

Broadway Promenade Condominium Association, Inc.

**Financial Statements
and
Supplementary Information**

March 31, 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 March 31, 2025

Accrual Basis

	<u>Mar 31, 25</u>
ASSETS	
Current Assets	
Checking/Savings	
1000 · Operating accounts	24,439.64
1100 · Reserve accounts	452,938.49
1200.1 · Centennial **1248 Sec Deposits	<u>37,100.00</u>
Total Checking/Savings	514,478.13
Accounts Receivable	
2200 · Assessments receivable	<u>34,848.39</u>
Total Accounts Receivable	34,848.39
Other Current Assets	
12000 · Other current assets	95,457.55
12001 · Undeposited Funds	-2,096.00
1250 · Due to/from operating fund	56,504.70
1251 · Due to/from reserve fund	<u>-56,504.70</u>
Total Other Current Assets	<u>93,361.55</u>
Total Current Assets	642,688.07
Fixed Assets	
13000 · Property and Equipment	<u>0.00</u>
Total Fixed Assets	<u>0.00</u>
TOTAL ASSETS	<u>642,688.07</u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
20000 · Accounts payable	<u>32,504.32</u>
Total Accounts Payable	32,504.32
Other Current Liabilities	
21000 · Other current liabilities	175,755.55
2566 · Contract Liability - Elevator	<u>40,780.72</u>
Total Other Current Liabilities	<u>216,536.27</u>
Total Current Liabilities	249,040.59
Long Term Liabilities	
3000 · Reserves - Contract Liabilities	<u>509,443.19</u>
Total Long Term Liabilities	<u>509,443.19</u>
Total Liabilities	758,483.78

Broadway Promenade Condominium Association, Inc.

Balance Sheet

As of March 31, 2025

Accrual Basis

	<u>Mar 31, 25</u>
Equity	
4000 · Owners' equity	-139,633.03
Net Income	<u>23,837.32</u>
Total Equity	<u>-115,795.71</u>
TOTAL LIABILITIES & EQUITY	<u><u>642,688.07</u></u>

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

March 2025

Accrual Basis

	<u>Mar 25</u>
Ordinary Income/Expense	
Income	
5100 · Operating Income	161,740.59
5200 · Reserve Income	31,737.41
5204 · Interest Received - Operating	0.02
Total Income	<u>193,478.02</u>
Gross Profit	193,478.02
Expense	
6100 · Administrative expenses	5,273.02
6200 · Bldg/grounds maint and repair	29,174.03
6300 · Insurance expense	35,314.90
6400 · Salaries and benefits	43,659.84
6500 · Utilities	29,469.59
7000 · Reserve expenses	31,737.41
Total Expense	<u>174,628.79</u>
Net Ordinary Income	18,849.23
Other Income/Expense	
Other Expense	
9999 · Suspense	64.19
Total Other Expense	<u>64.19</u>
Net Other Income	-64.19
Net Income	<u><u>18,785.04</u></u>

SUPPLEMENTARY INFORMATION

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

Accrual Basis

As of March 31, 2025

Type	Date	Num	Name	Memo	Split	Debit	Credit	Balance		
3000 · Reserves - Contract Liabilities								488,760.33		
3002 · Beginning balance								457,468.36		
Total 3002 · Beginning balance								457,468.36		
3005 · Pooled reserve								63,474.82		
General Jo...	03/31/2025	JNL0202		Reserve allocation 02/2025	5101 · Residential maintena...		31,737.41	95,212.23		
Total 3005 · Pooled reserve								0.00	31,737.41	95,212.23
3015 · Common interior expenses								-5,814.77		
Total 3015 · Common interior expenses								-5,814.77		
3020 · Building exterior expenses								-20,490.00		
Bill	03/11/2025	5819	Patio Furniture Repair	50% deposit- chair and chaise resli...	20000 · Accounts payable	2,698.25		-23,188.25		
Bill	03/12/2025	1160	Discount Awnings Inc.	Awning frames & covers	20000 · Accounts payable	8,382.50		-31,570.75		
Total 3020 · Building exterior expenses								11,080.75	0.00	-31,570.75
3030 · Pool and spa expenses								-4,099.44		
Total 3030 · Pool and spa expenses								-4,099.44		
3035 · Building interior expense								-1,800.00		
Total 3035 · Building interior expense								-1,800.00		
3040 · Reserve interest								21.36		
Deposit	03/31/2025		Interest		1110 · Seacoast M/M reser...		24.86	46.22		
Deposit	03/31/2025		Interest		1120 · Centennial Reserve ...		1.34	47.56		
Total 3040 · Reserve interest								0.00	26.20	47.56
Total 3000 · Reserves - Contract Liabilities								11,080.75	31,763.61	509,443.19
TOTAL						11,080.75	31,763.61	509,443.19		

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

As of March 31, 2024

Accrual Basis

Type	Date	Num	Name	Memo	Split	Debit	Credit	Balance
3000 · Reserves - Contract Liabilities								239,928.90
3002 · Beginning balance								212,338.33
General Journal	01/01/2024	JNL077		Reserves opening balance 1/1/2024	-SPLIT-		27,590.57	239,928.90
Total 3002 · Beginning balance						0.00	27,590.57	239,928.90
3005 · Pooled reserve								183,579.54
General Journal	01/01/2024	JNL077		Reserves opening balance 1/1/2024	3002 · Beginning balance	183,579.54		0.00
General Journal	01/31/2024	JNL076		Reserve alloc 01/2024	5101 · Residential maintenance fee		25,630.84	25,630.84
General Journal	02/29/2024	JNL076		Reserve alloc 01/2024	5101 · Residential maintenance fee		25,630.84	51,261.68
General Journal	03/31/2024	JNL076		Reserve alloc 03/2024	5101 · Residential maintenance fee		25,630.84	76,892.52
Total 3005 · Pooled reserve						183,579.54	76,892.52	76,892.52
3010 · Mech/elec expense								-123,449.10
General Journal	01/01/2024	JNL077		Reserves opening balance 1/1/2024	3002 · Beginning balance		123,449.10	0.00
Bill	01/26/2024	1064	Discount Awnings Inc.	Recover	20000 · Accounts payable	1,500.00		-1,500.00
Total 3010 · Mech/elec expense						1,500.00	123,449.10	-1,500.00
3015 · Common interior expenses								0.00
Bill	03/31/2024	240331	Ruth Firth	Agio - outdoor cast aluminum dining set (9 ...	20000 · Accounts payable	3,770.27		-3,770.27
Total 3015 · Common interior expenses						3,770.27	0.00	-3,770.27
3020 · Building exterior expenses								-18,959.34
Bill	01/01/2024	BRO002	JJ Repair, Corp	Landscaping	20000 · Accounts payable	15,650.00		-34,609.34
General Journal	01/01/2024	JNL077		Reserves opening balance 1/1/2024	3002 · Beginning balance		18,959.34	-15,650.00
Bill	03/01/2024	BRO001	JJ Repair, Corp	Landscaping	20000 · Accounts payable	13,449.25		-29,099.25
Total 3020 · Building exterior expenses						29,099.25	18,959.34	-29,099.25
3025 · Pavement expenses								0.00
Bill	03/01/2024	941-951-0260	Paver Mac	Paver Inlays	20000 · Accounts payable	8,100.00		-8,100.00
Total 3025 · Pavement expenses						8,100.00	0.00	-8,100.00
3030 · Pool and spa expenses								-7,986.79
Bill	01/01/2024	115817	Fitness Logic	Monthly general maint & cleaning of equip...	20000 · Accounts payable	2,086.79		-10,073.58
General Journal	01/01/2024	JNL077		Reserves opening balance 1/1/2024	3002 · Beginning balance		7,986.79	-2,086.79
Total 3030 · Pool and spa expenses						2,086.79	7,986.79	-2,086.79
3035 · Building interior expense								-6,000.00
General Journal	01/01/2024	JNL077		Reserves opening balance 1/1/2024	3002 · Beginning balance		6,000.00	0.00
Total 3035 · Building interior expense						0.00	6,000.00	0.00
3040 · Reserve interest								406.26
General Journal	01/01/2024	JNL077		Reserves opening balance 1/1/2024	3002 · Beginning balance	406.26		0.00
Deposit	01/31/2024			Interest	1110 · Seacoast M/M reserve 0150		8.61	8.61
Deposit	01/31/2024			Interest	1120 · Centennial Reserve **1262		59.18	67.79
Deposit	02/29/2024			Interest	1110 · Seacoast M/M reserve 0150		8.04	75.83
Deposit	02/29/2024			Interest	1120 · Centennial Reserve **1262		55.45	131.28
Deposit	03/31/2024			Interest	1110 · Seacoast M/M reserve 0150		9.12	140.40
Deposit	03/31/2024			Interest	1120 · Centennial Reserve **1262		59.36	199.76
Total 3040 · Reserve interest						406.26	199.76	199.76
Total 3000 · Reserves - Contract Liabilities						228,542.11	261,078.08	272,464.87
TOTAL						228,542.11	261,078.08	272,464.87

