

DMC - Balance Sheet (Accrual)

Properties: Promenade East Condo Association - 340 Eastern Promenade Portland, ME 04104

As of: 04/30/2025

Accounting Basis: Accrual

GL Account Map: Promenade East

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Number	Account Name	Balance
ASSETS		
Cash		
Reserve Accounts		
1025	Investment Charles Schwab	787,007.43
1080	Reserves CIT	38,145.73
Total Reserve Accounts		825,153.16
1000	Operating CIT	17,635.36
Total Cash		842,788.52
1100	Accounts Receivable	3,361.24
1640	Misc. Fixed Assets	334,246.61
1801	Accumulated Depreciation	-67,459.00
TOTAL ASSETS		1,112,937.37
LIABILITIES & CAPITAL		
Liabilities		
2100	Accounts Payable	1,685.08
2300	Homeowner Prepayment	37,167.74
Total Liabilities		38,852.82
Capital		
3051	Prior Year Retained Earnings	268,603.28
3400	Capital Reserve Equity	825,153.16
	Calculated Retained Earnings	-37,219.64
	Calculated Prior Years Retained Earnings	17,547.75
Total Capital		1,074,084.55
TOTAL LIABILITIES & CAPITAL		1,112,937.37

TDW Annual Budget - Comparative

Properties: Promenade East Condo Association - 340 Eastern Promenade Portland, ME 04104

As of: Apr 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	178,332.00	178,332.00	0.00	534,996.00
4185	Move-in/Move out	300.00	200.00	100.00	1,800.00	800.00	1,000.00	2,500.00
4190	Fines	300.00	50.00	250.00	500.00	150.00	350.00	500.00
4310	Late Fees	100.00	42.00	58.00	200.00	168.00	32.00	504.00
4320	Interest Fees	69.58	0.00	69.58	130.17	0.00	130.17	0.00
4460	Reserve Income	9,243.54	9,250.00	-6.46	36,994.16	37,000.00	-5.84	111,000.00
4500	Miscellaneous Income	220.00	20.00	200.00	280.00	80.00	200.00	240.00
4600	Interest Income	985.91	2,083.34	-1,097.43	5,222.18	8,333.36	-3,111.18	25,000.00
Total Operating Income		55,802.03	56,228.34	-426.31	223,458.51	224,863.36	-1,404.85	674,740.00
Expense								
1. Utilities								
5000	Electricity	9,360.49	7,100.00	-2,260.49	48,538.87	39,050.00	-9,488.87	71,000.00
5010	Communications	1,472.03	791.67	-680.36	3,440.15	3,166.68	-273.47	9,500.00
5020	Cable/Internet	4,895.45	4,833.34	-62.11	19,304.93	19,333.36	28.43	58,000.00
5031	Propane	-7.56	1,020.00	1,027.56	3,866.98	3,910.00	43.02	8,500.00
5040	Water & Sewer Expense	1,419.48	2,604.17	1,184.69	9,161.22	10,416.68	1,255.46	31,250.00
5290	Trash Removal	2,100.13	1,458.34	-641.79	5,970.26	5,833.36	-136.90	17,500.00
Total 1. Utilities		19,240.02	17,807.52	-1,432.50	90,282.41	81,710.08	-8,572.33	195,750.00
2. Grounds								
5305	Misc Landscape	0.00	500.00	500.00	0.00	500.00	500.00	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	4,570.33	4,225.00	-345.33	20,856.32	17,143.00	-3,713.32	48,750.00
Total 2. Grounds		4,570.33	4,725.00	154.67	20,996.32	19,143.00	-1,853.32	52,750.00
3. Building & Property Maintenance								
5200	Housekeeping	3,020.00	3,500.00	480.00	12,080.00	14,000.00	1,920.00	42,000.00

