

## DMC - Balance Sheet (Accrual)

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

As of: 12/31/2025

Accounting Basis: Accrual

GL Account Map: Promenade East

Level of Detail: Detail View

Include Zero Balance GL Accounts: No

Account Number	Account Name	Balance
<b>ASSETS</b>		
<b>Cash</b>		
<b>Reserve Accounts</b>		
1025	Investment   Charles Schwab	763,747.86
1080	Reserves   First Citizens	48,635.94
<b>Total Reserve Accounts</b>		<b>812,383.80</b>
1000	Operating   First Citizens	69,673.61
<b>Total Cash</b>		<b>882,057.41</b>
1100	Accounts Receivable	7,649.27
1640	Misc. Fixed Assets	334,246.61
1801	Accumulated Depreciation	-67,459.00
<b>TOTAL ASSETS</b>		<b>1,156,494.29</b>
<b>LIABILITIES &amp; CAPITAL</b>		
<b>Liabilities</b>		
2100	Accounts Payable	862.16
2300	Homeowner Prepayment	48,239.53
<b>Total Liabilities</b>		<b>49,101.69</b>
<b>Capital</b>		
3051	Prior Year Retained Earnings	268,603.28
3400	Capital Reserve Equity	812,383.80
	Calculated Retained Earnings	8,857.77
	Calculated Prior Years Retained Earnings	17,547.75
<b>Total Capital</b>		<b>1,107,392.60</b>
<b>TOTAL LIABILITIES &amp; CAPITAL</b>		<b>1,156,494.29</b>

## DMCS Annual Budget - Comparative

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

As of: Dec 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
<b>Income</b>								
4020	Condo Dues	44,583.00	44,583.00	0.00	534,996.00	534,996.00	0.00	534,996.00
4110	Cable Reimbursement	0.00	0.00	0.00	16,000.00	0.00	16,000.00	0.00
4185	Move-in/Move out	450.00	300.00	150.00	4,500.00	2,500.00	2,000.00	2,500.00
4190	Fines	0.00	75.00	-75.00	700.00	500.00	200.00	500.00
4310	Late Fees	50.00	42.00	8.00	775.00	504.00	271.00	504.00
4320	Interest Fees	223.93	0.00	223.93	559.13	0.00	559.13	0.00
4460	Reserve Income	9,629.43	9,250.00	379.43	115,355.71	111,000.00	4,355.71	111,000.00
4500	Miscellaneous Income	40.00	20.00	20.00	1,920.00	240.00	1,680.00	240.00
4600	Interest Income	1,466.58	2,083.33	-616.75	22,029.49	25,000.00	-2,970.51	25,000.00
<b>Total Operating Income</b>		<b>56,442.94</b>	<b>56,353.33</b>	<b>89.61</b>	<b>696,835.33</b>	<b>674,740.00</b>	<b>22,095.33</b>	<b>674,740.00</b>
<b>Expense</b>								
<b>1. Utilities</b>								
5000	Electricity	16,362.71	10,800.00	-5,562.71	77,883.04	71,000.00	-6,883.04	71,000.00
5010	Communications	583.50	791.66	208.16	8,116.46	9,500.00	1,383.54	9,500.00
5020	Cable/Internet	4,284.22	4,833.33	549.11	53,752.50	58,000.00	4,247.50	58,000.00
5031	Propane	16.20	0.00	-16.20	11,259.80	8,500.00	-2,759.80	8,500.00
5040	Water & Sewer Expense	2,719.93	2,604.16	-115.77	29,791.94	31,250.00	1,458.06	31,250.00
5290	Trash Removal	1,304.58	1,458.33	153.75	16,381.83	17,500.00	1,118.17	17,500.00
<b>Total 1. Utilities</b>		<b>25,271.14</b>	<b>20,487.48</b>	<b>-4,783.66</b>	<b>197,185.57</b>	<b>195,750.00</b>	<b>-1,435.57</b>	<b>195,750.00</b>
<b>2. Grounds</b>								
5305	Misc Landscape	0.00	0.00	0.00	93.36	2,500.00	2,406.64	2,500.00
5456	Tree Maintenance	0.00	0.00	0.00	2,340.00	1,500.00	-840.00	1,500.00
5470	Grounds Contract	3,570.33	4,331.00	760.67	50,578.96	48,750.00	-1,828.96	48,750.00
<b>Total 2. Grounds</b>		<b>3,570.33</b>	<b>4,331.00</b>	<b>760.67</b>	<b>53,012.32</b>	<b>52,750.00</b>	<b>-262.32</b>	<b>52,750.00</b>