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

Accrual Basis

As of March 31, 2025

	Mar 31, 25	Feb 28, 25
ASSETS		
Current Assets		
Checking/Savings		
1000 · Operating accounts		
1010 · Seacoast bank 0011	23,561.76	109,069.94
1015 · Centennial Operating **4031	478.40	478.38
1030 · Petty cash in-house	399.48	399.48
Total 1000 · Operating accounts	24,439.64	109,947.80
1100 · Reserve accounts		
1110 · Seacoast M/M reserve 0150	351,883.10	257,719.18
1120 · Centennial Reserve **1262	1,055.39	1,054.05
1125 · Seacoast CD 4336	50,000.00	50,000.00
1126 · Seacoast CD 4346	50,000.00	50,000.00
Total 1100 · Reserve accounts	452,938.49	358,773.23
1200.1 · Centennial **1248 Sec Deposits	37,100.00	37,850.00
Total Checking/Savings	514,478.13	506,571.03
Accounts Receivable		
2200 · Assessments receivable	34,848.39	35,627.00
Total Accounts Receivable	34,848.39	35,627.00
Other Current Assets		
12000 · Other current assets		
2010 · Prepaid insurance	87,765.81	123,080.71
2515 · Prepaid expenses	7,691.74	12,006.87
Total 12000 · Other current assets	95,457.55	135,087.58
12001 · Undeposited Funds	-2,096.00	0.00
1250 · Due to/from operating fund	56,504.70	129,987.10
1251 · Due to/from reserve fund	-56,504.70	-129,987.10
Total Other Current Assets	93,361.55	135,087.58
Total Current Assets	642,688.07	677,285.61
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
Total 13000 · Property and Equipment	0.00	0.00
Total Fixed Assets	0.00	0.00
TOTAL ASSETS	642,688.07	677,285.61
LIABILITIES & EQUITY		
Liabilities		
Current Liabilities		
Accounts Payable		
20000 · Accounts payable	32,504.32	87,000.13
Total Accounts Payable	32,504.32	87,000.13
Other Current Liabilities		
21000 · Other current liabilities		
2501 · Accruals	18,333.78	18,333.78

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

Accrual Basis

As of March 31, 2025

	<u>Mar 31, 25</u>	<u>Feb 28, 25</u>
2503 · Insurance payable		
2523 · Property IPFS Funding	25,910.54	51,463.95
2528 · Premium Finance - IPFS 10.24	30,715.32	35,834.54
Total 2503 · Insurance payable	56,625.86	87,298.49
2510 · Prepaid maintenance fees	63,113.25	51,260.25
2530 · Security deposits	37,100.00	37,850.00
2560 · Social committee	582.66	582.66
Total 21000 · Other current liabilities	175,755.55	195,325.18
2566 · Contract Liability - Elevator	40,780.72	40,780.72
Total Other Current Liabilities	216,536.27	236,105.90
Total Current Liabilities	249,040.59	323,106.03
Long Term Liabilities		
3000 · Reserves - Contract Liabilities		
3002 · Beginning balance	457,468.36	457,468.36
3005 · Pooled reserve	95,212.23	63,474.82
3015 · Common interior expenses	-5,814.77	-5,814.77
3020 · Building exterior expenses	-31,570.75	-20,490.00
3030 · Pool and spa expenses	-4,099.44	-4,099.44
3035 · Building interior expense	-1,800.00	-1,800.00
3040 · Reserve interest	47.56	21.36
Total 3000 · Reserves - Contract Liabilities	509,443.19	488,760.33
Total Long Term Liabilities	509,443.19	488,760.33
Total Liabilities	758,483.78	811,866.36
Equity		
4000 · Owners' equity	-139,633.03	-139,633.03
Net Income	23,837.32	5,052.28
Total Equity	-115,795.71	-134,580.75
TOTAL LIABILITIES & EQUITY	<u>642,688.07</u>	<u>677,285.61</u>

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

March 2025

Accrual Basis

	Mar 25	Budget	\$ Over Budget	Jan - Mar 25	YTD Budget	\$ Over Budget	Annual Budget
Ordinary Income/Expense							
Income							
5100 · Operating Income							
5101 · Residential maintenance fee	152,160.59	153,416.66	-1,256.07	458,937.77	460,249.98	-1,312.21	1,841,000.00
5102 · Master assoc maintenance fees	0.00	1,250.00	-1,250.00	0.00	3,750.00	-3,750.00	15,000.00
5103 · Miscellaneous income							
5103. · Miscellaneous income	475.00	1,125.00	-650.00	1,979.96	3,375.00	-1,395.04	13,500.00
5103D · Wi-Fi income	0.00	125.00	-125.00	0.00	375.00	-375.00	1,500.00
5104 · Parking space rental fee	750.00	333.34	416.66	1,350.00	1,000.02	349.98	4,000.00
5105 · Late fees	25.00			25.00			
5106 · Shared MA maint fees	0.00	750.00	-750.00	0.00	2,250.00	-2,250.00	9,000.00
5107 · Guest Suites	7,505.00	3,000.00	4,505.00	15,905.00	9,000.00	6,905.00	36,000.00
5103 · Miscellaneous income - Other	825.00			825.00			
Total 5103 · Miscellaneous income	9,580.00	5,333.34	4,246.66	20,084.96	16,000.02	4,084.94	64,000.00
Total 5100 · Operating Income	161,740.59	160,000.00	1,740.59	479,022.73	480,000.00	-977.27	1,920,000.00
5200 · Reserve Income							
5201.1 · Reserve income	22,386.50	22,386.50	0.00	67,159.50	67,159.50	0.00	268,638.00
5201.2 · Reserve inc - threshold funding	9,350.91	9,350.91	0.00	28,052.73	28,052.73	0.00	112,211.00
Total 5200 · Reserve Income	31,737.41	31,737.41	0.00	95,212.23	95,212.23	0.00	380,849.00
5204 · Interest Received - Operating	0.02			0.06			
Total Income	193,478.02	191,737.41	1,740.61	574,235.02	575,212.23	-977.21	2,300,849.00
Gross Profit	193,478.02	191,737.41	1,740.61	574,235.02	575,212.23	-977.21	2,300,849.00
Expense							
6100 · Administrative expenses							
6101 · Master Association shared expen	0.00	2,500.00	-2,500.00	7,344.99	7,500.00	-155.01	30,000.00
6102 · Accounting fees	1,700.00	2,500.00	-800.00	5,292.00	7,500.00	-2,208.00	30,000.00
6103 · Bank charges	278.24			1,135.29			
6104 · Legal fees	-60.39	833.33	-893.72	0.00	2,499.99	-2,499.99	10,000.00
6105 · Licenses and permits	-99.23	416.66	-515.89	844.77	1,249.98	-405.21	5,000.00
6106 · Office expenses	2,252.85	1,666.66	586.19	7,259.96	4,999.98	2,259.98	20,000.00
6109 · Guest suite tax expense	892.90	416.66	476.24	1,604.27	1,249.98	354.29	5,000.00
6113 · Computer software and maint	308.65	625.00	-316.35	859.29	1,875.00	-1,015.71	7,500.00
6115 · Income tax expense	0.00	416.66	-416.66	0.00	1,249.98	-1,249.98	5,000.00
Total 6100 · Administrative expenses	5,273.02	9,374.97	-4,101.95	24,340.57	28,124.91	-3,784.34	112,500.00

