

Broadway Promenade Condominium Association, Inc.

**Financial Statements
and
Supplementary Information**

February 28, 2025

Prepared by:



No Assurance is provided on these financial statements. Substantially all disclosures, statements of changes in fund balances and cash flows required by accounting principals generally accepted in the United States are not included. Additionally, the required supplementary information on future major repairs and replacements required by the Financial Accounting Standards Board is not included.

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Broadway Promenade Condominium Association, Inc.

Balance Sheet

As of February 28, 2025

Accrual Basis

	<u>Feb 28, 25</u>
ASSETS	
Current Assets	
Checking/Savings	
1000 · Operating accounts	109,947.80
1100 · Reserve accounts	358,773.23
1200.1 · Centennial **1248 Sec Deposits	37,850.00
Total Checking/Savings	506,571.03
Accounts Receivable	35,627.00
Other Current Assets	135,087.58
Total Current Assets	677,285.61
Fixed Assets	0.00
TOTAL ASSETS	677,285.61
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	86,818.01
Other Current Liabilities	
21000 · Other current liabilities	
2501 · Accruals	18,333.78
2503 · Insurance payable	87,298.49
2510 · Prepaid maintenance fees	51,260.25
2530 · Security deposits	37,850.00
2560 · Social committee	582.66
Total 21000 · Other current liabilities	195,325.18
2566 · Deferred SA - Elevator project	40,780.72
Total Other Current Liabilities	236,105.90
Total Current Liabilities	322,923.91
Long Term Liabilities	
3000 · Reserves - Contract Liabilities	488,760.33
Total Long Term Liabilities	488,760.33
Total Liabilities	811,684.24
Equity	-134,398.63
TOTAL LIABILITIES & EQUITY	677,285.61

Broadway Promenade Condominium Association, Inc.
Statement of Revenue & Expenses

February 2025

Accrual Basis

	<u>Feb 25</u>
Ordinary Income/Expense	
Income	
5100 · Operating Income	159,238.59
5200 · Reserve Income	31,737.41
5204 · Interest Received - Operating	0.02
Total Income	<u>190,976.02</u>
Gross Profit	190,976.02
Expense	
6100 · Administrative expenses	11,599.92
6200 · Bldg/grounds maint and repair	42,254.33
6300 · Insurance expense	35,314.90
6400 · Salaries and benefits	40,739.97
6500 · Utilities	33,787.94
7000 · Reserve expenses	31,737.41
Total Expense	<u>195,434.47</u>
Net Ordinary Income	<u>-4,458.45</u>
Net Income	<u><u>-4,458.45</u></u>

SUPPLEMENTARY INFORMATION

No Assurance is provided on these financial statements. Substantially all disclosures, statements of changes in fund balances and cash flows required by accounting principals generally accepted in the United States are not included. Additionally, the required supplementary information on future major repairs and replacements required by the Financial Accounting Standards Board is not included.

Broadway Promenade Condominium Association, Inc.
Supplementary Schedule of Replacement Fund Activity (Month)

Accrual Basis

As of February 28, 2025

Type	Date	Num	Name	Memo	Split	Debit	Credit	Balance		
3000 · Reserves - Contract Liabilities								485,719.25		
3002 · Beginning balance								457,468.36		
Total 3002 · Beginning balance								457,468.36		
3005 · Pooled reserve								31,737.41		
General Jo...	02/28/2025	JNL0202		Reserve allocation 02/2025	5101 · Residential maintena...		31,737.41	63,474.82		
Total 3005 · Pooled reserve								0.00	31,737.41	63,474.82
3015 · Common interior expenses								-3,497.27		
Bill	02/02/2025	707271	JJ Repair, Corp	Guest Suite 3 & 6: Floor replacement	20000 · Accounts payable	1,147.50		-4,644.77		
Bill	02/02/2025	280	JJ Repair, Corp	Guest Suite 3 & 6: Floor replacement	20000 · Accounts payable	1,170.00		-5,814.77		
Total 3015 · Common interior expenses								2,317.50	0.00	-5,814.77
3020 · Building exterior expenses								0.00		
Bill	02/01/2025	1-25526	Overhead Door Comp...	50% downpayment - new garage d...	20000 · Accounts payable	20,490.00		-20,490.00		
Total 3020 · Building exterior expenses								20,490.00	0.00	-20,490.00
3030 · Pool and spa expenses								0.00		
Bill	02/01/2025	194916	Galaxy Pools	Natural Gas Heater	20000 · Accounts payable	4,099.44		-4,099.44		
Total 3030 · Pool and spa expenses								4,099.44	0.00	-4,099.44
3035 · Building interior expense								0.00		
Bill	02/21/2025	5452	Paver Mac	Clean and seal balcony	20000 · Accounts payable	1,800.00		-1,800.00		
Total 3035 · Building interior expense								1,800.00	0.00	-1,800.00
3040 · Reserve interest								10.75		
Deposit	02/28/2025			Interest	1120 · Centennial Reserve ...		1.21	11.96		
Deposit	02/28/2025			Interest	1110 · Seacoast M/M reser...		9.40	21.36		
Total 3040 · Reserve interest								0.00	10.61	21.36
Total 3000 · Reserves - Contract Liabilities								28,706.94	31,748.02	488,760.33
TOTAL						28,706.94	31,748.02	488,760.33		

Broadway Promenade Condominium Association, Inc.
Schedule of Replacement Fund Activity (Year to date)

Accrual Basis

As of February 28, 2025

Type	Date	Num	Name	Memo	Split	Debit	Credit	Balance
3000 · Reserves - Contract Liabilities								457,468.36
3002 · Beginning balance								239,928.90
General Journal	01/01/2025	JNL0111		-MULTIPLE-	3010 · Mech/elec expense	91,244.18		148,684.72
General Journal	01/01/2025	JNL0111		-MULTIPLE-	3010 · Mech/elec expense		308,783.64	457,468.36
Total 3002 · Beginning balance						91,244.18	308,783.64	457,468.36
3005 · Pooled reserve								307,570.00
General Journal	01/01/2025	JNL0111		Pooled RSV 12/31/2024	3010 · Mech/elec expense	307,570.00		0.00
General Journal	01/31/2025	JNL0110		Reserve allocation 01/2025	5101 · Residential maintenance fee		31,737.41	31,737.41
General Journal	02/28/2025	JNL0202		Reserve allocation 02/2025	5101 · Residential maintenance fee		31,737.41	63,474.82
Total 3005 · Pooled reserve						307,570.00	63,474.82	63,474.82
3010 · Mech/elec expense								-1,500.00
General Journal	01/01/2025	JNL0111		Mech/Elec RSV balance 12/31/2024	-SPLIT-		1,500.00	0.00
Total 3010 · Mech/elec expense						0.00	1,500.00	0.00
3015 · Common interior expenses								-9,440.18
General Journal	01/01/2025	JNL0111		Common Interior RSV balance 12/31/2024	3010 · Mech/elec expense		9,440.18	0.00
Bill	01/29/2025	707271	Floor & Decor Outlets of America, Inc.	Guest Suite floor replacement	20000 · Accounts payable	3,497.27		-3,497.27
Bill	02/02/2025	707271	JJ Repair, Corp	Guest Suite 3 & 6: Floor replacement	20000 · Accounts payable	1,147.50		-4,644.77
Bill	02/02/2025	280	JJ Repair, Corp	Guest Suite 3 & 6: Floor replacement	20000 · Accounts payable	1,170.00		-5,814.77
Total 3015 · Common interior expenses						5,814.77	9,440.18	-5,814.77
3020 · Building exterior expenses								-65,556.69
General Journal	01/01/2025	JNL0111		Building exterior RSV balance 12/31/2024	3010 · Mech/elec expense		65,556.69	0.00
Bill	02/01/2025	1-25526	Overhead Door Company of Sarasota	50% downpayment - new garage door repl...	20000 · Accounts payable	20,490.00		-20,490.00
Total 3020 · Building exterior expenses						20,490.00	65,556.69	-20,490.00
3025 · Pavement expenses								-8,100.00
General Journal	01/01/2025	JNL0111		Pavement exp RSV balance 12/31/2024	3010 · Mech/elec expense		8,100.00	0.00
Total 3025 · Pavement expenses						0.00	8,100.00	0.00
3030 · Pool and spa expenses								-4,469.29
General Journal	01/01/2025	JNL0111		Pool & Spa RSV balance 12/31/2024	3010 · Mech/elec expense		4,469.29	0.00
Bill	02/01/2025	194916	Galaxy Pools	Natural Gas Heater	20000 · Accounts payable	4,099.44		-4,099.44
Total 3030 · Pool and spa expenses						4,099.44	4,469.29	-4,099.44
3035 · Building interior expense								-2,178.02
General Journal	01/01/2025	JNL0111		Building interior RSV balance 12/31/2024	3010 · Mech/elec expense		2,178.02	0.00
Bill	02/21/2025	5452	Paver Mac	Clean and seal balcony	20000 · Accounts payable	1,800.00		-1,800.00
Total 3035 · Building interior expense						1,800.00	2,178.02	-1,800.00
3040 · Reserve interest								1,213.64
General Journal	01/01/2025	JNL0111		RSV interest balance 12/31/2024	3010 · Mech/elec expense	1,213.64		0.00
Deposit	01/31/2025			Interest	1120 · Centennial Reserve **1262		1.34	1.34
Deposit	01/31/2025			Interest	1110 · Seacoast M/M reserve 0150		9.41	10.75
Deposit	02/28/2025			Interest	1120 · Centennial Reserve **1262		1.21	11.96
Deposit	02/28/2025			Interest	1110 · Seacoast M/M reserve 0150		9.40	21.36
Total 3040 · Reserve interest						1,213.64	21.36	21.36
Total 3000 · Reserves - Contract Liabilities						432,232.03	463,524.00	488,760.33
TOTAL						432,232.03	463,524.00	488,760.33

