

DMC - Balance Sheet (Accrual)

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

As of: 03/31/2026

Accounting Basis: Accrual

GL Account Map: Promenade East

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Number	Account Name	Balance
ASSETS		
Cash		
Reserve Accounts		
1025	Investment Charles Schwab	698,607.69
1080	Reserves First Citizens	66,790.75
Total Reserve Accounts		765,398.44
1000	Operating First Citizens	43,069.73
Total Cash		808,468.17
1100	Accounts Receivable	6,113.19
1640	Misc. Fixed Assets	334,246.61
1801	Accumulated Depreciation	-67,459.00
TOTAL ASSETS		1,081,368.97
LIABILITIES & CAPITAL		
Liabilities		
2100	Accounts Payable	4,208.31
2300	Homeowner Prepayment	46,753.00
Total Liabilities		50,961.31
Capital		
3051	Prior Year Retained Earnings	268,603.28
3400	Capital Reserve Equity	765,398.44
	Calculated Retained Earnings	-29,999.58
	Calculated Prior Years Retained Earnings	26,405.52
Total Capital		1,030,407.66
TOTAL LIABILITIES & CAPITAL		1,081,368.97

DMCS Annual Budget - Comparative

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

As of: Mar 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
Income								
4020	Condo Dues	46,299.00	46,301.33	-2.33	138,897.00	138,903.99	-6.99	555,616.00
4185	Move-in/Move out	0.00	208.33	-208.33	0.00	624.99	-624.99	2,500.00
4190	Fines	50.00	41.67	8.33	303.75	125.01	178.74	500.00
4310	Late Fees	25.00	41.67	-16.67	150.00	125.01	24.99	500.00
4320	Interest Fees	92.11	41.67	50.44	272.96	125.01	147.95	500.00
4460	Reserve Income	9,784.39	9,814.42	-30.03	29,258.95	29,443.26	-184.31	117,773.00
4500	Miscellaneous Income	20.00	150.00	-130.00	60.00	450.00	-390.00	1,800.00
4600	Interest Income	2,088.98	1,666.67	422.31	9,892.91	5,000.01	4,892.90	20,000.00
Total Operating Income		58,359.48	58,265.76	93.72	178,835.57	174,797.28	4,038.29	699,189.00
Expense								
1. Utilities								
5000	Electricity	17,404.74	14,511.00	-2,893.74	51,974.87	41,936.00	-10,038.87	80,618.00
5010	Communications	1,470.53	750.00	-720.53	2,784.48	2,250.00	-534.48	9,000.00
5020	Cable/Internet	4,441.87	4,166.67	-275.20	13,167.96	12,500.01	-667.95	50,000.00
5031	Propane	1,382.06	1,000.00	-382.06	2,518.88	3,200.00	681.12	9,500.00
5040	Water & Sewer Expense	2,242.52	3,000.00	757.48	6,903.98	7,900.00	996.02	31,000.00
5290	Trash Removal	1,351.08	1,458.33	107.25	4,005.36	4,374.99	369.63	17,500.00
Total 1. Utilities		28,292.80	24,886.00	-3,406.80	81,355.53	72,161.00	-9,194.53	197,618.00
2. Grounds								
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	1,000.00	3,000.00	2,000.00	3,000.00
5470	Grounds Contract	5,820.33	7,490.00	1,669.67	18,086.03	18,750.00	663.97	52,500.00
Total 2. Grounds		5,820.33	7,490.00	1,669.67	19,086.03	21,750.00	2,663.97	63,000.00
3. Building & Property Maintenance								
5200	Housekeeping	3,105.00	3,000.00	-105.00	9,271.84	9,000.00	-271.84	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	500.00	1,687.50	1,187.50	11,500.00
5600	Elevator/Fire Pump/Generator	1,479.00	1,000.00	-479.00	3,135.00	3,000.00	-135.00	15,000.00
5710	Maintenance	1,117.38	1,166.67	49.29	8,120.70	3,500.01	-4,620.69	14,000.00
5800	EV Charging Stations	200.00	0.00	-200.00	307.29	0.00	-307.29	0.00
5803	Fitness Room	0.00	300.00	300.00	0.00	300.00	300.00	600.00
5870	Decorating	0.00	0.00	0.00	0.00	0.00	0.00	500.00
5950	On-Site Maintenance	718.75	1,833.33	1,114.58	2,508.47	5,499.99	2,991.52	22,000.00
6000	Pest Control & Exterminating	0.00	166.67	166.67	0.00	500.01	500.01	2,000.00
6080	Security System	1,096.39	333.33	-763.06	1,096.39	3,999.99	2,903.60	7,000.00
6200	Pool Expense	0.00	0.00	0.00	0.00	0.00	0.00	9,000.00
	Total 3. Building & Property Maintenance	7,966.52	8,362.50	395.98	24,939.69	27,487.50	2,547.81	133,100.00
	4. Professional Services							
6300	Insurance	0.00	38,100.00	38,100.00	30,000.00	98,100.00	68,100.00	102,000.00
6450	Taxes	0.00	0.00	0.00	197.67	225.00	27.33	450.00
6700	Admin/Misc Expense	0.00	75.00	75.00	453.00	400.00	-53.00	1,748.00
6801	Accounting/Tax Prep	0.00	2,000.00	2,000.00	0.00	2,000.00	2,000.00	2,000.00
6802	Legal/Filing Fees	0.00	0.00	0.00	212.50	0.00	-212.50	3,000.00
6805	Accounting Fees	1,500.00	1,500.00	0.00	4,500.00	4,500.00	0.00	18,000.00
6900	Management Fee	2,984.67	2,725.67	-259.00	8,787.51	8,177.01	-610.50	35,000.00
6940	Entertainment	0.00	0.00	0.00	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
	Total 4. Professional Services	4,484.67	44,400.67	39,916.00	44,311.29	113,652.01	69,340.72	167,698.00
	6. Reserve							
8001	Transfer from Reserves	-20,614.04	0.00	20,614.04	-86,127.97	0.00	86,127.97	0.00
8003	Cell Tower Contribution to Reserve	9,784.39	9,814.42	30.03	29,258.95	29,443.26	184.31	117,773.00
8010	Reserve Interest Transfer	2,086.64	1,666.67	-419.97	9,883.66	5,000.01	-4,883.65	20,000.00