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

March 2025

Accrual Basis

	Mar 25	Budget	\$ Over Budget	Jan - Mar 25	YTD Budget	\$ Over Budget	Annual Budget
6200 · Bldg/grounds maint and repair							
6201 · Pool/spa service supplies	4,852.10	833.34	4,018.76	6,346.84	2,500.02	3,846.82	10,000.00
6202 · Furniture and accessories	0.00	625.00	-625.00	1,467.21	1,875.00	-407.79	7,500.00
6205 · Access system monitor/repair	0.00	333.34	-333.34	0.00	1,000.02	-1,000.02	4,000.00
6206 · Carpet cleaning service	0.00	250.00	-250.00	1,831.92	750.00	1,081.92	3,000.00
6207 · Building repair/maint/supplies	19,096.86	5,416.66	13,680.20	28,964.81	16,249.98	12,714.83	65,000.00
6208 · Contingency	800.00	833.34	-33.34	800.00	2,500.02	-1,700.02	10,000.00
6209 · Elevator contract	0.00	1,250.00	-1,250.00	2,036.88	3,750.00	-1,713.12	15,000.00
6210 · Engineer consultant	0.00	625.00	-625.00	8,900.00	1,875.00	7,025.00	7,500.00
6212 · Remediation	0.00	250.00	-250.00	0.00	750.00	-750.00	3,000.00
6214 · Landscape expenses	33.02	1,250.00	-1,216.98	9,018.72	3,750.00	5,268.72	15,000.00
6216 · Elevator repairs/service	0.00	416.66	-416.66	1,318.44	1,249.98	68.46	5,000.00
6217 · Pest control	418.20	416.66	1.54	1,529.60	1,249.98	279.62	5,000.00
6218 · Irrigation / Drain	0.00	500.00	-500.00	1,488.82	1,500.00	-11.18	6,000.00
6219 · Fire control systems	896.80	1,000.00	-103.20	13,692.92	3,000.00	10,692.92	12,000.00
6220 · Roof maintenance	0.00	833.34	-833.34	11,591.94	2,500.02	9,091.92	10,000.00
6221 · HVAC system maintenance	900.00	833.34	66.66	1,500.00	2,500.02	-1,000.02	10,000.00
6222 · Guest suite expenses	1,363.92	500.00	863.92	5,611.66	1,500.00	4,111.66	6,000.00
6224 · Window cleaning	769.13	833.34	-64.21	2,307.39	2,500.02	-192.63	10,000.00
6225 · Janitorial supplies	-316.00			-316.00			
6226 · Electrical/plumbing repair	360.00	833.34	-473.34	6,823.68	2,500.02	4,323.66	10,000.00
Total 6200 · Bldg/grounds maint and repair	29,174.03	17,833.36	11,340.67	104,914.83	53,500.08	51,414.75	214,000.00
6300 · Insurance expense	35,314.90	42,000.00	-6,685.10	106,903.05	126,000.00	-19,096.95	504,000.00
6400 · Salaries and benefits							
6401 · Salaries	41,473.09	42,666.66	-1,193.57	122,963.25	127,999.98	-5,036.73	512,000.00
6402 · Uniforms	263.82	125.00	138.82	263.82	375.00	-111.18	1,500.00
6404 · Payroll processing	284.24	833.34	-549.10	1,222.59	2,500.02	-1,277.43	10,000.00
6408 · Tryst security backup - F/D	0.00	83.34	-83.34	0.00	250.02	-250.02	1,000.00
6410 · Simple IRA	0.00	833.34	-833.34	80.00	2,500.02	-2,420.02	10,000.00
6411 · Employee health benefits	1,638.69	3,333.34	-1,694.65	921.52	10,000.02	-9,078.50	40,000.00
Total 6400 · Salaries and benefits	43,659.84	47,875.02	-4,215.18	125,451.18	143,625.06	-18,173.88	574,500.00
6500 · Utilities							
6211 · Wi-Fi service and repair	3,086.47	3,000.00	86.47	7,516.07	9,000.00	-1,483.93	36,000.00
6501 · Water and sewer	15,937.99	18,333.34	-2,395.35	47,907.20	55,000.02	-7,092.82	220,000.00
6502 · Trash and recycle	5,315.15	3,416.66	1,898.49	11,316.75	10,249.98	1,066.77	41,000.00
6504 · Electric	5,129.98	9,500.00	-4,370.02	21,816.59	28,500.00	-6,683.41	114,000.00
6505 · Natural gas - fuel/oil	0.00	2,083.34	-2,083.34	5,019.23	6,250.02	-1,230.79	25,000.00
Total 6500 · Utilities	29,469.59	36,333.34	-6,863.75	93,575.84	109,000.02	-15,424.18	436,000.00

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

March 2025

Accrual Basis

	Mar 25	Budget	\$ Over Budget	Jan - Mar 25	YTD Budget	\$ Over Budget	Annual Budget
7000 · Reserve expenses							
7001 · Residential reserve exp	22,386.50	22,386.50	0.00	67,159.50	67,159.50	0.00	268,638.00
7002 · Reserve threshold funding	9,350.91	9,350.91	0.00	28,052.73	28,052.73	0.00	112,211.00
Total 7000 · Reserve expenses	31,737.41	31,737.41	0.00	95,212.23	95,212.23	0.00	380,849.00
Total Expense	174,628.79	185,154.10	-10,525.31	550,397.70	555,462.30	-5,064.60	2,221,849.00
Net Ordinary Income	18,849.23	6,583.31	12,265.92	23,837.32	19,749.93	4,087.39	79,000.00
Other Income/Expense							
Other Expense							
9999 · Suspense	64.19			0.00			
Total Other Expense	64.19			0.00			
Net Other Income	-64.19	0.00	-64.19	0.00	0.00	0.00	0.00
Net Income	18,785.04	6,583.31	12,201.73	23,837.32	19,749.93	4,087.39	79,000.00

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

Accrual Basis

January through March 2025

	Jan 25	Feb 25	Mar 25	TOTAL
Ordinary Income/Expense				
Income				
5100 · Operating Income				
5101 · Residential maintenance fee	153,388.59	153,388.59	152,160.59	458,937.77
5103 · Miscellaneous income				
5103 · Miscellaneous income	1,179.96	325.00	475.00	1,979.96
5104 · Parking space rental fee	450.00	150.00	750.00	1,350.00
5105 · Late fees	0.00	0.00	25.00	25.00
5107 · Guest Suites	3,025.00	5,375.00	7,505.00	15,905.00
5103 · Miscellaneous income - Other	0.00	0.00	825.00	825.00
Total 5103 · Miscellaneous income	4,654.96	5,850.00	9,580.00	20,084.96
Total 5100 · Operating Income	158,043.55	159,238.59	161,740.59	479,022.73
5200 · Reserve Income				
5201.1 · Reserve income	22,386.50	22,386.50	22,386.50	67,159.50
5201.2 · Reserve inc - threshold funding	9,350.91	9,350.91	9,350.91	28,052.73
Total 5200 · Reserve Income	31,737.41	31,737.41	31,737.41	95,212.23
5204 · Interest Received - Operating	0.02	0.02	0.02	0.06
Total Income	189,780.98	190,976.02	193,478.02	574,235.02
Gross Profit	189,780.98	190,976.02	193,478.02	574,235.02
Expense				
6100 · Administrative expenses				
6101 · Master Association shared expen	2,448.33	4,896.66	0.00	7,344.99
6102 · Accounting fees	1,892.00	1,700.00	1,700.00	5,292.00
6103 · Bank charges	104.26	752.79	278.24	1,135.29
6104 · Legal fees	0.00	60.39	-60.39	0.00
6105 · Licenses and permits	944.00	0.00	-99.23	844.77
6106 · Office expenses	1,582.49	3,424.62	2,252.85	7,259.96
6109 · Guest suite tax expense	282.56	428.81	892.90	1,604.27
6113 · Computer software and maint	213.99	336.65	308.65	859.29
Total 6100 · Administrative expenses	7,467.63	11,599.92	5,273.02	24,340.57
6200 · Bldg/grounds maint and repair				
6201 · Pool/spa service supplies	317.63	1,177.11	4,852.10	6,346.84
6202 · Furniture and accessories	1,430.86	36.35	0.00	1,467.21
6206 · Carpet cleaning service	0.00	1,831.92	0.00	1,831.92
6207 · Building repair/maint/supplies	5,013.77	4,854.18	19,096.86	28,964.81
6208 · Contingency	0.00	0.00	800.00	800.00
6209 · Elevator contract	1,018.44	1,018.44	0.00	2,036.88
6210 · Engineer consultant	8,900.00	0.00	0.00	8,900.00
6214 · Landscape expenses	4,486.23	4,499.47	33.02	9,018.72
6216 · Elevator repairs/service	1,318.44	0.00	0.00	1,318.44
6217 · Pest control	693.20	418.20	418.20	1,529.60
6218 · Irrigation / Drain	292.74	1,196.08	0.00	1,488.82
6219 · Fire control systems	5,807.72	6,988.40	896.80	13,692.92
6220 · Roof maintenance	0.00	11,591.94	0.00	11,591.94
6221 · HVAC system maintenance	300.00	300.00	900.00	1,500.00
6222 · Guest suite expenses	0.00	4,247.74	1,363.92	5,611.66
6224 · Window cleaning	769.13	769.13	769.13	2,307.39