Broadway Promenade Condominium Association, Inc.
Supplementary Balance Sheet vs Prior Period Comparison

Accrual Basis

As of February 28, 2025

	Feb 28, 25	Jan 31, 25
ASSETS		
Current Assets		
Checking/Savings		
1000 · Operating accounts		
1010 · Seacoast bank 0011	109,069.94	65,506.65
1015 · Centennial Operating **4031	478.38	478.36
1030 · Petty cash in-house	399.48	399.48
	109,947.80	66,384.49
Total 1000 · Operating accounts		
1100 · Reserve accounts		
1110 · Seacoast M/M reserve 0150	257,719.18	209,068.45
1120 · Centennial Reserve **1262	1,054.05	1,052.84
1125 · Seacoast CD 4336	50,000.00	50,000.00
1126 · Seacoast CD 4346	50,000.00	50,000.00
	358,773.23	310,121.29
Total 1100 · Reserve accounts		
1200.1 · Centennial **1248 Sec Deposits	37,850.00	37,850.00
	506,571.03	414,355.78
Total Checking/Savings		
Accounts Receivable		
2200 · Assessments receivable	35,627.00	89,609.44
	35,627.00	89,609.44
Total Accounts Receivable		
Other Current Assets		
12000 · Other current assets		
2010 · Prepaid insurance	123,080.71	158,395.61
2515 · Prepaid expenses	12,006.87	10,548.44
	135,087.58	168,944.05
Total 12000 · Other current assets		
1250 · Due to/from operating fund	129,987.10	175,574.72
1251 · Due to/from reserve fund	-129,987.10	-175,574.72
	135,087.58	168,944.05
Total Other Current Assets		
Total Current Assets	677,285.61	672,909.27
Fixed Assets		
13000 · Property and Equipment		
2020 · Tools and equipment	21,798.49	21,798.49
2030 · Accumulated depreciation	-21,798.49	-21,798.49
	0.00	0.00
Total 13000 · Property and Equipment		
Total Fixed Assets	0.00	0.00
TOTAL ASSETS	677,285.61	672,909.27
LIABILITIES & EQUITY		
Liabilities		
Current Liabilities		
Accounts Payable		
20000 · Accounts payable	86,818.01	52,300.08
	86,818.01	52,300.08
Total Accounts Payable		
Other Current Liabilities		
21000 · Other current liabilities		
2501 · Accruals	18,333.78	19,829.93

Broadway Promenade Condominium Association, Inc.
Supplementary Balance Sheet vs Prior Period Comparison

Accrual Basis

As of February 28, 2025

	Feb 28, 25	Jan 31, 25
2503 · Insurance payable		
2523 · Property IPFS Funding	51,463.95	77,017.36
2528 · Premium Finance - IPFS 10.24	35,834.54	40,953.76
Total 2503 · Insurance payable	87,298.49	117,971.12
2510 · Prepaid maintenance fees	51,260.25	47,920.69
2530 · Security deposits	37,850.00	37,850.00
2560 · Social committee	582.66	477.66
Total 21000 · Other current liabilities	195,325.18	224,049.40
2566 · Deferred SA - Elevator project	40,780.72	40,780.72
Total Other Current Liabilities	236,105.90	264,830.12
Total Current Liabilities	322,923.91	317,130.20
Long Term Liabilities		
3000 · Reserves - Contract Liabilities		
3002 · Beginning balance	457,468.36	457,468.36
3005 · Pooled reserve	63,474.82	31,737.41
3015 · Common interior expenses	-5,814.77	-3,497.27
3020 · Building exterior expenses	-20,490.00	0.00
3030 · Pool and spa expenses	-4,099.44	0.00
3035 · Building interior expense	-1,800.00	0.00
3040 · Reserve interest	21.36	10.75
Total 3000 · Reserves - Contract Liabilities	488,760.33	485,719.25
Total Long Term Liabilities	488,760.33	485,719.25
Total Liabilities	811,684.24	802,849.45
Equity		
4000 · Owners' equity	-139,633.03	-139,633.03
Net Income	5,234.40	9,692.85
Total Equity	-134,398.63	-129,940.18
TOTAL LIABILITIES & EQUITY	677,285.61	672,909.27

Broadway Promenade Condominium Association, Inc.
Supplementary Schedule of Revenue & Expenses vs Budget

Accrual Basis

February 2025

	Feb 25	Budget	\$ Over Budget	Jan - Feb 25	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
5100 · Operating Income							
5101 · Residential maintenance fee	153,388.59	153,416.66	-28.07	306,777.18	306,833.32	-56.14	1,841,000.00
5102 · Master assoc maintenance fees	0.00	1,250.00	-1,250.00	0.00	2,500.00	-2,500.00	15,000.00
5103 · Miscellaneous income							
5103 · Miscellaneous income	325.00	1,125.00	-800.00	1,504.96	2,250.00	-745.04	13,500.00
5103D · Wi-Fi income	0.00	125.00	-125.00	0.00	250.00	-250.00	1,500.00
5104 · Parking space rental fee	150.00	333.34	-183.34	600.00	666.68	-66.68	4,000.00
5106 · Shared MA maint fees	0.00	750.00	-750.00	0.00	1,500.00	-1,500.00	9,000.00
5107 · Guest Suites	5,375.00	3,000.00	2,375.00	8,400.00	6,000.00	2,400.00	36,000.00
Total 5103 · Miscellaneous income	<u>5,850.00</u>	<u>5,333.34</u>	<u>516.66</u>	<u>10,504.96</u>	<u>10,666.68</u>	<u>-161.72</u>	<u>64,000.00</u>
Total 5100 · Operating Income	<u>159,238.59</u>	<u>160,000.00</u>	<u>-761.41</u>	<u>317,282.14</u>	<u>320,000.00</u>	<u>-2,717.86</u>	<u>1,920,000.00</u>
5200 · Reserve Income							
5201.1 · Reserve income	22,386.50	22,386.50	0.00	44,773.00	44,773.00	0.00	268,638.00
5201.2 · Reserve inc - threshold funding	9,350.91	9,350.91	0.00	18,701.82	18,701.82	0.00	112,211.00
Total 5200 · Reserve Income	<u>31,737.41</u>	<u>31,737.41</u>	<u>0.00</u>	<u>63,474.82</u>	<u>63,474.82</u>	<u>0.00</u>	<u>380,849.00</u>
5204 · Interest Received - Operating	<u>0.02</u>			<u>0.04</u>			
Total Income	<u>190,976.02</u>	<u>191,737.41</u>	<u>-761.39</u>	<u>380,757.00</u>	<u>383,474.82</u>	<u>-2,717.82</u>	<u>2,300,849.00</u>
Gross Profit	<u>190,976.02</u>	<u>191,737.41</u>	<u>-761.39</u>	<u>380,757.00</u>	<u>383,474.82</u>	<u>-2,717.82</u>	<u>2,300,849.00</u>
Expense							
6100 · Administrative expenses							
6101 · Master Association shared expen	4,896.66	2,500.00	2,396.66	7,344.99	5,000.00	2,344.99	30,000.00
6102 · Accounting fees	1,700.00	2,500.00	-800.00	3,592.00	5,000.00	-1,408.00	30,000.00
6103 · Bank charges	752.79			857.05			
6104 · Legal fees	60.39	833.33	-772.94	60.39	1,666.66	-1,606.27	10,000.00
6105 · Licenses and permits	0.00	416.66	-416.66	944.00	833.32	110.68	5,000.00
6106 · Office expenses	3,424.62	1,666.66	1,757.96	5,007.11	3,333.32	1,673.79	20,000.00
6109 · Guest suite tax expense	428.81	416.66	12.15	711.37	833.32	-121.95	5,000.00
6113 · Computer software and maint	336.65	625.00	-288.35	550.64	1,250.00	-699.36	7,500.00
6115 · Income tax expense	0.00	416.66	-416.66	0.00	833.32	-833.32	5,000.00
Total 6100 · Administrative expenses	<u>11,599.92</u>	<u>9,374.97</u>	<u>2,224.95</u>	<u>19,067.55</u>	<u>18,749.94</u>	<u>317.61</u>	<u>112,500.00</u>
6200 · Bldg/grounds maint and repair							
6201 · Pool/spa service supplies	952.39	833.34	119.05	1,270.02	1,666.68	-396.66	10,000.00
6202 · Furniture and accessories	36.35	625.00	-588.65	1,467.21	1,250.00	217.21	7,500.00
6205 · Access system monitor/repair	0.00	333.34	-333.34	0.00	666.68	-666.68	4,000.00
6206 · Carpet cleaning service	1,831.92	250.00	1,581.92	1,831.92	500.00	1,331.92	3,000.00
6207 · Building repair/maint/supplies	4,832.59	5,416.66	-584.07	9,846.36	10,833.32	-986.96	65,000.00
6208 · Contingency	0.00	833.34	-833.34	0.00	1,666.68	-1,666.68	10,000.00
6209 · Elevator contract	1,018.44	1,250.00	-231.56	2,036.88	2,500.00	-463.12	15,000.00
6210 · Engineer consultant	0.00	625.00	-625.00	8,900.00	1,250.00	7,650.00	7,500.00
6212 · Remediation	0.00	250.00	-250.00	0.00	500.00	-500.00	3,000.00
6214 · Landscape expenses	4,499.47	1,250.00	3,249.47	8,985.70	2,500.00	6,485.70	15,000.00
6216 · Elevator repairs/service	0.00	416.66	-416.66	1,318.44	833.32	485.12	5,000.00
6217 · Pest control	418.20	416.66	1.54	1,111.40	833.32	278.08	5,000.00
6218 · Irrigation / Drain	1,196.08	500.00	696.08	1,488.82	1,000.00	488.82	6,000.00
6219 · Fire control systems	6,988.40	1,000.00	5,988.40	12,796.12	2,000.00	10,796.12	12,000.00

