>
	NOI - Net Operating Income	<u>-22,604.22</u>	<u>-21,294.91</u>	<u>-1,309.31</u>	<u>-50,335.14</u>	<u>-43,166.67</u>	<u>-7,168.47</u>	<u>0.00</u>
	Total Income	59,939.67	56,228.33	3,711.34	336,710.37	337,295.02	-584.65	674,740.00
	Total Expense	<u>82,543.89</u>	<u>77,523.24</u>	<u>-5,020.65</u>	<u>387,045.51</u>	<u>380,461.69</u>	<u>-6,583.82</u>	<u>674,740.00</u>
	Net Income	<u>-22,604.22</u>	<u>-21,294.91</u>	<u>-1,309.31</u>	<u>-50,335.14</u>	<u>-43,166.67</u>	<u>-7,168.47</u>	<u>0.00</u>