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

Accrual Basis

January through March 2025

	Jan 25	Feb 25	Mar 25	TOTAL
6225 · Janitorial supplies	0.00	0.00	-316.00	-316.00
6226 · Electrical/plumbing repair	2,892.00	3,571.68	360.00	6,823.68
Total 6200 · Bldg/grounds maint and repair	33,240.16	42,500.64	29,174.03	104,914.83
6300 · Insurance expense	36,273.25	35,314.90	35,314.90	106,903.05
6400 · Salaries and benefits				
6401 · Salaries	41,068.88	40,421.28	41,473.09	122,963.25
6402 · Uniforms	0.00	0.00	263.82	263.82
6404 · Payroll processing	617.82	320.53	284.24	1,222.59
6410 · Simple IRA	40.00	40.00	0.00	80.00
6411 · Employee health benefits	-675.33	-41.84	1,638.69	921.52
Total 6400 · Salaries and benefits	41,051.37	40,739.97	43,659.84	125,451.18
6500 · Utilities				
6211 · Wi-Fi service and repair	2,134.83	2,294.77	3,086.47	7,516.07
6501 · Water and sewer	15,170.97	16,798.24	15,937.99	47,907.20
6502 · Trash and recycle	2,419.60	3,582.00	5,315.15	11,316.75
6504 · Electric	8,300.81	8,385.80	5,129.98	21,816.59
6505 · Natural gas - fuel/oil	2,292.10	2,727.13	0.00	5,019.23
Total 6500 · Utilities	30,318.31	33,787.94	29,469.59	93,575.84
7000 · Reserve expenses				
7001 · Residential reserve exp	22,386.50	22,386.50	22,386.50	67,159.50
7002 · Reserve threshold funding	9,350.91	9,350.91	9,350.91	28,052.73
Total 7000 · Reserve expenses	31,737.41	31,737.41	31,737.41	95,212.23
Total Expense	180,088.13	195,680.78	174,628.79	550,397.70
Net Ordinary Income	9,692.85	-4,704.76	18,849.23	23,837.32
Other Income/Expense				
Other Expense				
9999 · Suspense	0.00	-64.19	64.19	0.00
Total Other Expense	0.00	-64.19	64.19	0.00
Net Other Income	0.00	64.19	-64.19	0.00
Net Income	9,692.85	-4,640.57	18,785.04	23,837.32

Broadway Promenade Condominium Association, Inc.
Supplementary Assessments Receivable Aging Summary
As of March 31, 2025

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
1114 Page	0.00	769.00	0.00	0.00	0.00	769.00
1117 old Alexander	0.00	1,351.00	0.00	0.00	0.00	1,351.00
1122 Crandall	0.00	525.00	0.00	0.00	0.00	525.00
1125 Kochutin	0.00	0.00	896.00	0.00	0.00	896.00
1127 Coppenrath	0.00	1,052.00	1,052.00	70.00	0.00	2,174.00
1201 Fernandes	0.00	0.00	663.00	0.00	0.00	663.00
1209 Lambert	0.00	0.00	41.00	0.00	0.00	41.00
1215 Krompak	0.00	0.00	812.00	0.00	0.00	812.00
1218 Old - Gollither	0.00	1,128.00	0.00	0.00	0.00	1,128.00
1220 Moss	0.00	858.00	858.00	0.00	0.00	1,716.00
1305 Wertheimer	0.00	968.00	257.00	0.00	0.00	1,225.00
1309 Wasch	0.00	0.00	9.00	0.00	0.00	9.00
1315 Green	0.00	85.39	991.00	0.00	0.00	1,076.39
1321 Kane	0.00	0.00	991.00	0.00	0.00	991.00
1329 Gula	0.00	110.00	0.00	0.00	0.00	110.00
1403 Browne	0.00	968.00	0.00	40.00	0.00	1,008.00
1409 Golbert	0.00	858.00	743.00	0.00	0.00	1,601.00
1412 Failla	0.00	881.00	0.00	0.00	0.00	881.00
1422 Day	0.00	858.00	0.00	0.00	0.00	858.00
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	1,128.00	0.00	0.00	0.00	1,128.00
1518 Anderson	0.00	957.00	0.00	0.00	0.00	957.00
1520 Garapalo	0.00	707.00	0.00	0.00	0.00	707.00
1525 Lownes	0.00	0.00	761.00	0.00	0.00	761.00
1529 Davidson	0.00	968.00	0.00	0.00	0.00	968.00
1531 Krijger	0.00	968.00	0.00	0.00	0.00	968.00
1533 Day/Jaffe	0.00	968.00	818.00	0.00	0.00	1,786.00
1603 Rodriguez	0.00	771.00	0.00	0.00	0.00	771.00
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	0.00	324.00	0.00	1,395.00
1615 Koelzer	0.00	1,261.00	0.00	0.00	0.00	1,261.00
1631 Tribuzzi	0.00	1,129.00	0.00	0.00	0.00	1,129.00
2102 Rental Unit - Misman	0.00	1,776.00	0.00	0.00	0.00	1,776.00
2402 McKenna	0.00	889.00	87.00	0.00	0.00	976.00
2404 sold - Traberman	236.00	0.00	0.00	0.00	0.00	236.00
TOTAL	236.00	24,088.39	8,979.00	434.00	1,111.00	34,848.39

Broadway Promenade Condominium Association, Inc.
Supplementary Prepaid Assessments Aging Summary
As of March 31, 2025

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
1117 old Alexander	0.00	-1,351.00	-800.00	0.00	0.00	-2,151.00
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	-1,228.00	-1,228.00	-728.00	0.00	-3,184.00
1133 Montenegro	-1,228.00	0.00	-457.00	0.00	0.00	-1,685.00
1204 Pierce	0.00	-858.00	-628.00	0.00	0.00	-1,486.00
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	0.00	-509.00	0.00	0.00	-509.00
1210 Hughes	0.00	0.00	0.00	-356.00	0.00	-356.00
1210 Old - Scarbrough	0.00	-635.00	0.00	0.00	-414.00	-1,049.00
1212 Shayne	0.00	0.00	-573.00	0.00	0.00	-573.00
1216 Hasset/Simmons	0.00	0.00	-1,128.00	-392.00	0.00	-1,520.00
1219 Alexander	0.00	-12.00	0.00	0.00	0.00	-12.00
1220 Moss	0.00	-747.00	0.00	0.00	0.00	-747.00
1231 Gradinariu	0.00	0.00	-968.00	-474.00	0.00	-1,442.00
1233 Salva	0.00	0.00	-25.00	0.00	0.00	-25.00
1301 Bowman	0.00	-508.00	0.00	0.00	0.00	-508.00
1304 Mishchuk	0.00	-50.00	0.00	0.00	0.00	-50.00
1306 Maroclo	0.00	-559.00	0.00	0.00	0.00	-559.00
1307 Cagliola	0.00	0.00	-25.00	0.00	0.00	-25.00
1308 Collins	0.00	-25.00	0.00	0.00	0.00	-25.00
1310 Terra Vie LLC	0.00	-635.00	-230.00	0.00	0.00	-865.00
1312 Pierce	0.00	-881.00	-369.00	0.00	0.00	-1,250.00
1313 Jauch/Aeziman	-3,504.00	0.00	0.00	0.00	0.00	-3,504.00
1329 Gula	0.00	-110.00	0.00	0.00	0.00	-110.00
1337 Olson	0.00	0.00	-644.00	0.00	0.00	-644.00
1406 Vick	0.00	0.00	-150.00	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	0.00	-1,606.00	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	0.00	-1,506.00	-3,365.00	-4,871.00
1419 Wolverton	0.00	-1,309.00	-369.00	0.00	0.00	-1,678.00
1422 Day	0.00	0.00	-611.00	0.00	0.00	-611.00
1425 Vanier	0.00	0.00	-543.00	0.00	0.00	-543.00
1429 Robles	0.00	-1,063.00	-968.00	-388.00	0.00	-2,419.00
1502 Montalvo	0.00	-505.00	0.00	0.00	0.00	-505.00
1503 Hackett	0.00	0.00	-242.56	0.00	0.00	-242.56
1506 Novak	0.00	-79.00	0.00	0.00	0.00	-79.00
1509 McDonagh	0.00	0.00	-682.00	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

