

## DMC - Balance Sheet (Accrual)

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

As of: 01/31/2026

Accounting Basis: Accrual

GL Account Map: Promenade East

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Number	Account Name	Balance
<b>ASSETS</b>		
<b>Cash</b>		
<b>Reserve Accounts</b>		
1025	Investment   Charles Schwab	768,408.88
1080	Reserves   First Citizens	48,497.86
<b>Total Reserve Accounts</b>		<b>816,906.74</b>
1000	Operating   First Citizens	77,066.50
<b>Total Cash</b>		<b>893,973.24</b>
1100	Accounts Receivable	6,557.98
1640	Misc. Fixed Assets	334,246.61
1801	Accumulated Depreciation	-67,459.00
<b>TOTAL ASSETS</b>		<b>1,167,318.83</b>
<b>LIABILITIES &amp; CAPITAL</b>		
<b>Liabilities</b>		
2100	Accounts Payable	462.50
2300	Homeowner Prepayment	51,238.39
<b>Total Liabilities</b>		<b>51,700.89</b>
<b>Capital</b>		
3051	Prior Year Retained Earnings	268,603.28
3400	Capital Reserve Equity	816,906.74
	Calculated Retained Earnings	3,702.40
	Calculated Prior Years Retained Earnings	26,405.52
<b>Total Capital</b>		<b>1,115,617.94</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>		<b>1,167,318.83</b>

## DMCS Annual Budget - Comparative

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

As of: Jan 2026

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
<b>Income</b>								
4020	Condo Dues	46,299.00	46,301.33	-2.33	46,299.00	46,301.33	-2.33	555,616.00
4185	Move-in/Move out	0.00	208.33	-208.33	0.00	208.33	-208.33	2,500.00
4190	Fines	253.75	41.67	212.08	253.75	41.67	212.08	500.00
4310	Late Fees	75.00	41.67	33.33	75.00	41.67	33.33	500.00
4320	Interest Fees	0.00	41.67	-41.67	0.00	41.67	-41.67	500.00
4460	Reserve Income	9,690.17	9,814.42	-124.25	9,690.17	9,814.42	-124.25	117,773.00
4500	Miscellaneous Income	40.00	150.00	-110.00	40.00	150.00	-110.00	1,800.00
4600	Interest Income	4,671.68	1,666.67	3,005.01	4,671.68	1,666.67	3,005.01	20,000.00
<b>Total Operating Income</b>		<b>61,029.60</b>	<b>58,265.76</b>	<b>2,763.84</b>	<b>61,029.60</b>	<b>58,265.76</b>	<b>2,763.84</b>	<b>699,189.00</b>
<b>Expense</b>								
<b>1. Utilities</b>								
5000	Electricity	17,763.16	12,108.00	-5,655.16	17,763.16	12,108.00	-5,655.16	80,618.00
5010	Communications	732.84	750.00	17.16	732.84	750.00	17.16	9,000.00
5020	Cable/Internet	4,284.22	4,166.67	-117.55	4,284.22	4,166.67	-117.55	50,000.00
5031	Propane	1,136.82	1,000.00	-136.82	1,136.82	1,000.00	-136.82	9,500.00
5040	Water & Sewer Expense	1,732.91	2,100.00	367.09	1,732.91	2,100.00	367.09	31,000.00
5290	Trash Removal	1,309.35	1,458.33	148.98	1,309.35	1,458.33	148.98	17,500.00
<b>Total 1. Utilities</b>		<b>26,959.30</b>	<b>21,583.00</b>	<b>-5,376.30</b>	<b>26,959.30</b>	<b>21,583.00</b>	<b>-5,376.30</b>	<b>197,618.00</b>
<b>2. Grounds</b>								
5305	Misc Landscape	0.00	0.00	0.00	0.00	0.00	0.00	7,500.00
5456	Tree Maintenance	0.00	0.00	0.00	0.00	0.00	0.00	3,000.00
5470	Grounds Contract	5,870.33	5,630.00	-240.33	5,870.33	5,630.00	-240.33	52,500.00
<b>Total 2. Grounds</b>		<b>5,870.33</b>	<b>5,630.00</b>	<b>-240.33</b>	<b>5,870.33</b>	<b>5,630.00</b>	<b>-240.33</b>	<b>63,000.00</b>
<b>3. Building &amp; Property Maintenance</b>								
5200	Housekeeping	3,057.06	3,000.00	-57.06	3,057.06	3,000.00	-57.06	44,000.00