DMCS Annual Budget - Comparative

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Total 6. Reserve		-8,743.01	11,481.09	20,224.10	-46,985.36	34,443.27	81,428.63	137,773.00
7. Capital Expenses								
9000	Capital Improvement Project	11,004.57	0.00	-11,004.57	60,179.78	0.00	-60,179.78	0.00
9001	Capital Improvement - Water Loss/Sprinkler	9,609.47	0.00	-9,609.47	25,948.19	0.00	-25,948.19	0.00
Total 7. Capital Expenses		20,614.04	0.00	-20,614.04	86,127.97	0.00	-86,127.97	0.00
Total Operating Expense		58,435.35	96,620.26	38,184.91	208,835.15	269,493.78	60,658.63	699,189.00
Total Operating Income		58,359.48	58,265.76	93.72	178,835.57	174,797.28	4,038.29	699,189.00
Total Operating Expense		58,435.35	96,620.26	38,184.91	208,835.15	269,493.78	60,658.63	699,189.00
NOI - Net Operating Income		-75.87	-38,354.50	38,278.63	-29,999.58	-94,696.50	64,696.92	0.00
Total Income		58,359.48	58,265.76	93.72	178,835.57	174,797.28	4,038.29	699,189.00
Total Expense		58,435.35	96,620.26	38,184.91	208,835.15	269,493.78	60,658.63	699,189.00
Net Income		-75.87	-38,354.50	38,278.63	-29,999.58	-94,696.50	64,696.92	0.00