Broadway Promenade Condominium Association, Inc.
Supplementary Prepaid Assessments Aging Summary
As of March 31, 2025

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
1516 Stewart	0.00	-231.00	0.00	0.00	0.00	-231.00
1517 Driben	0.00	0.00	-25.00	0.00	0.00	-25.00
1519 Cook/Hanowski	0.00	0.00	-24.00	0.00	0.00	-24.00
1521 Graham	0.00	0.00	-738.00	0.00	0.00	-738.00
1522 Perez	0.00	-682.00	0.00	0.00	0.00	-682.00
1523 Simson	0.00	-1,168.00	-574.00	-1,303.00	0.00	-3,045.00
1527 Peterson/Forsberg	0.00	-858.00	-909.00	0.00	0.00	-1,767.00
1529 Davidson	0.00	0.00	-4.56	0.00	0.00	-4.56
1531 Krijger	0.00	-708.00	0.00	0.00	0.00	-708.00
1535 Stephenson	0.00	-2,496.00	0.00	0.00	0.00	-2,496.00
1606 Boucher	0.00	-155.00	0.00	0.00	0.00	-155.00
1607 Smith	0.00	0.00	-83.00	0.00	0.00	-83.00
1609 Scott	0.00	0.00	-50.00	0.00	0.00	-50.00
1614 Durzynski	0.00	0.00	-821.00	0.00	0.00	-821.00
1615 Koelzer	0.00	0.00	0.00	-5,044.00	0.00	-5,044.00
1616 Delman	0.00	0.00	-708.00	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	0.00	-37.00	0.00	0.00	-37.00
1621 Tribuzzi	0.00	-1,412.00	0.00	0.00	0.00	-1,412.00
1625 McCardle	0.00	-50.00	0.00	0.00	0.00	-50.00
1631 Tribuzzi	0.00	-275.00	0.00	0.00	0.00	-275.00
2102 Rental Unit - Misan	0.00	-990.00	0.00	0.00	0.00	-990.00
2203 Jorgensen/Yob	0.00	0.00	-101.00	0.00	0.00	-101.00
2302 Lirio	0.00	0.00	-591.00	0.00	0.00	-591.00
2304 Kahn	-687.00	0.00	-247.00	0.00	0.00	-934.00
2404 - Collins Sobotka	-687.00	0.00	0.00	0.00	0.00	-687.00
2404 sold - Traberman	0.00	-448.00	0.00	0.00	0.00	-448.00
TOTAL	-6,106.00	-21,970.00	-17,668.12	-10,191.00	-7,178.13	-63,113.25

Broadway Promenade Condominium Association, Inc.
Supplementary Accounts Payable Aging Summary
As of March 31, 2025

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
ADP	82.65	0.00	0.00	0.00	0.00	82.65
Armando Poliseo	0.00	320.00	0.00	0.00	0.00	320.00
BlueCross Florida	1,493.34	0.00	0.00	0.00	0.00	1,493.34
Card Services Center	5,160.26	0.00	246.31	0.00	0.00	5,406.57
CIA Access	3,010.49	0.00	0.00	0.00	0.00	3,010.49
Cobra Executive Protection Services LLC	800.00	0.00	0.00	0.00	0.00	800.00
Fitness Logic	155.00	0.00	0.00	0.00	0.00	155.00
Florida Department of Revenue	478.71	-169.03	0.00	0.00	0.00	309.68
Florida Drain-Lining Drain Solutions LLC	9,658.00	0.00	0.00	0.00	0.00	9,658.00
Galaxy Pools	4,287.22	0.00	0.00	0.00	0.00	4,287.22
Hill York Service Company LLC	900.00	0.00	0.00	0.00	0.00	900.00
Naturzone Pest Control	418.20	0.00	0.00	0.00	0.00	418.20
Navitas Credit Corp	0.00	-110.52	0.00	0.00	0.00	-110.52
NextGen Computers	534.43	0.00	0.00	0.00	0.00	534.43
Paradise Dryer Vent Cleaning	999.00	0.00	0.00	0.00	0.00	999.00
Perry's Pump Service, Inc.	1,200.00	0.00	0.00	0.00	0.00	1,200.00
Piper Fire Protection, LLC	896.80	0.00	0.00	0.00	0.00	896.80
Spectrum VoIP	35.93	0.00	0.00	0.00	0.00	35.93
Suncoast Print & Promotions Inc.	263.82	0.00	0.00	0.00	0.00	263.82
Tax Collector Barbara Ford-Coates	414.19	0.00	0.00	0.00	0.00	414.19
Terry's Plumbing Service Inc.	360.00	0.00	0.00	0.00	0.00	360.00
West Florida Supply	468.50	0.00	0.00	0.00	0.00	468.50
Xerox Financial Services	417.98	0.00	0.00	0.00	0.00	417.98
Your Farm & Garden Landscape Supply	33.02	0.00	0.00	0.00	0.00	33.02
Zenith Insurance	0.00	68.00	0.00	0.00	0.00	68.00
Zeno Office Solutions	82.02	0.00	0.00	0.00	0.00	82.02
TOTAL	<u>32,149.56</u>	<u>108.45</u>	<u>246.31</u>	<u>0.00</u>	<u>0.00</u>	<u>32,504.32</u>

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

Type	Num	Date	Name	Account	Original Amount	Paid Amount
Bill Pmt -Check	N/A	03/02/2025	Principal Health Coverage	1010 · Seacoast bank 0011		-59.97
Bill	250301	03/01/2025		6411 · Employee health benefits		59.97
TOTAL						59.97
Bill Pmt -Check	AUTOPAY	03/03/2025	Florida Power & Light Co.	1010 · Seacoast bank 0011		-8,060.81
Bill	250228	02/28/2025		6504 · Electric		8,060.81
TOTAL						8,060.81
Bill Pmt -Check	AUTOPAY	03/03/2025	Florida Power & Light Co.	1010 · Seacoast bank 0011		-30.04
Bill	42004-79204.2	02/28/2025		6504 · Electric		30.04
TOTAL						30.04
Bill Pmt -Check	N/A	03/03/2025	Navitas Credit Corp	1010 · Seacoast bank 0011		-110.52
Bill	41323263-2	04/01/2025		6106 · Office expenses		110.52
TOTAL						110.52
Bill Pmt -Check	N/A	03/03/2025	Waste Connections of Flori...	1010 · Seacoast bank 0011		-1,514.98
Bill	570103W420	03/01/2025		6502 · Trash and recycle		1,514.98
TOTAL						1,514.98
Check		03/03/2025		1010 · Seacoast bank 0011		-387.56
				6103 · Bank charges		387.56
TOTAL						387.56