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Broadway Promenade Condominium Association, Inc.
Supplementary Schedule of Revenue & Expenses vs Budget

Accrual Basis

February 2025

	Feb 25	Budget	\$ Over Budget	Jan - Feb 25	YTD Budget	\$ Over Budget	Annual Budget
6220 · Roof maintenance	11,591.94	833.34	10,758.60	11,591.94	1,666.68	9,925.26	10,000.00
6221 · HVAC system maintenance	300.00	833.34	-533.34	600.00	1,666.68	-1,066.68	10,000.00
6222 · Guest suite expenses	4,247.74	500.00	3,747.74	4,247.74	1,000.00	3,247.74	6,000.00
6224 · Window cleaning	769.13	833.34	-64.21	1,538.26	1,666.68	-128.42	10,000.00
6226 · Electrical/plumbing repair	3,571.68	833.34	2,738.34	6,463.68	1,666.68	4,797.00	10,000.00
Total 6200 · Bldg/grounds maint and repair	42,254.33	17,833.36	24,420.97	75,494.49	35,666.72	39,827.77	214,000.00
6300 · Insurance expense	35,314.90	42,000.00	-6,685.10	71,588.15	84,000.00	-12,411.85	504,000.00
6400 · Salaries and benefits							
6401 · Salaries	40,421.28	42,666.66	-2,245.38	81,490.16	85,333.32	-3,843.16	512,000.00
6402 · Uniforms	0.00	125.00	-125.00	0.00	250.00	-250.00	1,500.00
6404 · Payroll processing	320.53	833.34	-512.81	938.35	1,666.68	-728.33	10,000.00
6408 · Tryst security backup - F/D	0.00	83.34	-83.34	0.00	166.68	-166.68	1,000.00
6410 · Simple IRA	40.00	833.34	-793.34	80.00	1,666.68	-1,586.68	10,000.00
6411 · Employee health benefits	-41.84	3,333.34	-3,375.18	-717.17	6,666.68	-7,383.85	40,000.00
Total 6400 · Salaries and benefits	40,739.97	47,875.02	-7,135.05	81,791.34	95,750.04	-13,958.70	574,500.00
6500 · Utilities							
6211 · Wi-Fi service and repair	2,294.77	3,000.00	-705.23	4,429.60	6,000.00	-1,570.40	36,000.00
6501 · Water and sewer	16,798.24	18,333.34	-1,535.10	31,969.21	36,666.68	-4,697.47	220,000.00
6502 · Trash and recycle	3,582.00	3,416.66	165.34	6,001.60	6,833.32	-831.72	41,000.00
6504 · Electric	8,385.80	9,500.00	-1,114.20	16,686.61	19,000.00	-2,313.39	114,000.00
6505 · Natural gas - fuel/oil	2,727.13	2,083.34	643.79	5,019.23	4,166.68	852.55	25,000.00
Total 6500 · Utilities	33,787.94	36,333.34	-2,545.40	64,106.25	72,666.68	-8,560.43	436,000.00
7000 · Reserve expenses							
7001 · Residential reserve exp	22,386.50	22,386.50	0.00	44,773.00	44,773.00	0.00	268,638.00
7002 · Reserve threshold funding	9,350.91	9,350.91	0.00	18,701.82	18,701.82	0.00	112,211.00
Total 7000 · Reserve expenses	31,737.41	31,737.41	0.00	63,474.82	63,474.82	0.00	380,849.00
Total Expense	195,434.47	185,154.10	10,280.37	375,522.60	370,308.20	5,214.40	2,221,849.00
Net Ordinary Income	-4,458.45	6,583.31	-11,041.76	5,234.40	13,166.62	-7,932.22	79,000.00
Net Income	-4,458.45	6,583.31	-11,041.76	5,234.40	13,166.62	-7,932.22	79,000.00

Broadway Promenade Condominium Association, Inc.
Supplementary Schedule of Revenue & Expenses per Month

Accrual Basis

January through February 2025

	Jan 25	Feb 25	TOTAL
Ordinary Income/Expense			
Income			
5100 · Operating Income			
5101 · Residential maintenance fee	153,388.59	153,388.59	306,777.18
5103 · Miscellaneous income			
5103. · Miscellaeous income	1,179.96	325.00	1,504.96
5104 · Parking space rental fee	450.00	150.00	600.00
5107 · Guest Suites	3,025.00	5,375.00	8,400.00
Total 5103 · Miscellaneous income	4,654.96	5,850.00	10,504.96
Total 5100 · Operating Income	158,043.55	159,238.59	317,282.14
5200 · Reserve Income			
5201.1 · Reserve income	22,386.50	22,386.50	44,773.00
5201.2 · Reserve inc - threshold funding	9,350.91	9,350.91	18,701.82
Total 5200 · Reserve Income	31,737.41	31,737.41	63,474.82
5204 · Interest Received - Operating	0.02	0.02	0.04
Total Income	189,780.98	190,976.02	380,757.00
Gross Profit	189,780.98	190,976.02	380,757.00
Expense			
6100 · Administrative expenses			
6101 · Master Association shared expen	2,448.33	4,896.66	7,344.99
6102 · Accounting fees	1,892.00	1,700.00	3,592.00
6103 · Bank charges	104.26	752.79	857.05
6104 · Legal fees	0.00	60.39	60.39
6105 · Licenses and permits	944.00	0.00	944.00
6106 · Office expenses	1,582.49	3,424.62	5,007.11
6109 · Guest suite tax expense	282.56	428.81	711.37
6113 · Computer software and maint	213.99	336.65	550.64
Total 6100 · Administrative expenses	7,467.63	11,599.92	19,067.55
6200 · Bldg/grounds maint and repair			
6201 · Pool/spa service supplies	317.63	952.39	1,270.02
6202 · Furniture and accessories	1,430.86	36.35	1,467.21
6206 · Carpet cleaning service	0.00	1,831.92	1,831.92
6207 · Building repair/maint/supplies	5,013.77	4,832.59	9,846.36
6209 · Elevator contract	1,018.44	1,018.44	2,036.88
6210 · Engineer consultant	8,900.00	0.00	8,900.00
6214 · Landscape expenses	4,486.23	4,499.47	8,985.70
6216 · Elevator repairs/service	1,318.44	0.00	1,318.44
6217 · Pest control	693.20	418.20	1,111.40
6218 · Irrigation / Drain	292.74	1,196.08	1,488.82
6219 · Fire control systems	5,807.72	6,988.40	12,796.12
6220 · Roof maintenance	0.00	11,591.94	11,591.94
6221 · HVAC system maintenance	300.00	300.00	600.00
6222 · Guest suite expenses	0.00	4,247.74	4,247.74
6224 · Window cleaning	769.13	769.13	1,538.26
6226 · Electrical/plumbing repair	2,892.00	3,571.68	6,463.68
Total 6200 · Bldg/grounds maint and repair	33,240.16	42,254.33	75,494.49
6300 · Insurance expense	36,273.25	35,314.90	71,588.15
6400 · Salaries and benefits			
6401 · Salaries	41,068.88	40,421.28	81,490.16
6404 · Payroll processing	617.82	320.53	938.35
6410 · Simple IRA	40.00	40.00	80.00
6411 · Employee health benefits	-675.33	-41.84	-717.17
Total 6400 · Salaries and benefits	41,051.37	40,739.97	81,791.34