## DMCS Annual Budget - Comparative

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
5265	Window Washing	0.00	0.00	0.00	0.00	0.00	0.00	7,500.00
5500	Fire Sprinkler Protection	250.00	562.50	312.50	250.00	562.50	312.50	11,500.00
5600	Elevator/Fire Pump/Generator	828.00	1,000.00	172.00	828.00	1,000.00	172.00	15,000.00
5710	Maintenance	130.00	1,166.67	1,036.67	130.00	1,166.67	1,036.67	14,000.00
5803	Fitness Room	0.00	0.00	0.00	0.00	0.00	0.00	600.00
5870	Decorating	0.00	0.00	0.00	0.00	0.00	0.00	500.00
5950	On-Site Maintenance	761.25	1,833.33	1,072.08	761.25	1,833.33	1,072.08	22,000.00
6000	Pest Control & Exterminating	0.00	166.67	166.67	0.00	166.67	166.67	2,000.00
6080	Security System	0.00	3,333.33	3,333.33	0.00	3,333.33	3,333.33	7,000.00
6200	Pool Expense	0.00	0.00	0.00	0.00	0.00	0.00	9,000.00
	<b>Total 3. Building &amp; Property Maintenance</b>	<b>5,026.31</b>	<b>11,062.50</b>	<b>6,036.19</b>	<b>5,026.31</b>	<b>11,062.50</b>	<b>6,036.19</b>	<b>133,100.00</b>
	<b>4. Professional Services</b>							
6300	Insurance	0.00	30,000.00	30,000.00	0.00	30,000.00	30,000.00	102,000.00
6450	Taxes	0.00	0.00	0.00	0.00	0.00	0.00	450.00
6700	Admin/Misc Expense	52.00	75.00	23.00	52.00	75.00	23.00	1,748.00
6801	Accounting/Tax Prep	0.00	0.00	0.00	0.00	0.00	0.00	2,000.00
6802	Legal/Filing Fees	212.50	0.00	-212.50	212.50	0.00	-212.50	3,000.00
6805	Accounting Fees	1,500.00	1,500.00	0.00	1,500.00	1,500.00	0.00	18,000.00
6900	Management Fee	3,188.17	2,725.67	-462.50	3,188.17	2,725.67	-462.50	35,000.00
6940	Entertainment	160.61	250.00	89.39	160.61	250.00	89.39	500.00
7020	Contingency	0.00	0.00	0.00	0.00	0.00	0.00	5,000.00
	<b>Total 4. Professional Services</b>	<b>5,113.28</b>	<b>34,550.67</b>	<b>29,437.39</b>	<b>5,113.28</b>	<b>34,550.67</b>	<b>29,437.39</b>	<b>167,698.00</b>
	<b>6. Reserve</b>							
8001	Transfer from Reserves	-9,835.04	0.00	9,835.04	-9,835.04	0.00	9,835.04	0.00
8003	Cell Tower Contribution to Reserve	9,690.17	9,814.42	124.25	9,690.17	9,814.42	124.25	117,773.00
8010	Reserve Interest Transfer	4,667.81	1,666.67	-3,001.14	4,667.81	1,666.67	-3,001.14	20,000.00
	<b>Total 6. Reserve</b>	<b>4,522.94</b>	<b>11,481.09</b>	<b>6,958.15</b>	<b>4,522.94</b>	<b>11,481.09</b>	<b>6,958.15</b>	<b>137,773.00</b>

## DMCS Annual Budget - Comparative

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
<b>7. Capital Expenses</b>								
9000	Capital Improvement Project	9,835.04	0.00	-9,835.04	9,835.04	0.00	-9,835.04	0.00
<b>Total 7. Capital Expenses</b>		<b>9,835.04</b>	<b>0.00</b>	<b>-9,835.04</b>	<b>9,835.04</b>	<b>0.00</b>	<b>-9,835.04</b>	<b>0.00</b>
<b>Total Operating Expense</b>		<b>57,327.20</b>	<b>84,307.26</b>	<b>26,980.06</b>	<b>57,327.20</b>	<b>84,307.26</b>	<b>26,980.06</b>	<b>699,189.00</b>
Total Operating Income		61,029.60	58,265.76	2,763.84	61,029.60	58,265.76	2,763.84	699,189.00
Total Operating Expense		57,327.20	84,307.26	26,980.06	57,327.20	84,307.26	26,980.06	699,189.00
<b>NOI - Net Operating Income</b>		<b>3,702.40</b>	<b>-26,041.50</b>	<b>29,743.90</b>	<b>3,702.40</b>	<b>-26,041.50</b>	<b>29,743.90</b>	<b>0.00</b>
Total Income		61,029.60	58,265.76	2,763.84	61,029.60	58,265.76	2,763.84	699,189.00
Total Expense		57,327.20	84,307.26	26,980.06	57,327.20	84,307.26	26,980.06	699,189.00
<b>Net Income</b>		<b>3,702.40</b>	<b>-26,041.50</b>	<b>29,743.90</b>	<b>3,702.40</b>	<b>-26,041.50</b>	<b>29,743.90</b>	<b>0.00</b>