TDW Annual Budget - Comparative

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
5500	Fire Sprinkler Protection	1,463.00	250.00	-1,213.00	3,991.00	2,250.00	-1,741.00	10,000.00
5600	Elevator/Fire Pump/Generator	1,437.34	1,300.00	-137.34	5,035.43	4,350.00	-685.43	13,750.00
5710	Maintenance	891.27	1,041.67	150.40	3,676.53	4,166.68	490.15	12,500.00
5803	Fitness Room	0.00	0.00	0.00	203.30	250.00	46.70	750.00
5870	Decorating	0.00	0.00	0.00	0.00	0.00	0.00	500.00
5950	On-Site Maintenance	1,178.83	1,916.67	737.84	3,698.76	7,666.68	3,967.92	23,000.00
6000	Pest Control & Exterminating	150.00	166.67	16.67	450.00	666.68	216.68	2,000.00
6080	Security System	276.65	650.00	373.35	1,669.81	3,650.00	1,980.19	7,000.00
6200	Pool Expense	250.00	2,200.00	1,950.00	250.00	2,800.00	2,550.00	7,000.00
	Total 3. Building & Property Maintenance	8,667.09	11,025.01	2,357.92	31,054.83	39,800.04	8,745.21	118,500.00
	4. Professional Services							
6300	Insurance	0.00	0.00	0.00	54,372.24	54,407.75	35.51	109,000.00
6450	Taxes	0.00	0.00	0.00	178.09	200.00	21.91	400.00
6700	Admin/Misc Expense	269.24	133.34	-135.90	728.27	533.36	-194.91	1,600.00
6710	Bank Fees	0.00	0.00	0.00	20.00	0.00	-20.00	0.00
6801	Accounting/Tax Prep	2,150.00	0.00	-2,150.00	3,350.00	1,750.00	-1,600.00	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	6,000.00	6,000.00	0.00	18,000.00
6900	Management Fee	2,779.59	2,578.34	-201.25	11,405.64	10,313.36	-1,092.28	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	6,698.83	4,211.68	-2,487.15	76,076.33	73,204.47	-2,871.86	171,740.00
	6. Reserve							
8001	Transfer from Reserves	-2,552.73	0.00	2,552.73	-32,617.23	0.00	32,617.23	0.00
8003	Cell Tower Contribution to Reserve	9,263.54	9,250.00	-13.54	37,054.16	37,000.00	-54.16	111,000.00
8010	Reserve Interest Transfer	984.48	2,083.34	1,098.86	5,214.10	8,333.36	3,119.26	25,000.00
8015	Transfer from	-6,139.00	0.00	6,139.00	-15,639.00	0.00	15,639.00	0.00

TDW Annual Budget - Comparative

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Reserves - Taxes								
Total 6. Reserve		1,556.29	11,333.34	9,777.05	-5,987.97	45,333.36	51,321.33	136,000.00
7. Capital Expenses								
6460	State Taxes	429.00	0.00	-429.00	1,829.00	0.00	-1,829.00	0.00
6470	Federal Taxes	5,710.00	0.00	-5,710.00	13,810.00	0.00	-13,810.00	0.00
9000	Capital Improvement Project	1,691.50	0.00	-1,691.50	32,617.23	0.00	-32,617.23	0.00
Total 7. Capital Expenses		7,830.50	0.00	-7,830.50	48,256.23	0.00	-48,256.23	0.00
Total Operating Expense		48,563.06	49,102.55	539.49	260,678.15	259,190.95	-1,487.20	674,740.00
Total Operating Income		55,802.03	56,228.34	-426.31	223,458.51	224,863.36	-1,404.85	674,740.00
Total Operating Expense		48,563.06	49,102.55	539.49	260,678.15	259,190.95	-1,487.20	674,740.00
NOI - Net Operating Income		7,238.97	7,125.79	113.18	-37,219.64	-34,327.59	-2,892.05	0.00
Total Income		55,802.03	56,228.34	-426.31	223,458.51	224,863.36	-1,404.85	674,740.00
Total Expense		48,563.06	49,102.55	539.49	260,678.15	259,190.95	-1,487.20	674,740.00
Net Income		7,238.97	7,125.79	113.18	-37,219.64	-34,327.59	-2,892.05	0.00