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

Type	Num	Date	Name	Account	Original Amount	Paid Amount
Check		03/03/2025		1010 · Seacoast bank 0011		-0.65
				6103 · Bank charges		0.65
TOTAL						0.65
Bill Pmt -Check	AUTOPAY	03/04/2025	Comcast Communications	1010 · Seacoast bank 0011		-267.28
Bill	250304	03/04/2025		6211 · Wi-Fi service and repair		267.28
TOTAL						267.28
Bill Pmt -Check	N/A	03/05/2025	BlueCross Florida	1010 · Seacoast bank 0011		-1,493.34
Bill	77602170	02/18/2025		6411 · Employee health benefits		1,493.34
TOTAL						1,493.34
Bill Pmt -Check	N/A	03/05/2025	TECO Peoples Gas	1010 · Seacoast bank 0011		-2,727.13
Bill	250224	02/24/2025		6505 · Natural gas - fuel/oil		2,727.13
TOTAL						2,727.13
Bill Pmt -Check	N/A	03/05/2025	Zeno Office Solutions	1010 · Seacoast bank 0011		-7.46
Bill	IN3244831	02/13/2025		6106 · Office expenses		7.46
TOTAL						7.46
Bill Pmt -Check	N/A	03/05/2025	Xerox Financial Services	1010 · Seacoast bank 0011		-399.93
Bill	6753492	01/26/2025		6106 · Office expenses		399.93
TOTAL						399.93

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

Type	Num	Date	Name	Account	Original Amount	Paid Amount
Bill Pmt -Check	N/A	03/05/2025	Florida Power & Light Co.	1010 · Seacoast bank 0011		-294.95
Bill	250213	02/13/2025		6504 · Electric		294.95
TOTAL						294.95
Bill Pmt -Check	N/A	03/06/2025	Card Services Center	1010 · Seacoast bank 0011		-9,111.80
Bill	250210	02/10/2025		6106 · Office expenses		1,947.77
				6113 · Computer software and maint		336.65
				6201 · Pool/spa service supplies		515.64
				6202 · Furniture and accessories		36.35
				6207 · Building repair/maint/supplies		1,889.34
				6211 · Wi-Fi service and repair		176.82
				6226 · Electrical/plumbing repair		25.68
				6222 · Guest suite expenses		4,247.74
TOTAL						9,175.99
Bill Pmt -Check	Bill.com	03/07/2025	West Florida Supply	1072 · Bill.com Money Out Clearing		-166.71
Bill	402264	02/01/2025		6207 · Building repair/maint/supplies		166.71
TOTAL						166.71
Bill Pmt -Check	Bill.com	03/07/2025	West Florida Supply	1072 · Bill.com Money Out Clearing		-264.93
Bill	402936	02/20/2025		6207 · Building repair/maint/supplies		264.93
TOTAL						264.93
Bill Pmt -Check	Bill.com	03/07/2025	Naturzone Pest Control	1072 · Bill.com Money Out Clearing		-369.20
Bill	736438	02/01/2025		6217 · Pest control		369.20
TOTAL						369.20

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

Type	Num	Date	Name	Account	Original Amount	Paid Amount
Bill Pmt -Check	Bill.com	03/07/2025	Sarma/United Screening	1072 · Bill.com Money Out Clearing		-196.85
Bill	21064	02/28/2025		6106 · Office expenses		196.85
TOTAL						196.85
Bill Pmt -Check	Bill.com	03/07/2025	Terry's Plumbing Service Inc.	1072 · Bill.com Money Out Clearing		-3,546.00
Bill	91638	02/01/2025		2515 · Prepaid expenses		3,546.00
TOTAL						3,546.00
Bill Pmt -Check	Bill.com	03/07/2025	Piper Fire Protection, LLC	1072 · Bill.com Money Out Clearing		-460.01
Bill	97769	02/05/2025		6219 · Fire control systems		460.01
TOTAL						460.01
Bill Pmt -Check	Bill.com	03/07/2025	Piper Fire Protection, LLC	1072 · Bill.com Money Out Clearing		-2,452.83
Bill	97769, 93150	02/01/2025		6219 · Fire control systems		190.00
				6219 · Fire control systems		1,802.82
				6219 · Fire control systems		460.01
TOTAL						2,452.83
Bill Pmt -Check	Bill.com	03/07/2025	Naturzone Pest Control	1072 · Bill.com Money Out Clearing		-49.00
Bill	737287	02/01/2025		6217 · Pest control		49.00
TOTAL						49.00
Bill Pmt -Check	Bill.com	03/07/2025	Piper Fire Protection, LLC	1072 · Bill.com Money Out Clearing		-3,625.56
Bill	99757	02/11/2025		6219 · Fire control systems		3,625.56
TOTAL						3,625.56

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

Type	Num	Date	Name	Account	Original Amount	Paid Amount
Bill Pmt -Check	Bill.com	03/07/2025	Terry's Plumbing Service Inc.	1072 · Bill.com Money Out Clearing		-3,546.00
Bill	96375	02/01/2025		6226 · Electrical/plumbing repair		3,546.00
TOTAL						3,546.00
Bill Pmt -Check	AUTOPAY	03/07/2025	ADP	1010 · Seacoast bank 0011		-118.94
Bill	684878242	02/28/2025		6404 · Payroll processing		118.94
TOTAL						118.94
Bill Pmt -Check	Bill.com	03/10/2025	CIA Access	1072 · Bill.com Money Out Clearing		-460.61
Bill	45942	02/24/2025		6207 · Building repair/maint/supplies		460.61
TOTAL						460.61
Bill Pmt -Check	Bill.com	03/10/2025	Your Farm & Garden Lands...	1072 · Bill.com Money Out Clearing		-327.05
Bill	618736/1	02/26/2025		6214 · Landscape expenses		327.05
TOTAL						327.05
Bill Pmt -Check	AUTOPAY	03/10/2025	Florida Department of Reve...	1010 · Seacoast bank 0011		-320.52
Bill	250210	02/10/2025		6109 · Guest suite tax expense		151.49
TOTAL						151.49
Bill Pmt -Check	Bill.com	03/10/2025	Paver Mac	1072 · Bill.com Money Out Clearing		-1,800.00
Bill	5452	02/21/2025		3035 · Building interior expense		1,800.00
TOTAL						1,800.00

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

Type	Num	Date	Name	Account	Original Amount	Paid Amount
Bill Pmt -Check	Bill.com	03/10/2025	Teasdale Fenton of Sarasota	1072 · Bill.com Money Out Clearing		-784.89
Bill	17182	02/01/2025		6206 · Carpet cleaning service		784.89
TOTAL						784.89
Bill Pmt -Check	Bill.com	03/10/2025	Ptolemy Inc.	1072 · Bill.com Money Out Clearing		-3,737.50
Bill	1473	02/06/2025		6214 · Landscape expenses		3,737.50
TOTAL						3,737.50
Bill Pmt -Check	Bill.com	03/10/2025	Complete Coverage Irrigation	1072 · Bill.com Money Out Clearing		-114.90
Bill	15232	02/25/2025		6218 · Irrigation / Drain		114.90
TOTAL						114.90
Bill Pmt -Check	Bill.com	03/10/2025	Complete Coverage Irrigation	1072 · Bill.com Money Out Clearing		-568.40
Bill	15247	02/05/2025		6218 · Irrigation / Drain		568.40
TOTAL						568.40
Bill Pmt -Check	Bill.com	03/10/2025	Complete Coverage Irrigation	1072 · Bill.com Money Out Clearing		-81.48
Bill	15233	02/25/2025		6218 · Irrigation / Drain		81.48
TOTAL						81.48
Bill Pmt -Check	Bill.com	03/10/2025	Galaxy Pools	1072 · Bill.com Money Out Clearing		-4,099.44
Bill	194916	02/01/2025		3030 · Pool and spa expenses		4,099.44
TOTAL						4,099.44

