

Broadway Promenade Condominium Association, Inc.

**Financial Statements
and
Supplementary Information**

August 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 August 31, 2025

Accrual Basis

| | <u>Aug 31, 25</u> |
|---|----------------------------|
| ASSETS | |
| Current Assets | |
| Checking/Savings | |
| 1000 · Operating accounts | 39,626.01 |
| 1072 · Bill.com Money Out Clearing | 3,632.51 |
| 1100 · Reserve accounts | 693,774.68 |
| 1200.1 · Centennial **1248 Sec Deposits | 26,250.00 |
| Total Checking/Savings | 763,283.20 |
| Accounts Receivable | |
| 2200 · Assessments receivable | 14,095.39 |
| Total Accounts Receivable | 14,095.39 |
| Other Current Assets | |
| 12000 · Other current assets | 253,702.52 |
| 1250 · Due to/from operating fund | 55,287.44 |
| 1251 · Due to/from reserve fund | -55,287.44 |
| Total Other Current Assets | 253,702.52 |
| Total Current Assets | 1,031,081.11 |
| Fixed Assets | |
| 13000 · Property and Equipment | 0.00 |
| Total Fixed Assets | 0.00 |
| TOTAL ASSETS | <u>1,031,081.11</u> |
| LIABILITIES & EQUITY | |
| Liabilities | |
| Current Liabilities | |
| Accounts Payable | |
| 20000 · Accounts payable | 38,209.69 |
| Total Accounts Payable | 38,209.69 |
| Other Current Liabilities | |
| 21000 · Other current liabilities | 268,031.65 |
| 2566 · Contract Liability - Elevator | 120,398.72 |
| Total Other Current Liabilities | 388,430.37 |
| Total Current Liabilities | 426,640.06 |
| Long Term Liabilities | |
| 3000 · Reserves - Contract Liabilities | 638,487.24 |
| Total Long Term Liabilities | 638,487.24 |
| Total Liabilities | 1,065,127.30 |

Broadway Promenade Condominium Association, Inc.

Balance Sheet

As of August 31, 2025

Accrual Basis

| | <u>Aug 31, 25</u> |
|---------------------------------------|-----------------------------------|
| Equity | |
| 32000 · Retained Earnings | 7,203.66 |
| 4000 · Owners' equity | -139,633.03 |
| Net Income | <u>98,383.18</u> |
| Total Equity | <u>-34,046.19</u> |
| TOTAL LIABILITIES & EQUITY | <u><u>1,031,081.11</u></u> |

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

January through August 2025

Accrual Basis

| | Jan - Aug 25 |
|--------------------------------------|------------------|
| Ordinary Income/Expense | |
| Income | |
| 5100 · Operating Income | 1,281,797.47 |
| 5200 · Reserve Income | 253,899.28 |
| 5204 · Interest Received - Operating | 0.17 |
| Total Income | 1,535,696.92 |
| Gross Profit | 1,535,696.92 |
| Expense | |
| 6100 · Administrative expenses | 56,446.49 |
| 6200 · Bldg/grounds maint and repair | 225,228.08 |
| 6300 · Insurance expense | 279,649.03 |
| 6400 · Salaries and benefits | 365,522.50 |
| 6500 · Utilities | 256,568.36 |
| 7000 · Reserve expenses | 253,899.28 |
| Total Expense | 1,437,313.74 |
| Net Ordinary Income | 98,383.18 |
| Other Income/Expense | |
| Other Expense | |
| 9999 · Suspense | 0.00 |
| Total Other Expense | 0.00 |
| Net Other Income | 0.00 |
| Net Income | 98,383.18 |