Broadway Promenade Condominium Association, Inc.
Supplementary Schedule of Revenue & Expenses per Month

Accrual Basis

January through February 2025

	Jan 25	Feb 25	TOTAL
6500 · Utilities			
6211 · Wi-Fi service and repair	2,134.83	2,294.77	4,429.60
6501 · Water and sewer	15,170.97	16,798.24	31,969.21
6502 · Trash and recycle	2,419.60	3,582.00	6,001.60
6504 · Electric	8,300.81	8,385.80	16,686.61
6505 · Natural gas - fuel/oil	2,292.10	2,727.13	5,019.23
Total 6500 · Utilities	<u>30,318.31</u>	<u>33,787.94</u>	<u>64,106.25</u>
7000 · Reserve expenses			
7001 · Residential reserve exp	22,386.50	22,386.50	44,773.00
7002 · Reserve threshold funding	9,350.91	9,350.91	18,701.82
Total 7000 · Reserve expenses	<u>31,737.41</u>	<u>31,737.41</u>	<u>63,474.82</u>
Total Expense	<u>180,088.13</u>	<u>195,434.47</u>	<u>375,522.60</u>
Net Ordinary Income	9,692.85	-4,458.45	5,234.40
Other Income/Expense			
Other Expense			
9999 · Suspense	0.00	0.00	0.00
Total Other Expense	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
Net Other Income	0.00	0.00	0.00
Net Income	<u><u>9,692.85</u></u>	<u><u>-4,458.45</u></u>	<u><u>5,234.40</u></u>

Broadway Promenade Condominium Association, Inc.
Supplementary Assessments Receivable Aging Summary
As of February 28, 2025

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
1114 Page	769.00	0.00	0.00	0.00	0.00	769.00
1122 Crandall	0.00	525.00	0.00	0.00	0.00	525.00
1125 Kochutin	0.00	896.00	0.00	0.00	0.00	896.00
1127 Coppenrath	0.00	1,052.00	70.00	0.00	0.00	1,122.00
1201 Fernandes	0.00	745.00	169.00	663.00	0.00	1,577.00
1209 Lambert	0.00	41.00	0.00	0.00	0.00	41.00
1211 Cribbs	0.00	1,071.00	105.00	0.00	0.00	1,176.00
1215 Krompak	0.00	812.00	0.00	0.00	0.00	812.00
1219 Alexander	0.00	1,146.00	101.00	0.00	0.00	1,247.00
1220 Moss	0.00	858.00	111.00	0.00	0.00	969.00
1304 Mishchuk	0.00	858.00	85.00	0.00	0.00	943.00
1305 Wertheimer	0.00	968.00	257.00	0.00	0.00	1,225.00
1306 Maroclo	0.00	384.00	0.00	0.00	0.00	384.00
1308 Collins	0.00	780.00	77.00	0.00	0.00	857.00
1309 Wasch	0.00	9.00	0.00	0.00	0.00	9.00
1315 Green	0.00	991.00	0.00	0.00	0.00	991.00
1321 Kane	0.00	991.00	0.00	0.00	0.00	991.00
1325 Matei	0.00	1,071.00	105.00	0.00	0.00	1,176.00
1403 Browne	0.00	968.00	40.00	0.00	0.00	1,008.00
1409 Golbert	0.00	858.00	743.00	0.00	0.00	1,601.00
1423 Aronchick/Abramson	0.00	100.00	0.00	0.00	0.00	100.00
1424 Crandal	0.00	389.00	0.00	0.00	0.00	389.00
1513 sold - Lynch	0.00	0.00	0.00	0.00	537.00	537.00
1516 Stewart	0.00	897.00	0.00	0.00	0.00	897.00
1518 Anderson	0.00	726.00	0.00	0.00	0.00	726.00
1520 Garapalo	0.00	707.00	0.00	0.00	0.00	707.00
1525 Lownes	0.00	761.00	0.00	0.00	0.00	761.00
1531 Krijger	0.00	260.00	0.00	0.00	0.00	260.00
1533 Day/Jaffe	0.00	968.00	968.00	683.00	0.00	2,619.00
1603 Rodriguez	0.00	771.00	0.00	0.00	0.00	771.00
1606 Boucher	0.00	703.00	0.00	0.00	0.00	703.00
1606 sold - Titone/Stewart	0.00	0.00	0.00	0.00	574.00	574.00
1608 Wilner	0.00	595.00	0.00	0.00	0.00	595.00
1611 Dunbar	0.00	1,071.00	912.00	0.00	0.00	1,983.00
1625 McCardle	0.00	1,071.00	105.00	0.00	0.00	1,176.00
1627 Izzo	0.00	858.00	85.00	0.00	0.00	943.00
1631 Tribuzzi	0.00	693.00	0.00	0.00	0.00	693.00
2102 Rental Unit - Misman	0.00	786.00	0.00	0.00	0.00	786.00

Broadway Promenade Condominium Association, Inc.
Supplementary Assessments Receivable Aging Summary
As of February 28, 2025

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
2106 Burke	0.00	1,013.00	99.00	0.00	0.00	1,112.00
2402 McKenna	0.00	889.00	87.00	0.00	0.00	976.00
TOTAL	769.00	28,282.00	4,119.00	1,346.00	1,111.00	35,627.00

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Broadway Promenade Condominium Association, Inc.
Supplementary Prepaid Assessments Aging Summary
As of February 28, 2025