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

Type	Num	Date	Name	Account	Original Amount	Paid Amount
Bill Pmt -Check	Bill.com	03/10/2025	Advanced Roofing & Sheet...	1072 · Bill.com Money Out Clearing		-11,591.94
Bill	S-90693-5498501	02/18/2025		6220 · Roof maintenance		11,591.94
TOTAL						11,591.94
Bill Pmt -Check	Bill.com	03/10/2025	Complete Coverage Irrigation	1072 · Bill.com Money Out Clearing		-81.48
Bill	15121	02/03/2025		6218 · Irrigation / Drain		81.48
TOTAL						81.48
Bill Pmt -Check	Bill.com	03/10/2025	Tyack CPA & Co.	1072 · Bill.com Money Out Clearing		-1,700.00
Bill	6243	03/01/2025		6102 · Accounting fees		1,700.00
TOTAL						1,700.00
Bill Pmt -Check	Bill.com	03/10/2025	Tax Collector Barbara Ford-...	1072 · Bill.com Money Out Clearing		-277.32
Bill	250228	02/28/2025		6109 · Guest suite tax expense		277.32
TOTAL						277.32
Bill Pmt -Check	Bill.com	03/10/2025	Your Farm & Garden Lands...	1072 · Bill.com Money Out Clearing		-348.29
Bill	3175 / 1	02/20/2025		6214 · Landscape expenses		348.29
TOTAL						348.29
Bill Pmt -Check	Bill.com	03/10/2025	Complete Coverage Irrigation	1072 · Bill.com Money Out Clearing		-349.82
Bill	15122	02/03/2025		6218 · Irrigation / Drain		349.82
TOTAL						349.82

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

Type	Num	Date	Name	Account	Original Amount	Paid Amount
Bill Pmt -Check	Bill.com	03/10/2025	Sarasota County Fire Depar...	1072 · Bill.com Money Out Clearing		-450.00
Bill	241204813685500	02/01/2025		6219 · Fire control systems		450.00
TOTAL						450.00
Bill Pmt -Check	Bill.com	03/10/2025	CIA Access	1072 · Bill.com Money Out Clearing		-762.59
Bill	46148	02/28/2025		6207 · Building repair/maint/supplies		762.59
TOTAL						762.59
Bill Pmt -Check	Bill.com	03/10/2025	Fitness Logic	1072 · Bill.com Money Out Clearing		-155.00
Bill	122521	02/07/2025		6207 · Building repair/maint/supplies		155.00
TOTAL						155.00
Bill Pmt -Check	Bill.com	03/10/2025	Your Farm & Garden Lands...	1072 · Bill.com Money Out Clearing		-86.63
Bill	3158 / 1	02/12/2025		6214 · Landscape expenses		86.63
TOTAL						86.63
Bill Pmt -Check	Bill.com	03/10/2025	JJ Repair, Corp	1072 · Bill.com Money Out Clearing		-1,155.00
Bill	281	02/24/2025		6207 · Building repair/maint/supplies		1,155.00
TOTAL						1,155.00
Bill Pmt -Check	Bill.com	03/10/2025	Galaxy Pools	1072 · Bill.com Money Out Clearing		-661.47
Bill	194786	02/03/2025		6201 · Pool/spa service supplies		661.47
TOTAL						661.47

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

Type	Num	Date	Name	Account	Original Amount	Paid Amount
Bill Pmt -Check	Bill.com	03/10/2025	NextGen Computers	1072 · Bill.com Money Out Clearing		-250.00
Bill	13915	02/11/2025		6211 · Wi-Fi service and repair		250.00
TOTAL						250.00
Bill Pmt -Check	Bill.com	03/10/2025	Teasdale Fenton of Sarasota	1072 · Bill.com Money Out Clearing		-1,047.03
Bill	17270	02/11/2025		6206 · Carpet cleaning service		1,047.03
TOTAL						1,047.03
Bill Pmt -Check	AUTOPAY	03/10/2025	City Of Sarasota	1010 · Seacoast bank 0011		-18,357.59
Bill	250310	03/10/2025		6502 · Trash and recycle 6501 · Water and sewer		2,419.60 15,937.99
TOTAL						18,357.59
Bill Pmt -Check	N/A	03/11/2025	Pitney Bowes Purchase Po...	1010 · Seacoast bank 0011		-80.25
Bill	3107134544	03/08/2025		6106 · Office expenses		80.25
TOTAL						80.25
Check		03/11/2025		1010 · Seacoast bank 0011		-139.00
				6103 · Bank charges		139.00
TOTAL						139.00
Bill Pmt -Check	Bill.com	03/12/2025	Florida Drain-Lining Drain ...	1072 · Bill.com Money Out Clearing		-2,158.00
Bill	10263.24	03/07/2025		6207 · Building repair/maint/supplies		2,158.00
TOTAL						2,158.00

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

Type	Num	Date	Name	Account	Original Amount	Paid Amount
Bill Pmt -Check	Bill.com	03/13/2025	Overhead Door Company o...	1072 · Bill.com Money Out Clearing		-20,490.00
Bill	1-25526	02/01/2025		3020 · Building exterior expenses		20,490.00
TOTAL						20,490.00
Bill Pmt -Check	DD	03/13/2025	ADP	1010 · Seacoast bank 0011		-20,819.91
Bill	250313	03/13/2025		6401 · Salaries		6,788.08
				6401 · Salaries		6,211.64
				6401 · Salaries		6,624.26
				6401 · Salaries		1,479.24
TOTAL						21,103.22
Bill Pmt -Check	Bill.com	03/17/2025	Jane Vernon	1072 · Bill.com Money Out Clearing		-750.00
Bill	6454	03/05/2025		2530 · Security deposits		750.00
TOTAL						750.00
Bill Pmt -Check	AUTOPAY	03/17/2025	IPFS Corporation	1010 · Seacoast bank 0011		-25,553.41
Bill	250317	03/17/2025		2523 · Property IPFS Funding		25,553.41
TOTAL						25,553.41
Bill Pmt -Check	Bill.com	03/18/2025	Patio Furniture Repair	1072 · Bill.com Money Out Clearing		-2,698.25
Bill	5819	03/11/2025		3020 · Building exterior expenses		2,698.25
TOTAL						2,698.25
Bill Pmt -Check	Bill.com	03/18/2025	Discount Awnings Inc.	1072 · Bill.com Money Out Clearing		-8,382.50
Bill	1160	03/12/2025		3020 · Building exterior expenses		8,382.50
TOTAL						8,382.50

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

Type	Num	Date	Name	Account	Original Amount	Paid Amount
Bill Pmt -Check	N/A	03/21/2025	ADP	1010 · Seacoast bank 0011		-82.65
Bill	684244214	03/21/2025		6404 · Payroll processing		82.65
TOTAL						82.65
Bill Pmt -Check	N/A	03/21/2025	Zenith Insurance	1010 · Seacoast bank 0011		-584.00
Bill	ST134157208012	03/02/2025		6411 · Employee health benefits		584.00
TOTAL						584.00
Bill Pmt -Check	AUTOPAY	03/21/2025	ADP	1010 · Seacoast bank 0011		-118.94
Bill	685598095	03/21/2025		6404 · Payroll processing		118.94
TOTAL						118.94
Bill Pmt -Check	Bill.com	03/24/2025	Peter Traberman	1072 · Bill.com Money Out Clearing		-236.00
Bill	250320	03/20/2025		9999 · Suspense		236.00
TOTAL						236.00
Bill Pmt -Check	AUTOPAY	03/26/2025	IPFS Corporation	1010 · Seacoast bank 0011		-5,119.22
Bill	250326	03/26/2025		2528 · Premium Finance - IPFS 10.24		5,119.22
TOTAL						5,119.22
Bill Pmt -Check	DD	03/27/2025	ADP	1010 · Seacoast bank 0011		-20,086.56
Bill	250327	03/27/2025		6401 · Salaries		7,209.13
				6401 · Salaries		5,164.52
				6401 · Salaries		6,465.34
				6401 · Salaries		1,530.88
TOTAL						20,369.87

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

Type	Num	Date	Name	Account	Original Amount	Paid Amount
Bill Pmt -Check	AUTOPAY	03/28/2025	Comcast Communications	1010 · Seacoast bank 0011		-306.60
Bill	250328	03/28/2025		6211 · Wi-Fi service and repair		306.60
TOTAL						306.60
Bill Pmt -Check	N/A	03/31/2025	Florida Power & Light Co.	1010 · Seacoast bank 0011		-4,858.04
Bill	42004-79204.3	03/28/2025		6504 · Electric		4,858.04
TOTAL						4,858.04
Bill Pmt -Check	N/A	03/31/2025	Florida Power & Light Co.	1010 · Seacoast bank 0011		-271.94
Bill	250313	03/13/2025		6504 · Electric		271.94
TOTAL						271.94
Bill Pmt -Check	N/A	03/31/2025	Waste Connections of Flori...	1010 · Seacoast bank 0011		-1,380.57
Bill	570797W420	03/25/2025		6502 · Trash and recycle		1,380.57
TOTAL						1,380.57
Bill Pmt -Check	AUTOPAY	03/31/2025	Frontier Communications	1010 · Seacoast bank 0011		-1,884.08
Bill	250331	03/31/2025		6211 · Wi-Fi service and repair		1,884.08
TOTAL						1,884.08