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 August 31, 2025

| Type | Date | Num | Name | Memo | Split | Debit | Credit | Balance | | |
|---|------------|---------|------|----------------------------|--------------------------------|-------------|------------------|-------------------|------------|------------|
| 3000 · Reserves - Contract Liabilities | | | | | | | | 606,711.23 | | |
| 3002 · Beginning balance | | | | | | | | 457,468.36 | | |
| Total 3002 · Beginning balance | | | | | | | | 457,468.36 | | |
| 3005 · Pooled reserve | | | | | | | | 222,161.87 | | |
| General Jo... | 08/31/2025 | JNL0273 | | Reserve allocation 02/2025 | 5101 · Residential maintena... | | 31,737.41 | 253,899.28 | | |
| Total 3005 · Pooled reserve | | | | | | | | 0.00 | 31,737.41 | 253,899.28 |
| 3015 · Common interior expenses | | | | | | | | -5,814.77 | | |
| Total 3015 · Common interior expenses | | | | | | | | | -5,814.77 | |
| 3020 · Building exterior expenses | | | | | | | | -61,405.78 | | |
| Total 3020 · Building exterior expenses | | | | | | | | | -61,405.78 | |
| 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 | | | | | | | | 200.99 | | |
| Deposit | 08/31/2025 | | | Interest | | | 37.25 | 238.24 | | |
| Deposit | 08/31/2025 | | | Interest | | | 1.35 | 239.59 | | |
| Total 3040 · Reserve interest | | | | | | | | 0.00 | 38.60 | 239.59 |
| Total 3000 · Reserves - Contract Liabilities | | | | | | | | 0.00 | 31,776.01 | 638,487.24 |
| TOTAL | | | | | | 0.00 | 31,776.01 | 638,487.24 | | |

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

As of August 31, 2025

Accrual Basis

| 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 |
| General Journal | 03/31/2025 | JNL0202 | | Reserve allocation 02/2025 | 5101 · Residential maintenance fee | | 31,737.41 | 95,212.23 |
| General Journal | 04/30/2025 | JNL0225 | | Reserve allocation 02/2025 | 5101 · Residential maintenance fee | | 31,737.41 | 126,949.64 |
| General Journal | 05/31/2025 | JNL0249 | | Reserve allocation 02/2025 | 5101 · Residential maintenance fee | | 31,737.41 | 158,687.05 |
| General Journal | 06/30/2025 | JNL0254 | | Reserve allocation 02/2025 | 5101 · Residential maintenance fee | | 31,737.41 | 190,424.46 |
| General Journal | 07/31/2025 | JNL0257 | | Reserve allocation 02/2025 | 5101 · Residential maintenance fee | | 31,737.41 | 222,161.87 |
| General Journal | 08/31/2025 | JNL0273 | | Reserve allocation 02/2025 | 5101 · Residential maintenance fee | | 31,737.41 | 253,899.28 |
| Total 3005 · Pooled reserve | | | | | | 307,570.00 | 253,899.28 | 253,899.28 |
| 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 |
| Bill | 03/11/2025 | 5819 | Patio Furniture Repair | 50% deposit- chair and chaise resling & po... | 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 |
| Bill | 04/08/2025 | 250408 | Card Services Center | Pool patio furniture deposit | 20000 · Accounts payable | 2,500.00 | | -34,070.75 |
| Bill | 05/20/2025 | 61945 | Overhead Door Company of Sarasota | Commercial custom installation & Installed ... | 20000 · Accounts payable | 20,490.00 | | -54,560.75 |
| Bill | 06/09/2025 | 250609 | Card Services Center | Seacoast Bank Credit Card | 20000 · Accounts payable | 6,459.85 | | -61,020.60 |
| Bill | 07/10/2025 | 250710 | Card Services Center | Previous Balance & 385.18 to Leaders Hol... | 20000 · Accounts payable | 385.18 | | -61,405.78 |
| Total 3020 · Building exterior expenses | | | | | | 61,405.78 | 65,556.69 | -61,405.78 |
| 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 |