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
1117 Alexander	0.00	-800.00	0.00	0.00	0.00	-800.00
1122 Sold - Hannegan	0.00	0.00	0.00	0.00	-609.00	-609.00
1125 Sold - Rooney	0.00	0.00	0.00	0.00	-822.00	-822.00
1131 Smith	0.00	-2,456.00	-728.00	0.00	0.00	-3,184.00
1133 Montenegro	0.00	-457.00	0.00	0.00	0.00	-457.00
1204 Pierce	0.00	-1,486.00	0.00	0.00	0.00	-1,486.00
1205 Lages	0.00	-316.00	0.00	0.00	0.00	-316.00
1206 Chambers	0.00	-559.00	0.00	0.00	0.00	-559.00
1207 sold - Greenwell	0.00	0.00	0.00	0.00	-631.00	-631.00
1208 Gause	0.00	-509.00	0.00	0.00	0.00	-509.00
1210 Hughes	0.00	-635.00	-356.00	0.00	0.00	-991.00
1210 Old - Scarbrough	0.00	0.00	0.00	0.00	-414.00	-414.00
1212 Shayne	0.00	-573.00	0.00	0.00	0.00	-573.00
1216 Hasset/Simmons	0.00	-1,128.00	-392.00	0.00	0.00	-1,520.00
1221 Geltman	0.00	-1,261.00	0.00	0.00	0.00	-1,261.00
1231 Gradinariu	0.00	-968.00	-1,442.00	0.00	0.00	-2,410.00
1233 Salva	0.00	-25.00	0.00	0.00	0.00	-25.00
1301 Bowman	0.00	-508.00	0.00	0.00	0.00	-508.00
1307 Cagliola	0.00	-25.00	0.00	0.00	0.00	-25.00
1310 Terra Vie LLC	0.00	-865.00	0.00	0.00	0.00	-865.00
1312 Pierce	0.00	-1,250.00	0.00	0.00	0.00	-1,250.00
1313 Jauch/Aeziman	0.00	0.00	-1,168.00	0.00	0.00	-1,168.00
1337 Olson	0.00	-644.00	0.00	0.00	0.00	-644.00
1406 Vick	0.00	-150.00	0.00	0.00	0.00	-150.00
1407 Old - Hunter	0.00	0.00	0.00	0.00	-1,214.00	-1,214.00
1408 Carolan	0.00	-1,606.00	0.00	0.00	0.00	-1,606.00
1410 Pereira	0.00	-543.00	0.00	0.00	0.00	-543.00
1412 Failla	0.00	0.00	-1,506.00	-1,325.00	-2,040.00	-4,871.00
1419 Wolverton	0.00	-369.00	0.00	0.00	0.00	-369.00
1422 Day	0.00	-611.00	0.00	0.00	0.00	-611.00
1425 Vanier	0.00	-543.00	0.00	0.00	0.00	-543.00
1429 Robles	0.00	-968.00	-388.00	0.00	0.00	-1,356.00
1502 Montalvo	0.00	-505.00	0.00	0.00	0.00	-505.00
1503 Hackett	0.00	-242.56	0.00	0.00	0.00	-242.56
1506 Novak	0.00	-79.00	0.00	0.00	0.00	-79.00
1509 McDonagh	0.00	-682.00	0.00	0.00	0.00	-682.00
1510 Hubbard	0.00	-319.00	0.00	0.00	0.00	-319.00
1514 Kemp	0.00	-521.00	0.00	0.00	0.00	-521.00
1517 Driben	0.00	-25.00	0.00	0.00	0.00	-25.00
1519 Cook/Hanowski	0.00	-24.00	0.00	0.00	0.00	-24.00
1521 Graham	0.00	-738.00	0.00	0.00	0.00	-738.00
1522 Perez	0.00	-682.00	0.00	0.00	0.00	-682.00

Broadway Promenade Condominium Association, Inc.
Supplementary Prepaid Assessments Aging Summary
As of February 28, 2025

	<u>Current</u>	<u>1 - 30</u>	<u>31 - 60</u>	<u>61 - 90</u>	<u>> 90</u>	<u>TOTAL</u>
1523 Simson	0.00	-1,168.00	-1,877.00	0.00	0.00	-3,045.00
1527 Peterson/Forsberg	0.00	-1,767.00	0.00	0.00	0.00	-1,767.00
1529 Davidson	0.00	-4.56	0.00	0.00	0.00	-4.56
1535 Stephenson	0.00	0.00	-832.00	0.00	0.00	-832.00
1607 Smith	0.00	-83.00	0.00	0.00	0.00	-83.00
1609 Scott	0.00	-50.00	0.00	0.00	0.00	-50.00
1614 Durzynski	0.00	-821.00	0.00	0.00	0.00	-821.00
1615 Koelzer	0.00	0.00	-5,044.00	0.00	0.00	-5,044.00
1616 Delman	0.00	-708.00	0.00	0.00	0.00	-708.00
1617 sold - Robenalt	0.00	0.00	0.00	0.00	-123.13	-123.13
1619 Rottinger	0.00	-37.00	0.00	0.00	0.00	-37.00
1621 Tribuzzi	0.00	-1,251.00	0.00	0.00	0.00	-1,251.00
2203 Jorgensen/Yob	0.00	-101.00	0.00	0.00	0.00	-101.00
2302 Lirio	0.00	-591.00	0.00	0.00	0.00	-591.00
2304 Kahn	0.00	-247.00	0.00	0.00	0.00	-247.00
2404 Traberman	0.00	-448.00	0.00	0.00	0.00	-448.00
TOTAL	<u>0.00</u>	<u>-30,349.12</u>	<u>-13,733.00</u>	<u>-1,325.00</u>	<u>-5,853.13</u>	<u>-51,260.25</u>

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Broadway Promenade Condominium Association, Inc.
Supplementary Accounts Payable Aging Summary
As of February 28, 2025

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
ADP	118.94	0.00	0.00	0.00	0.00	118.94
Advanced Roofing & Sheetmetal	11,591.94	0.00	0.00	0.00	0.00	11,591.94
BlueCross Florida	1,493.34	0.00	0.00	0.00	0.00	1,493.34
Card Services Center	8,929.68	246.31	0.00	0.00	0.00	9,175.99
CIA Access	1,223.20	0.00	0.00	0.00	0.00	1,223.20
Complete Coverage Irrigation	1,196.08	0.00	0.00	0.00	0.00	1,196.08
Fitness Logic	155.00	0.00	0.00	0.00	0.00	155.00
Florida Department of Revenue	0.00	151.49	0.00	0.00	0.00	151.49
Florida Power & Light Co.	8,385.80	0.00	0.00	0.00	0.00	8,385.80
Galaxy Pools	4,760.91	0.00	0.00	0.00	0.00	4,760.91
JJ Repair, Corp	1,155.00	0.00	0.00	0.00	0.00	1,155.00
Naturzone Pest Control	418.20	0.00	0.00	0.00	0.00	418.20
NextGen Computers	250.00	0.00	0.00	0.00	0.00	250.00
Overhead Door Company of Sarasota	20,490.00	0.00	0.00	0.00	0.00	20,490.00
Paver Mac	1,800.00	0.00	0.00	0.00	0.00	1,800.00
Piper Fire Protection, LLC	6,538.40	0.00	0.00	0.00	0.00	6,538.40
Ptolemy Inc.	3,737.50	0.00	0.00	0.00	0.00	3,737.50
Sarasota County Fire Department	450.00	0.00	0.00	0.00	0.00	450.00
Sarma/United Screening	196.85	0.00	0.00	0.00	0.00	196.85
Tax Collector Barbara Ford-Coates	277.32	0.00	0.00	0.00	0.00	277.32
Teasdale Fenton of Sarasota	1,831.92	0.00	0.00	0.00	0.00	1,831.92
TECO Peoples Gas	2,727.13	0.00	0.00	0.00	0.00	2,727.13
Terry's Plumbing Service Inc.	7,092.00	0.00	0.00	0.00	0.00	7,092.00
West Florida Supply	431.64	0.00	0.00	0.00	0.00	431.64
Xerox Financial Services	0.00	399.93	0.00	0.00	0.00	399.93
Your Farm & Garden Landscape Supply	761.97	0.00	0.00	0.00	0.00	761.97
Zeno Office Solutions	7.46	0.00	0.00	0.00	0.00	7.46
TOTAL	86,020.28	797.73	0.00	0.00	0.00	86,818.01

Broadway Promenade Condominium Association, Inc.
Supplementary Check Detail
February 2025

Type	Num	Date	Name	Account	Original Amount	Paid Amount
Bill Pmt -Check	AUTOPAY	02/01/2025	BlueCross Florida	1010 · Seacoast bank 0011		-1,493.34
Bill	77543221	02/01/2025		6411 · Employee health benefits		1,493.34
TOTAL						1,493.34
Bill Pmt -Check	AUTOPAY	02/03/2025	Comcast Communications	1010 · Seacoast bank 0011		-267.28
Bill	19893915563	02/03/2025		6211 · Wi-Fi service and repair		267.28
TOTAL						267.28
Check		02/03/2025		1010 · Seacoast bank 0011		-249.52
				6103 · Bank charges		249.52
TOTAL						249.52
Bill Pmt -Check	AUTOPAY	02/03/2025	Navitas Credit Corp	1010 · Seacoast bank 0011		-110.52
Bill	41323263.02	02/03/2025		6106 · Office expenses		110.52
TOTAL						110.52
Check		02/03/2025		1010 · Seacoast bank 0011		-649.25
				6103 · Bank charges		649.25
TOTAL						649.25
Bill Pmt -Check	Bill.com	02/05/2025	Tyack CPA & Co.	1072 · Bill.com Money Out Clearing		-192.00
Bill	6179	02/01/2025		6102 · Accounting fees		1,700.00
TOTAL						1,700.00

Broadway Promenade Condominium Association, Inc.
Supplementary Check Detail
February 2025