## DMCS Annual Budget - Comparative

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
<b>3. Building &amp; Property Maintenance</b>								
5200	Housekeeping	3,065.00	3,500.00	435.00	40,330.04	42,000.00	1,669.96	42,000.00
5500	Fire Sprinkler Protection	1,764.75	1,850.00	85.25	11,093.76	10,000.00	-1,093.76	10,000.00
5600	Elevator/Fire Pump/Generator	792.34	1,850.00	1,057.66	12,439.15	13,750.00	1,310.85	13,750.00
5710	Maintenance	250.00	1,041.66	791.66	9,963.42	12,500.00	2,536.58	12,500.00
5720	Building Siding	0.00	0.00	0.00	1,975.00	0.00	-1,975.00	0.00
5760	Paving Maintenance	0.00	0.00	0.00	6,950.00	0.00	-6,950.00	0.00
5803	Fitness Room	0.00	0.00	0.00	453.30	750.00	296.70	750.00
5870	Decorating	145.59	250.00	104.41	145.59	500.00	354.41	500.00
5950	On-Site Maintenance	1,491.46	1,916.66	425.20	20,610.30	23,000.00	2,389.70	23,000.00
6000	Pest Control & Exterminating	150.00	166.66	16.66	1,500.00	2,000.00	500.00	2,000.00
6080	Security System	2,963.08	650.00	-2,313.08	8,525.03	7,000.00	-1,525.03	7,000.00
6200	Pool Expense	0.00	0.00	0.00	8,261.84	7,000.00	-1,261.84	7,000.00
<b>Total 3. Building &amp; Property Maintenance</b>		<b>10,622.22</b>	<b>11,224.98</b>	<b>602.76</b>	<b>122,247.43</b>	<b>118,500.00</b>	<b>-3,747.43</b>	<b>118,500.00</b>
<b>4. Professional Services</b>								
6300	Insurance	30,000.00	19,076.51	-10,923.49	119,015.99	109,000.00	-10,015.99	109,000.00
6450	Taxes	0.00	0.00	0.00	375.76	400.00	24.24	400.00
6700	Admin/Misc Expense	706.50	133.33	-573.17	2,169.76	1,600.00	-569.76	1,600.00
6801	Accounting/Tax Prep	1,100.00	0.00	-1,100.00	3,700.00	1,750.00	-1,950.00	1,750.00
6802	Legal/Filing Fees	0.00	3,000.00	3,000.00	705.00	3,000.00	2,295.00	3,000.00
6805	Accounting Fees	1,500.00	1,500.00	0.00	18,000.00	18,000.00	0.00	18,000.00
6900	Management Fee	2,832.09	2,578.33	-253.76	34,062.36	30,940.00	-3,122.36	30,940.00
6940	Entertainment	0.00	250.00	250.00	151.46	500.00	348.54	500.00
7020	Contingency	0.00	6,550.00	6,550.00	0.00	6,550.00	6,550.00	6,550.00
<b>Total 4. Professional Services</b>		<b>36,138.59</b>	<b>33,088.17</b>	<b>-3,050.42</b>	<b>178,180.33</b>	<b>171,740.00</b>	<b>-6,440.33</b>	<b>171,740.00</b>
<b>6. Reserve</b>								
8001	Transfer from Reserves	-9,715.00	0.00	9,715.00	-110,263.91	0.00	110,263.91	0.00
8003	Cell Tower Contribution to	9,629.43	9,250.00	-379.43	115,355.71	111,000.00	-4,355.71	111,000.00

## DMCS Annual Budget - Comparative

Account Number	Account Name	MTD Actual	MTD Budget	MTD \$ Var.	YTD Actual	YTD Budget	YTD \$ Var.	Annual Budget
Reserve								
8010	Reserve Interest Transfer	1,462.40	2,083.33	620.93	21,996.20	25,000.00	3,003.80	25,000.00
8015	Transfer from Reserves - Taxes	-8,400.00	0.00	8,400.00	-45,845.33	0.00	45,845.33	0.00
<b>Total 6. Reserve</b>		<b>-7,023.17</b>	<b>11,333.33</b>	<b>18,356.50</b>	<b>-18,757.33</b>	<b>136,000.00</b>	<b>154,757.33</b>	<b>136,000.00</b>
<b>7. Capital Expenses</b>								
6460	State Taxes	1,300.00	0.00	-1,300.00	5,635.33	0.00	-5,635.33	0.00
6470	Federal Taxes	7,100.00	0.00	-7,100.00	40,210.00	0.00	-40,210.00	0.00
9000	Capital Improvement Project	9,715.00	0.00	-9,715.00	110,263.91	0.00	-110,263.91	0.00
<b>Total 7. Capital Expenses</b>		<b>18,115.00</b>	<b>0.00</b>	<b>-18,115.00</b>	<b>156,109.24</b>	<b>0.00</b>	<b>-156,109.24</b>	<b>0.00</b>
<b>Total Operating Expense</b>		<b>86,694.11</b>	<b>80,464.96</b>	<b>-6,229.15</b>	<b>687,977.56</b>	<b>674,740.00</b>	<b>-13,237.56</b>	<b>674,740.00</b>
Total Operating Income		56,442.94	56,353.33	89.61	696,835.33	674,740.00	22,095.33	674,740.00
Total Operating Expense		86,694.11	80,464.96	-6,229.15	687,977.56	674,740.00	-13,237.56	674,740.00
<b>NOI - Net Operating Income</b>		<b>-30,251.17</b>	<b>-24,111.63</b>	<b>-6,139.54</b>	<b>8,857.77</b>	<b>0.00</b>	<b>8,857.77</b>	<b>0.00</b>
Total Income		56,442.94	56,353.33	89.61	696,835.33	674,740.00	22,095.33	674,740.00
Total Expense		86,694.11	80,464.96	-6,229.15	687,977.56	674,740.00	-13,237.56	674,740.00
<b>Net Income</b>		<b>-30,251.17</b>	<b>-24,111.63</b>	<b>-6,139.54</b>	<b>8,857.77</b>	<b>0.00</b>	<b>8,857.77</b>	<b>0.00</b>