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

As of August 31, 2025

Accrual Basis

| Type | Date | Num | Name | Memo | Split | Debit | Credit | Balance |
|--|------------|---------|------|---------------------------------|----------------------------------|-------------------|-------------------|-------------------|
| 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 |
| Deposit | 03/31/2025 | | | Interest | 1110 · Seacoast M/M reserve 0150 | | 24.86 | 46.22 |
| Deposit | 03/31/2025 | | | Interest | 1120 · Centennial Reserve **1262 | | 1.34 | 47.56 |
| Deposit | 04/30/2025 | | | Interest | 1110 · Seacoast M/M reserve 0150 | | 32.53 | 80.09 |
| Deposit | 04/30/2025 | | | Interest | 1120 · Centennial Reserve **1262 | | 1.30 | 81.39 |
| Deposit | 05/31/2025 | | | Interest | 1110 · Seacoast M/M reserve 0150 | | 40.95 | 122.34 |
| Deposit | 05/31/2025 | | | Interest | 1120 · Centennial Reserve **1262 | | 1.35 | 123.69 |
| Deposit | 06/30/2025 | | | Interest | 1110 · Seacoast M/M reserve 0150 | | 40.00 | 163.69 |
| Deposit | 06/30/2025 | | | Interest | 1120 · Centennial Reserve **1262 | | 1.30 | 164.99 |
| Deposit | 07/31/2025 | | | Interest | 1120 · Centennial Reserve **1262 | | 1.35 | 166.34 |
| Deposit | 07/31/2025 | | | Interest | 1110 · Seacoast M/M reserve 0150 | | 34.65 | 200.99 |
| Deposit | 08/31/2025 | | | Interest | 1110 · Seacoast M/M reserve 0150 | | 37.25 | 238.24 |
| Deposit | 08/31/2025 | | | Interest | 1120 · Centennial Reserve **1262 | | 1.35 | 239.59 |
| Total 3040 · Reserve interest | | | | | | 1,213.64 | 239.59 | 239.59 |
| Total 3000 · Reserves - Contract Liabilities | | | | | | 473,147.81 | 654,166.69 | 638,487.24 |
| TOTAL | | | | | | 473,147.81 | 654,166.69 | 638,487.24 |

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.

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

Accrual Basis

As of August 31, 2025

| | Aug 31, 25 | Jul 31, 25 |
|---|---------------------|---------------------|
| ASSETS | | |
| Current Assets | | |
| Checking/Savings | | |
| 1000 · Operating accounts | | |
| 1010 · Seacoast bank 0011 | 38,748.03 | 60,081.38 |
| 1015 · Centennial Operating **4031 | 478.50 | 478.48 |
| 1030 · Petty cash in-house | 399.48 | 399.48 |
| Total 1000 · Operating accounts | 39,626.01 | 60,959.34 |
| 1072 · Bill.com Money Out Clearing | 3,632.51 | 0.00 |
| 1100 · Reserve accounts | | |
| 1110 · Seacoast M/M reserve 0150 | 492,712.64 | 414,488.89 |
| 1120 · Centennial Reserve **1262 | 1,062.04 | 1,060.69 |
| 1125 · Seacoast CD 4336 | 50,000.00 | 50,000.00 |
| 1126 · Seacoast CD 4346 | 50,000.00 | 50,000.00 |
| 1127 · Seacoast CD 4536 | 50,000.00 | 50,000.00 |
| 1128 · Seacoast CD 4516 | 50,000.00 | 50,000.00 |
| Total 1100 · Reserve accounts | 693,774.68 | 615,549.58 |
| 1200.1 · Centennial **1248 Sec Deposits | 26,250.00 | 38,150.00 |
| Total Checking/Savings | 763,283.20 | 714,658.92 |
| Accounts Receivable | | |
| 2200 · Assessments receivable | 14,095.39 | 27,156.39 |
| Total Accounts Receivable | 14,095.39 | 27,156.39 |
| Other Current Assets | | |
| 12000 · Other current assets | | |
| 2010 · Prepaid insurance | 249,856.51 | 283,410.28 |
| 2515 · Prepaid expenses | 3,846.01 | 4,615.18 |
| Total 12000 · Other current assets | 253,702.52 | 288,025.46 |
| 12001 · Undeposited Funds | 0.00 | -968.00 |
| 1250 · Due to/from operating fund | 55,287.44 | 8,838.35 |
| 1251 · Due to/from reserve fund | -55,287.44 | -8,838.35 |
| Total Other Current Assets | 253,702.52 | 287,057.46 |
| Total Current Assets | 1,031,081.11 | 1,028,872.77 |
| 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 | 1,031,081.11 | 1,028,872.77 |
| LIABILITIES & EQUITY | | |
| Liabilities | | |
| Current Liabilities | | |
| Accounts Payable | | |
| 20000 · Accounts payable | 38,209.69 | 29,023.02 |
| Total Accounts Payable | 38,209.69 | 29,023.02 |