Type	Num	Date	Name	Account	Original Amount	Paid Amount
Bill Pmt -Check	Bill.com	02/05/2025	Tax Collector Barbara Ford...	1072 · Bill.com Money Out Clearing		-131.07
Bill	250131	01/31/2025		6109 · Guest suite tax expense		131.07
TOTAL						131.07
Bill Pmt -Check	AUTOPAY	02/06/2025	Card Services Center	1010 · Seacoast bank 0011		-10,841.49
General Journal	JNL0811	08/23/2024	Card Services Center	20000 · Accounts payable		-750.00
Bill	241231	12/31/2024		6105 · Licenses and permits		234.57
				6106 · Office expenses		1,694.84
				6113 · Computer software and maint		240.00
				6201 · Pool/spa service supplies		1,408.03
				6202 · Furniture and accessories		24.19
				6207 · Building repair/maint/supplies		2,953.96
Bill	4346648	01/01/2025		6202 · Furniture and accessories		811.06
Bill	217295	01/01/2025		6106 · Office expenses		217.80
Bill	1104812264	01/01/2025		6207 · Building repair/maint/supplies		24.19
Bill	82744	01/01/2025		6113 · Computer software and maint		198.00
Bill	1101436729	01/01/2025		6106 · Office expenses		19.88
Bill	4509005	01/01/2025		6106 · Office expenses		49.20
Bill	1987411	01/01/2025		6106 · Office expenses		203.93
Bill	82744	01/01/2025		6207 · Building repair/maint/supplies		34.22
Bill	741613	01/01/2025		6207 · Building repair/maint/supplies		10.68
Bill	72007	01/01/2025		6105 · Licenses and permits		744.00
Bill	35218	01/01/2025		6207 · Building repair/maint/supplies		321.00
Bill	4653402	01/02/2025		6201 · Pool/spa service supplies		149.76
Bill	1012576289-001	01/02/2025		6207 · Building repair/maint/supplies		450.92
Bill	35202	01/02/2025		6207 · Building repair/maint/supplies		89.36
Bill	8245837	01/02/2025		6207 · Building repair/maint/supplies		20.64
Bill	941-592-6062	01/02/2025		6106 · Office expenses		52.38
Bill	3169050	01/03/2025		6106 · Office expenses		42.78
Bill	4473857	01/06/2025		6106 · Office expenses		17.07
Bill	0617841	01/06/2025		6207 · Building repair/maint/supplies		42.62
Bill	3049867	01/06/2025		6207 · Building repair/maint/supplies		152.97
Bill	0157850	01/07/2025		6207 · Building repair/maint/supplies		21.59
Bill	250107-2	01/07/2025		6207 · Building repair/maint/supplies		212.93
Bill	25113884	01/07/2025		6106 · Office expenses		128.15
Bill	250107	01/07/2025		6202 · Furniture and accessories		490.06
Bill	250115	01/15/2025		6202 · Furniture and accessories		129.74

Broadway Promenade Condominium Association, Inc.
Supplementary Check Detail
February 2025

Type	Num	Date	Name	Account	Original Amount	Paid Amount
Bill	289654213	01/20/2025		6113 · Computer software and maint		15.99
Bill	1884251	01/01/2025		6207 · Building repair/maint/supplies		181.89
TOTAL						10,638.40
Bill Pmt -Check	Bill.com	02/07/2025	Dutchman Window & Clean...	1072 · Bill.com Money Out Clearing		-9,230.00
Bill	307713	01/20/2025		2515 · Prepaid expenses		9,230.00
TOTAL						9,230.00
Bill Pmt -Check	Bill.com	02/07/2025	Pools by Lowell, Inc.	1072 · Bill.com Money Out Clearing		-954.18
Bill	88667465	01/15/2025		6201 · Pool/spa service supplies		954.18
TOTAL						954.18
Bill Pmt -Check	Bill.com	02/07/2025	C&D Industrial Maintenanc...	1072 · Bill.com Money Out Clearing		-1,828.89
Bill	20247445	01/01/2025		6207 · Building repair/maint/supplies		1,828.89
TOTAL						1,828.89
Bill Pmt -Check	Bill.com	02/07/2025	Galaxy Pools	1072 · Bill.com Money Out Clearing		-318.75
Bill	193659	01/03/2025		6201 · Pool/spa service supplies		318.75
TOTAL						318.75
Bill Pmt -Check	Bill.com	02/07/2025	DG Hardware	1072 · Bill.com Money Out Clearing		-6.87
Bill	559984/5	01/30/2025		6207 · Building repair/maint/supplies		6.87
TOTAL						6.87

Broadway Promenade Condominium Association, Inc.
Supplementary Check Detail
February 2025

Type	Num	Date	Name	Account	Original Amount	Paid Amount
Bill Pmt -Check	Bill.com	02/07/2025	Badger Bob's Electrical	1072 · Bill.com Money Out Clearing		-2,282.00
Bill	570343	01/09/2025		6226 · Electrical/plumbing repair		2,282.00
TOTAL						2,282.00
Bill Pmt -Check	Bill.com	02/07/2025	DG Hardware	1072 · Bill.com Money Out Clearing		-43.05
Bill	559867 / 5	01/07/2025		6207 · Building repair/maint/supplies		43.05
TOTAL						43.05
Bill Pmt -Check	Bill.com	02/07/2025	Pools by Lowell, Inc.	1072 · Bill.com Money Out Clearing		-512.89
Bill	88482023	01/10/2025		6201 · Pool/spa service supplies		512.89
TOTAL						512.89
Bill Pmt -Check	Bill.com	02/07/2025	DG Hardware	1072 · Bill.com Money Out Clearing		-63.32
Bill	559988/5	01/30/2025		6207 · Building repair/maint/supplies		63.32
TOTAL						63.32
Bill Pmt -Check	Bill.com	02/07/2025	Naturzone Pest Control	1072 · Bill.com Money Out Clearing		-49.00
Bill	729312	01/01/2025		6217 · Pest control		49.00
TOTAL						49.00
Bill Pmt -Check	Bill.com	02/07/2025	Central Cocoanut Neighbor...	1072 · Bill.com Money Out Clearing		-100.00
Bill	2025	01/01/2025		6105 · Licenses and permits		100.00
TOTAL						100.00

Broadway Promenade Condominium Association, Inc.
Supplementary Check Detail
February 2025

Type	Num	Date	Name	Account	Original Amount	Paid Amount
Bill Pmt -Check	Bill.com	02/07/2025	Fitness Logic	1072 · Bill.com Money Out Clearing		-155.00
Bill	121909	01/03/2025		6207 · Building repair/maint/supplies		155.00
TOTAL						155.00
Bill Pmt -Check	Bill.com	02/07/2025	JJ Repair, Corp	1072 · Bill.com Money Out Clearing		-1,147.50
Bill	707271	02/02/2025		3015 · Common interior expenses		1,147.50
TOTAL						1,147.50
Bill Pmt -Check	Bill.com	02/07/2025	Dynamic Engineering Desig...	1072 · Bill.com Money Out Clearing		-8,900.00
Bill	195290-000287	01/02/2025		6210 · Engineer consultant		8,900.00
TOTAL						8,900.00
Bill Pmt -Check	Bill.com	02/07/2025	Complete Coverage Irrigation	1072 · Bill.com Money Out Clearing		-176.05
Bill	14949	01/14/2025		6218 · Irrigation / Drain		176.05
TOTAL						176.05
Bill Pmt -Check	Bill.com	02/07/2025	Yardi System Inc.	1072 · Bill.com Money Out Clearing		-750.00
Bill	4476701	02/03/2025		6106 · Office expenses		750.00
TOTAL						750.00
Bill Pmt -Check	Bill.com	02/07/2025	Naturzone Pest Control	1072 · Bill.com Money Out Clearing		-275.00
Bill	725211	01/01/2025		6217 · Pest control		275.00
TOTAL						275.00

Broadway Promenade Condominium Association, Inc.
Supplementary Check Detail
February 2025