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

March 2025

Trans #	Type	Date	Num	Name	Memo	Account	Debit	Credit
12714	General Journal	03/04/2025	JNL0112		BILL 03/04/25 Credit P25010602 - 5615075 BILL 03/04/25 Credit P25010602 - 5615075	1010 - Seacoast bank 0011 1072 - Bill.com Money Out Clearing	4,050.00	4,050.00
							4,050.00	4,050.00
12753	General Journal	03/07/2025	JNL0113		BILL 03/07/25 Payables Funding BILL 03/07/25 Payables Funding	1072 - Bill.com Money Out Clearing 1010 - Seacoast bank 0011	14,677.09	14,677.09
							14,677.09	14,677.09
13843	General Journal	03/31/2025	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
13840	General Journal	03/31/2025	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 31,737.41
							9,350.91	9,350.91
							9,350.91	31,737.41
							63,474.82	63,474.82
13841	General Journal	03/31/2025	JNL0203		True up due (to) from account True up due (to) from account	1251 - Due to/from reserve fund 1250 - Due to/from operating fund	73,482.40	73,482.40
							73,482.40	73,482.40
13850	General Journal	03/31/2025	JNL0203		Duplicate reversal Duplicate reversal	1072 - Bill.com Money Out Clearing 6105 - Licenses and permits	99.23	99.23
							99.23	99.23
13851	General Journal	03/31/2025	JNL0204		Cleared April 2024 Cleared April 2024	1072 - Bill.com Money Out Clearing 1010 - Seacoast bank 0011	4,150.00	4,150.00
							4,150.00	4,150.00
13853	General Journal	03/01/2025	JNL0206		Difference in payment Best Buy return CC 250210 Difference in payment Best Buy return CC 250210	6106 - Office expenses 9999 - Suspense	64.19	64.19
							64.19	64.19
13854	General Journal	03/31/2025	JNL0207	2404 sold - Traberman 2404 sold - Traberman	Balance owed to owner who sold Traberman #2404 Balance owed to owner who sold Traberman #2404	2200 - Assessments receivable 9999 - Suspense	236.00	236.00
							236.00	236.00
13842	General Journal	03/31/2025	JNL0208		Dutchman window cleaning Dutchman window cleaning	6224 - Window cleaning 2515 - Prepaid expenses	769.13	769.13
							769.13	769.13
13097	General Journal	03/01/2025	JNL0302		Check 2137 error, not legal fees Check 2137 error, not legal fees	9999 - Suspense 6104 - Legal fees	60.39	60.39
							60.39	60.39
13109	General Journal	03/01/2025	JNL0302	1631 Tribuzzi 1631 Tribuzzi	Tribuzzi pmt split between 2 units Tribuzzi pmt split between 2 units	2200 - Assessments receivable 9999 - Suspense	161.00	161.00
							161.00	161.00
13110	General Journal	03/17/2025	JNL0302	1621 Tribuzzi 1621 Tribuzzi	Tribuzzi pmt split between 2 units Tribuzzi pmt split between 2 units	2200 - Assessments receivable 9999 - Suspense	161.00	161.00
							161.00	161.00

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

March 2025

Trans #	Type	Date	Num	Name	Memo	Account	Debit	Credit
13302	General Journal	03/12/2025	JNL0303		BILL 03/12/25 Credit P25010602 - 5614874 BILL 03/12/25 Credit P25010602 - 5614874	1010 · Seacoast bank 0011 1072 · Bill.com Money Out Clearing	100.00	100.00
							100.00	100.00
13303	General Journal	03/12/2025	JNL0304		BILL 03/12/25 Payables Funding BILL 03/12/25 Payables Funding	1072 · Bill.com Money Out Clearing 1010 · Seacoast bank 0011	2,158.00	2,158.00
							2,158.00	2,158.00
13304	General Journal	03/13/2025	JNL0305		BILL 03/13/25 Payables Funding BILL 03/13/25 Payables Funding	1072 · Bill.com Money Out Clearing 1110 · Seacoast M/M reserve 0150	20,490.00	20,490.00
							20,490.00	20,490.00
13305	General Journal	03/13/2025	JNL0306		BILL 03/13/25 Payables Funding BILL 03/13/25 Payables Funding	1072 · Bill.com Money Out Clearing 1010 · Seacoast bank 0011	100.00	100.00
							100.00	100.00
13306	General Journal	03/17/2025	JNL0307		BILL 03/17/25 Payables Funding BILL 03/17/25 Payables Funding	1072 · Bill.com Money Out Clearing 1200.1 · Centennial **1248 Sec Deposits	750.00	750.00
							750.00	750.00
13307	General Journal	03/18/2025	JNL0308		BILL 03/18/25 Payables Funding BILL 03/18/25 Payables Funding	1072 · Bill.com Money Out Clearing 1010 · Seacoast bank 0011	11,080.75	11,080.75
							11,080.75	11,080.75
13308	General Journal	03/24/2025	JNL0309		BILL 03/24/25 Payables Funding BILL 03/24/25 Payables Funding	1072 · Bill.com Money Out Clearing 1010 · Seacoast bank 0011	236.00	236.00
							236.00	236.00
13309	General Journal	03/27/2025	JNL0310		BILL 03/27/25 Credit P25031202 - 1292192 BILL 03/27/25 Credit P25031202 - 1292192	1010 · Seacoast bank 0011 1072 · Bill.com Money Out Clearing	100.00	100.00
							100.00	100.00
13310	General Journal	03/27/2025	JNL0311		BILL 03/27/25 Credit P25030702 - 0227039 BILL 03/27/25 Credit P25030702 - 0227039	1010 · Seacoast bank 0011 1072 · Bill.com Money Out Clearing	4,050.00	4,050.00
							4,050.00	4,050.00
13605	General Journal	03/05/2025	JNL0313	1129 Axline/Glidden 1129 Axline/Glidden	Returned ACH Returned ACH Unit 1229	2200 · Assessments receivable 1010 · Seacoast bank 0011	1,228.00	1,228.00
							1,228.00	1,228.00
13045	General Journal	03/11/2025	JNL0314	1205 Lages 1205 Lages	Reimburse Association for plumbing repairs Reimburse Association for plumbing repairs	2200 · Assessments receivable 6225 · Janitorial supplies	316.00	316.00
							316.00	316.00
13080	General Journal	03/10/2025	JNL0315		BILL 03/10/25 Payables Funding BILL 03/10/25 Payables Funding	1072 · Bill.com Money Out Clearing 1010 · Seacoast bank 0011	34,940.84	34,940.84
							34,940.84	34,940.84
13081	General Journal	03/10/2025	JNL0316		BILL 03/10/25 Credit P24122702 - 4023233 BILL 03/10/25 Credit P24122702 - 4023233	1010 · Seacoast bank 0011 1072 · Bill.com Money Out Clearing	99.23	99.23
							99.23	99.23
13839	General Journal	03/31/2025	JNL0316	Prepaid assessments Prepaid assessments	Adjust AR and Prepaid assessments Adjust AR and Prepaid assessments	2200 · Assessments receivable 2510 · Prepaid maintenance fees	11,853.00	11,853.00
							11,853.00	11,853.00

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

March 2025

Trans #	Type	Date	Num	Name	Memo	Account	Debit	Credit
13096	General Journal	03/01/2025	Chk #2137	1315 Green 1315 Green	Check 2137 error Check 2137 error	2200 · Assessments receivable 9999 · Suspense	60.39	60.39
							<u>60.39</u>	<u>60.39</u>
TOTAL							<u>284,262.36</u>	<u>284,262.36</u>

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.