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

Accrual Basis

As of August 31, 2025

| | <u>Aug 31, 25</u> | <u>Jul 31, 25</u> |
|---|----------------------------|----------------------------|
| Other Current Liabilities | | |
| 21000 · Other current liabilities | | |
| 2501 · Accruals | 5,182.45 | 10,079.11 |
| 2503 · Insurance payable | | |
| 2523 · Property IPFS Funding | 210,365.93 | 236,617.03 |
| 2528 · Premium Finance - IPFS 10.24 | 5,119.22 | 10,238.44 |
| Total 2503 · Insurance payable | 215,485.15 | 246,855.47 |
| 2510 · Prepaid maintenance fees | 11,631.39 | 28,697.56 |
| 2530 · Security deposits | 35,150.00 | 35,900.00 |
| 2560 · Social committee | 582.66 | 582.66 |
| Total 21000 · Other current liabilities | 268,031.65 | 322,114.80 |
| 2566 · Contract Liability - Elevator | 120,398.72 | 120,398.72 |
| Total Other Current Liabilities | 388,430.37 | 442,513.52 |
| Total Current Liabilities | 426,640.06 | 471,536.54 |
| Long Term Liabilities | | |
| 3000 · Reserves - Contract Liabilities | | |
| 3002 · Beginning balance | 457,468.36 | 457,468.36 |
| 3005 · Pooled reserve | 253,899.28 | 222,161.87 |
| 3015 · Common interior expenses | -5,814.77 | -5,814.77 |
| 3020 · Building exterior expenses | -61,405.78 | -61,405.78 |
| 3030 · Pool and spa expenses | -4,099.44 | -4,099.44 |
| 3035 · Building interior expense | -1,800.00 | -1,800.00 |
| 3040 · Reserve interest | 239.59 | 200.99 |
| Total 3000 · Reserves - Contract Liabilities | 638,487.24 | 606,711.23 |
| Total Long Term Liabilities | 638,487.24 | 606,711.23 |
| Total Liabilities | 1,065,127.30 | 1,078,247.77 |
| Equity | | |
| 32000 · Retained Earnings | 7,203.66 | 7,203.66 |
| 4000 · Owners' equity | -139,633.03 | -139,633.03 |
| Net Income | 98,383.18 | 83,054.37 |
| Total Equity | -34,046.19 | -49,375.00 |
| TOTAL LIABILITIES & EQUITY | <u>1,031,081.11</u> | <u>1,028,872.77</u> |