Type	Num	Date	Name	Account	Original Amount	Paid Amount
Bill Pmt -Check	Bill.com	02/07/2025	Terry's Plumbing Service Inc.	1072 · Bill.com Money Out Clearing		-260.00
Bill	95984	01/22/2025		6226 · Electrical/plumbing repair		260.00
TOTAL						260.00
Bill Pmt -Check	Bill.com	02/07/2025	Sherwin Williams	1072 · Bill.com Money Out Clearing		-1,023.70
Bill	9312-4	01/10/2025		6207 · Building repair/maint/supplies		1,023.70
TOTAL						1,023.70
Bill Pmt -Check	Bill.com	02/07/2025	Ptolemy Inc.	1072 · Bill.com Money Out Clearing		-3,737.50
Bill	1420	01/14/2025		6214 · Landscape expenses		3,737.50
TOTAL						3,737.50
Bill Pmt -Check	Bill.com	02/07/2025	JJ Repair, Corp	1072 · Bill.com Money Out Clearing		-1,170.00
Bill	280	02/02/2025		3015 · Common interior expenses		1,170.00
TOTAL						1,170.00
Bill Pmt -Check	Bill.com	02/07/2025	Terry's Plumbing Service Inc.	1072 · Bill.com Money Out Clearing		-350.00
Bill	96007	01/15/2025		6226 · Electrical/plumbing repair		350.00
TOTAL						350.00
Bill Pmt -Check	Bill.com	02/07/2025	Sarma/United Screening	1072 · Bill.com Money Out Clearing		-26.95
Bill	20802	01/31/2025		6106 · Office expenses		26.95
TOTAL						26.95

Broadway Promenade Condominium Association, Inc.
Supplementary Check Detail
February 2025

Type	Num	Date	Name	Account	Original Amount	Paid Amount
Bill Pmt -Check	Bill.com	02/07/2025	Summit Fire & Security	1072 · Bill.com Money Out Clearing		-4,845.00
Bill	2900995	01/01/2025		6219 · Fire control systems		4,845.00
TOTAL						4,845.00
Bill Pmt -Check	Bill.com	02/07/2025	Piper Fire Protection, LLC	1072 · Bill.com Money Out Clearing		-401.25
Bill	92991	01/17/2025		6219 · Fire control systems		401.25
TOTAL						401.25
Bill Pmt -Check	Bill.com	02/07/2025	OTIS Elevator Company	1072 · Bill.com Money Out Clearing		-300.00
Bill	TYS18386001	01/01/2025		6216 · Elevator repairs/service		300.00
TOTAL						300.00
Bill Pmt -Check	Bill.com	02/07/2025	Pools by Lowell, Inc.	1072 · Bill.com Money Out Clearing		-125.00
Bill	87252061	01/03/2025		6201 · Pool/spa service supplies		125.00
TOTAL						125.00
Bill Pmt -Check	Bill.com	02/07/2025	Piper Fire Protection, LLC	1072 · Bill.com Money Out Clearing		-561.47
Bill	93039	01/17/2025		6219 · Fire control systems		561.47
TOTAL						561.47
Bill Pmt -Check	Bill.com	02/07/2025	Naturzone Pest Control	1072 · Bill.com Money Out Clearing		-369.20
Bill	728411	01/01/2025		6217 · Pest control		369.20
TOTAL						369.20

Broadway Promenade Condominium Association, Inc.
Supplementary Check Detail
February 2025

Type	Num	Date	Name	Account	Original Amount	Paid Amount
Bill Pmt -Check	Bill.com	02/07/2025	Floor & Decor Outlets of A...	1072 · Bill.com Money Out Clearing		-3,497.27
Bill	707271	01/29/2025		3015 · Common interior expenses		3,497.27
TOTAL						3,497.27
Bill Pmt -Check	Bill.com	02/07/2025	Complete Coverage Irrigation	1072 · Bill.com Money Out Clearing		-116.69
Bill	14950	01/14/2025		6218 · Irrigation / Drain		116.69
TOTAL						116.69
Bill Pmt -Check	Bill.com	02/07/2025	West Florida Supply	1072 · Bill.com Money Out Clearing		-263.88
Bill	401548	01/06/2025		6207 · Building repair/maint/supplies		263.88
TOTAL						263.88
Bill Pmt -Check	AUTOPAY	02/07/2025	ADP	1010 · Seacoast bank 0011		-118.94
Bill	682032073	01/31/2025		6404 · Payroll processing		118.94
TOTAL						118.94
Bill Pmt -Check	AUTOPAY	02/10/2025	Frontier Communications	1010 · Seacoast bank 0011		-130.98
Bill	250210	02/10/2025		6211 · Wi-Fi service and repair		130.98
TOTAL						130.98
Bill Pmt -Check	AUTOPAY	02/10/2025	Florida Department of Reve...	1010 · Seacoast bank 0011		-151.49
Bill	250131	01/31/2025		6109 · Guest suite tax expense		151.49
TOTAL						151.49

Broadway Promenade Condominium Association, Inc.
Supplementary Check Detail
February 2025

Type	Num	Date	Name	Account	Original Amount	Paid Amount
Bill Pmt -Check	AUTOPAY	02/10/2025	Principal Health Coverage	1010 · Seacoast bank 0011		-59.97
Bill	03-01-2025	02/04/2025		6411 · Employee health benefits		59.97
TOTAL						59.97
Bill Pmt -Check	AUTOPAY	02/11/2025	Frontier Communications	1010 · Seacoast bank 0011		-105.98
Bill	250211	02/11/2025		6211 · Wi-Fi service and repair		105.98
TOTAL						105.98
Bill Pmt -Check	AUTOPAY	02/11/2025	Frontier Communications	1010 · Seacoast bank 0011		-114.88
Bill	250211	02/11/2025		6211 · Wi-Fi service and repair		114.88
TOTAL						114.88
Check		02/11/2025		1010 · Seacoast bank 0011		-89.00
				6103 · Bank charges		89.00
TOTAL						89.00
Check		02/12/2025		1010 · Seacoast bank 0011		-60.39
				6104 · Legal fees		60.39
TOTAL						60.39
Bill Pmt -Check	AUTOPAY	02/13/2025	ADP	1010 · Seacoast bank 0011		-20,065.20
Bill	250209	02/09/2025		6401 · Salaries		6,763.27
				6401 · Salaries		5,237.86
				6401 · Salaries		6,806.55
				6401 · Salaries		1,540.83
TOTAL						20,348.51

Broadway Promenade Condominium Association, Inc.
Supplementary Check Detail
February 2025

Type	Num	Date	Name	Account	Original Amount	Paid Amount
Bill Pmt -Check	AUTOPAY	02/14/2025	Frontier Communications	1010 · Seacoast bank 0011		-100.98
Bill	250214	02/14/2025		6211 · Wi-Fi service and repair		100.98
TOTAL						100.98
Bill Pmt -Check	AUTOPAY	02/14/2025	Frontier Communications	1010 · Seacoast bank 0011		-100.98
Bill	250214	02/14/2025		6211 · Wi-Fi service and repair		100.98
TOTAL						100.98
Bill Pmt -Check	AUTOPAY	02/14/2025	Frontier Communications	1010 · Seacoast bank 0011		-135.98
Bill	250214	02/14/2025		6211 · Wi-Fi service and repair		135.98
TOTAL						135.98
Bill Pmt -Check	AUTOPAY	02/17/2025	TECO Peoples Gas	1010 · Seacoast bank 0011		-2,292.10
Bill	250127	01/22/2025		6505 · Natural gas - fuel/oil		2,292.10
TOTAL						2,292.10
Bill Pmt -Check	AUTOPAY	02/18/2025	IPFS Corporation	1010 · Seacoast bank 0011		-25,553.41
Bill	250218	02/18/2025		2523 · Property IPFS Funding		25,553.41
TOTAL						25,553.41
Bill Pmt -Check	AUTOPY	02/18/2025	Xerox Financial Services	1010 · Seacoast bank 0011		-399.93
Bill	40241124	02/23/2025		6106 · Office expenses		399.93
TOTAL						399.93

Broadway Promenade Condominium Association, Inc.
Supplementary Check Detail
February 2025

Type	Num	Date	Name	Account	Original Amount	Paid Amount
Bill Pmt -Check	AUTOPAY	02/19/2025	Frontier Communications	1010 · Seacoast bank 0011		-115.99
Bill	250219	02/19/2025		6211 · Wi-Fi service and repair		115.99
TOTAL						115.99
Bill Pmt -Check	AUTOPAY	02/19/2025	Pitney Bowes Purchase Po...	1010 · Seacoast bank 0011		-12.09
Bill	31069960611	02/19/2025		6106 · Office expenses		12.09
TOTAL						12.09
Bill Pmt -Check	AUTOPAY	02/19/2025	Phillips Edison	1010 · Seacoast bank 0011		-4,896.66
Bill	10143-014502-202501	02/19/2025		6101 · Master Association shared ex...		4,896.66
TOTAL						4,896.66
Bill Pmt -Check	AUTOPAY	02/20/2025	Frontier Communications	1010 · Seacoast bank 0011		-114.88
Bill	250220	02/20/2025		6211 · Wi-Fi service and repair		114.88
TOTAL						114.88
Bill Pmt -Check	N/A	02/21/2025	Zenith Insurance	1010 · Seacoast bank 0011		-582.00
Bill	ST134157208011	02/02/2025		6411 · Employee health benefits		582.00
TOTAL						582.00
Bill Pmt -Check	AUTOPAY	02/21/2025	ADP	1010 · Seacoast bank 0011		-118.94
Bill	683612913	02/14/2025		6404 · Payroll processing		118.94
TOTAL						118.94