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

August 2025

Accrual Basis

| | Aug 25 | Budget | \$ Over Budget | Jan - Aug 25 | YTD Budget | \$ Over Budget | Annual Budget |
|---|------------|------------|----------------|--------------|--------------|----------------|---------------|
| Ordinary Income/Expense | | | | | | | |
| Income | | | | | | | |
| 5100 · Operating Income | | | | | | | |
| 5101 · Residential maintenance fee | 154,070.59 | 153,416.67 | 653.92 | 1,227,790.72 | 1,227,333.32 | 457.40 | 1,841,000.00 |
| 5102 · Master assoc maintenance fees | 1,019.30 | 1,250.00 | -230.70 | 4,977.79 | 10,000.00 | -5,022.21 | 15,000.00 |
| 5103 · Miscellaneous income | | | | | | | |
| 5103 · Miscellaneous income | 50.00 | 1,125.00 | -1,075.00 | 10,857.96 | 9,000.00 | 1,857.96 | 13,500.00 |
| 5103D · Wi-Fi income | 0.00 | 125.00 | -125.00 | 150.00 | 1,000.00 | -850.00 | 1,500.00 |
| 5104 · Parking space rental fee | 630.00 | 333.33 | 296.67 | 2,130.00 | 2,666.68 | -536.68 | 4,000.00 |
| 5105 · Late fees | 75.00 | | | 250.00 | | | |
| 5106 · Shared MA maint fees | 0.00 | 750.00 | -750.00 | 0.00 | 6,000.00 | -6,000.00 | 9,000.00 |
| 5107 · Guest Suites | 2,470.00 | 3,000.00 | -530.00 | 28,970.00 | 24,000.00 | 4,970.00 | 36,000.00 |
| 5103 · Miscellaneous income - Other | 350.00 | | | 6,671.00 | | | |
| Total 5103 · Miscellaneous income | 3,575.00 | 5,333.33 | -1,758.33 | 49,028.96 | 42,666.68 | 6,362.28 | 64,000.00 |
| Total 5100 · Operating Income | 158,664.89 | 160,000.00 | -1,335.11 | 1,281,797.47 | 1,280,000.00 | 1,797.47 | 1,920,000.00 |
| 5200 · Reserve Income | | | | | | | |
| 5201.1 · Reserve income | 22,386.50 | 22,386.50 | 0.00 | 179,092.00 | 179,092.00 | 0.00 | 268,638.00 |
| 5201.2 · Reserve inc - threshold funding | 9,350.91 | 9,350.92 | -0.01 | 74,807.28 | 74,807.32 | -0.04 | 112,211.00 |
| Total 5200 · Reserve Income | 31,737.41 | 31,737.42 | -0.01 | 253,899.28 | 253,899.32 | -0.04 | 380,849.00 |
| 5204 · Interest Received - Operating | 0.03 | | | 0.17 | | | |
| Total Income | 190,402.33 | 191,737.42 | -1,335.09 | 1,535,696.92 | 1,533,899.32 | 1,797.60 | 2,300,849.00 |
| Gross Profit | 190,402.33 | 191,737.42 | -1,335.09 | 1,535,696.92 | 1,533,899.32 | 1,797.60 | 2,300,849.00 |
| Expense | | | | | | | |
| 6100 · Administrative expenses | | | | | | | |
| 6101 · Master Association shared expen | -2,448.33 | 2,500.00 | -4,948.33 | 19,586.64 | 20,000.00 | -413.36 | 30,000.00 |
| 6102 · Accounting fees | 1,700.00 | 2,500.00 | -800.00 | 15,017.00 | 20,000.00 | -4,983.00 | 30,000.00 |
| 6102.2 · Annual audit fees | 0.00 | | | 199.50 | | | |
| 6103 · Bank charges | -66.52 | | | 1,706.36 | | | |
| 6104 · Legal fees | 5,786.00 | 833.33 | 4,952.67 | 11,558.50 | 6,666.64 | 4,891.86 | 10,000.00 |
| 6105 · Licenses and permits | 125.00 | 416.67 | -291.67 | 2,773.92 | 3,333.32 | -559.40 | 5,000.00 |
| 6106 · Office expenses | 2,685.26 | 1,666.67 | 1,018.59 | 18,021.45 | 13,333.32 | 4,688.13 | 20,000.00 |
| 6109 · Guest suite tax expense | 244.76 | 416.67 | -171.91 | 3,159.79 | 3,333.32 | -173.53 | 5,000.00 |
| 6113 · Computer software and maint | 234.98 | 625.00 | -390.02 | 2,031.19 | 5,000.00 | -2,968.81 | 7,500.00 |
| 6115 · Income tax expense | 0.00 | 416.67 | -416.67 | 0.00 | 3,333.32 | -3,333.32 | 5,000.00 |
| 6130 · Bad Debt | -870.17 | | | -17,907.86 | | | |
| 6100 · Administrative expenses - Other | 300.00 | | | 300.00 | | | |
| Total 6100 · Administrative expenses | 7,690.98 | 9,375.01 | -1,684.03 | 56,446.49 | 74,999.92 | -18,553.43 | 112,500.00 |