Broadway Promenade Condominium Association, Inc.
Supplementary Check Detail
February 2025

Type	Num	Date	Name	Account	Original Amount	Paid Amount
Bill Pmt -Check	AUTOPAY	02/22/2025	Zeno Office Solutions	1010 · Seacoast bank 0011		-16.24
Bill	IN3189702	01/13/2025		6106 · Office expenses		16.24
TOTAL						16.24
Bill Pmt -Check	N/A	02/24/2025	City Of Sarasota	1010 · Seacoast bank 0011		-19,220.65
Bill	250204	02/04/2025		6502 · Trash and recycle 6501 · Water and sewer		2,419.60 16,801.05
TOTAL						19,220.65
Bill Pmt -Check	AUTOPAY	02/24/2025	Frontier Communications	1010 · Seacoast bank 0011		-126.69
Bill	250224	02/24/2025		6211 · Wi-Fi service and repair		126.69
TOTAL						126.69
Bill Pmt -Check	AUTOPAY	02/26/2025	IPFS Corporation	1010 · Seacoast bank 0011		-5,119.22
Bill	250226	02/26/2025		2528 · Premium Finance - IPFS 10.24		5,119.22
TOTAL						5,119.22
Bill Pmt -Check	AUTOPAY	02/27/2025	Frontier Communications	1010 · Seacoast bank 0011		-82.45
Bill	250227	02/27/2025		6211 · Wi-Fi service and repair		82.45
TOTAL						82.45
Bill Pmt -Check	AUTOPAY	02/27/2025	ADP	1010 · Seacoast bank 0011		-19,789.46
Bill	250223	02/23/2025		6401 · Salaries 6401 · Salaries		7,261.93 5,097.44

Broadway Promenade Condominium Association, Inc.
Supplementary Check Detail
February 2025

Type	Num	Date	Name	Account	Original Amount	Paid Amount
				6401 · Salaries		6,156.07
				6401 · Salaries		1,557.33
TOTAL						20,072.77
Bill Pmt -Check	AUTOPAY	02/28/2025	ADP	1010 · Seacoast bank 0011		-40.00
Bill	684244	02/28/2025		6410 · Simple IRA		40.00
TOTAL						40.00
Bill Pmt -Check	AUTOPAY	02/28/2025	ADP	1010 · Seacoast bank 0011		-82.65
Bill	6842441	02/28/2025		6404 · Payroll processing		82.65
TOTAL						82.65
Bill Pmt -Check	AUTOPAY	02/28/2025	Comcast Communications	1010 · Seacoast bank 0011		-306.60
Bill	198939155631	02/28/2025		6211 · Wi-Fi service and repair		306.60
TOTAL						306.60
Bill Pmt -Check	AUTOPAY	02/28/2025	Frontier Communications	1010 · Seacoast bank 0011		-164.28
Bill	250228	02/28/2025		6211 · Wi-Fi service and repair		164.28
TOTAL						164.28

Broadway Promenade Condominium Association, Inc.
Supplementary Schedule of Journal Entries

February 2025

Trans #	Type	Date	Num	Name	Memo	Account	Debit	Credit
12391	General Journal	02/05/2025	RETURN	1201 Fernandes 1201 Fernandes	Return Return	2200 · Assessments receivable 1010 · Seacoast bank 0011	832.00	832.00
							832.00	832.00
12392	General Journal	02/10/2025	RETURN	1129 Axline/Glidden 1129 Axline/Glidden	Return Return	2200 · Assessments receivable 1010 · Seacoast bank 0011	1,228.00	1,228.00
							1,228.00	1,228.00
13083	General Journal	02/01/2025	JNL0113R	Prepaid assessments Prepaid assessments	Reverse of GJE JNL0113 -- Prepays 01/2025 Prepays 01/2025	2200 · Assessments receivable 2510 · Prepaid maintenance fees	47,920.69	47,920.69
							47,920.69	47,920.69
13087	General Journal	02/01/2025	JNL0114R		Reverse of GJE JNL0114 -- Due to/from 01/2025 Due to/from 01/2025	1250 · Due to/from operating fund 1251 · Due to/from reserve fund	175,574.72	175,574.72
							175,574.72	175,574.72
13094	General Journal	02/01/2025	JNL0116R		Reverse of GJE JNL0116 -- Phillips Edison prov 01/2... BlueCross Florida prov 01/2025 City of Sarasota usage 1/4/25 - 1/31/25 City of Sarasota usage 1/4/25 - 1/31/25 -MULTIPLE-	6101 · Master Association shared expen 6411 · Employee health benefits 6501 · Water and sewer 6502 · Trash and recycle 2501 · Accruals	19,829.93	2,448.33 1,493.34 13,702.81 2,185.45
							19,829.93	19,829.93
13082	General Journal	02/28/2025	JNL0201		Insurance allocation 02/2025 Insurance allocation 02/2025	6300 · Insurance expense 2010 · Prepaid insurance	35,314.90	35,314.90
							35,314.90	35,314.90
13084	General Journal	02/28/2025	JNL0202		Reserve allocation 02/2025 Reserve allocation 02/2025 Reserve allocation 02/2025 Reserve allocation 02/2025 Reserve allocation 02/2025 Reserve allocation 02/2025	5201.1 · Reserve income 7001 · Residential reserve exp 5101 · Residential maintenance fee 5201.2 · Reserve inc - threshold funding 3005 · Pooled reserve 7002 · Reserve threshold funding	22,386.50 31,737.41	22,386.50 9,350.91 31,737.41
							9,350.91	9,350.91
							63,474.82	63,474.82
13085	General Journal	02/28/2025	JNL0203	Prepaid assessments Prepaid assessments	Prepays02/2025 Prepays02/2025	2200 · Assessments receivable 2510 · Prepaid maintenance fees	51,260.25	51,260.25
							51,260.25	51,260.25
13088	General Journal	02/28/2025	JNL0204		Due to/from 02/2025 Due to/from 02/2025	1250 · Due to/from operating fund 1251 · Due to/from reserve fund	129,987.10	129,987.10
							129,987.10	129,987.10
12236	General Journal	02/05/2025	JNL0205		BILL 02/05/25 Payables Funding BILL 02/05/25 Payables Funding	1072 · Bill.com Money Out Clearing 1010 · Seacoast bank 0011	323.07	323.07
							323.07	323.07
12280	General Journal	02/07/2025	JNL0206		BILL 02/07/25 Payables Funding BILL 02/07/25 Payables Funding	1072 · Bill.com Money Out Clearing 1010 · Seacoast bank 0011	42,966.53	42,966.53
							42,966.53	42,966.53
12281	General Journal	02/07/2025	JNL0207		BILL 02/07/25 Payables Funding BILL 02/07/25 Payables Funding	1072 · Bill.com Money Out Clearing 1010 · Seacoast bank 0011	873.88	873.88
							873.88	873.88

Broadway Promenade Condominium Association, Inc.
Supplementary Schedule of Journal Entries

February 2025

Trans #	Type	Date	Num	Name	Memo	Account	Debit	Credit
13093	General Journal	02/28/2025	JNL0208		Dutchman window cleaning 02/2025 Hill York - HVAC 2/2025 OTIS Elevator 1/2025 -MULTIPLE-	6224 · Window cleaning 6221 · HVAC system maintenance 6209 · Elevator contract 2515 · Prepaid expenses	769.13 300.00 1,018.44	2,087.57
							2,087.57	2,087.57
13095	General Journal	02/28/2025	JNL00209		Phillips Edison prov 02/2025 City of Sarasota usage City of Sarasota usage -MULTIPLE-	6101 · Master Association shared expen 6501 · Water and sewer 6502 · Trash and recycle 2501 · Accruals	2,448.33 13,700.00 2,185.45	18,333.78
							18,333.78	18,333.78
TOTAL							590,007.24	590,007.24

No Assurance is provided on these financial statements. Substantially all disclosures, statements of changes in fund balances and cash flows required by accounting principals generally accepted in the United States are not included. Additionally, the required supplementary information on future major repairs and replacements required by the Financial Accounting Standards Board is not included.