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

August 2025

Accrual Basis

| | Aug 25 | Budget | \$ Over Budget | Jan - Aug 25 | YTD Budget | \$ Over Budget | Annual Budget |
|---|------------------|------------------|------------------|-------------------|-------------------|-------------------|-------------------|
| 6200 · Bldg/grounds maint and repair | | | | | | | |
| 6201 · Pool/spa service supplies | 299.52 | 833.33 | -533.81 | 13,315.64 | 6,666.68 | 6,648.96 | 10,000.00 |
| 6202 · Furniture and accessories | 8,674.08 | 625.00 | 8,049.08 | 11,017.47 | 5,000.00 | 6,017.47 | 7,500.00 |
| 6205 · Access system monitor/repair | 0.00 | 333.33 | -333.33 | 0.00 | 2,666.68 | -2,666.68 | 4,000.00 |
| 6206 · Carpet cleaning service | 0.00 | 250.00 | -250.00 | 2,024.01 | 2,000.00 | 24.01 | 3,000.00 |
| 6207 · Building repair/maint/supplies | 5,455.26 | 5,416.67 | 38.59 | 53,540.95 | 43,333.32 | 10,207.63 | 65,000.00 |
| 6208 · Contingency | 0.00 | 833.33 | -833.33 | 3,498.84 | 6,666.68 | -3,167.84 | 10,000.00 |
| 6209 · Elevator contract | 316.16 | 1,250.00 | -933.84 | 2,353.04 | 10,000.00 | -7,646.96 | 15,000.00 |
| 6210 · Engineer consultant | 600.00 | 625.00 | -25.00 | 11,396.67 | 5,000.00 | 6,396.67 | 7,500.00 |
| 6212 · Remediation | 0.00 | 250.00 | -250.00 | 0.00 | 2,000.00 | -2,000.00 | 3,000.00 |
| 6214 · Landscape expenses | 450.10 | 1,250.00 | -799.90 | 13,425.65 | 10,000.00 | 3,425.65 | 15,000.00 |
| 6216 · Elevator repairs/service | 300.00 | 416.67 | -116.67 | 7,646.63 | 3,333.32 | 4,313.31 | 5,000.00 |
| 6217 · Pest control | 418.20 | 416.67 | 1.53 | 3,620.60 | 3,333.32 | 287.28 | 5,000.00 |
| 6218 · Irrigation / Drain | 0.00 | 500.00 | -500.00 | 1,818.90 | 4,000.00 | -2,181.10 | 6,000.00 |
| 6219 · Fire control systems | 917.80 | 1,000.00 | -82.20 | 16,616.13 | 8,000.00 | 8,616.13 | 12,000.00 |
| 6220 · Roof maintenance | 2,422.50 | 833.33 | 1,589.17 | 23,674.63 | 6,666.68 | 17,007.95 | 10,000.00 |
| 6221 · HVAC system maintenance | 4,865.84 | 833.33 | 4,032.51 | 19,999.60 | 6,666.68 | 13,332.92 | 10,000.00 |
| 6222 · Guest suite expenses | 0.00 | 500.00 | -500.00 | 5,660.40 | 4,000.00 | 1,660.40 | 6,000.00 |
| 6224 · Window cleaning | 769.17 | 833.33 | -64.16 | 6,153.12 | 6,666.68 | -513.56 | 10,000.00 |
| 6225 · Janitorial supplies | 0.00 | | | -316.00 | | | |
| 6226 · Electrical/plumbing repair | 899.85 | 833.33 | 66.52 | 29,781.80 | 6,666.68 | 23,115.12 | 10,000.00 |
| Total 6200 · Bldg/grounds maint and repair | 26,388.48 | 17,833.32 | 8,555.16 | 225,228.08 | 142,666.72 | 82,561.36 | 214,000.00 |
| 6300 · Insurance expense | 33,553.77 | 42,000.00 | -8,446.23 | 279,649.03 | 336,000.00 | -56,350.97 | 504,000.00 |
| 6400 · Salaries and benefits | | | | | | | |
| 6401 · Salaries | 42,222.03 | 42,666.67 | -444.64 | 350,962.04 | 341,333.32 | 9,628.72 | 512,000.00 |
| 6402 · Uniforms | 0.00 | 125.00 | -125.00 | 423.32 | 1,000.00 | -576.68 | 1,500.00 |
| 6404 · Payroll processing | 507.10 | 833.33 | -326.23 | 3,233.09 | 6,666.68 | -3,433.59 | 10,000.00 |
| 6408 · Tryst security backup - F/D | 0.00 | 83.33 | -83.33 | 0.00 | 666.68 | -666.68 | 1,000.00 |
| 6410 · Simple IRA | 3,545.97 | 833.33 | 2,712.64 | 5,973.56 | 6,666.68 | -693.12 | 10,000.00 |
| 6411 · Employee health benefits | 43.62 | 3,333.33 | -3,289.71 | 4,930.49 | 26,666.68 | -21,736.19 | 40,000.00 |
| Total 6400 · Salaries and benefits | 46,318.72 | 47,874.99 | -1,556.27 | 365,522.50 | 383,000.04 | -17,477.54 | 574,500.00 |
| 6500 · Utilities | | | | | | | |
| 6211 · Wi-Fi service and repair | 864.30 | 3,000.00 | -2,135.70 | 20,787.48 | 24,000.00 | -3,212.52 | 36,000.00 |
| 6501 · Water and sewer | 15,992.83 | 18,333.33 | -2,340.50 | 137,756.45 | 146,666.68 | -8,910.23 | 220,000.00 |
| 6502 · Trash and recycle | 3,815.66 | 3,416.67 | 398.99 | 28,199.66 | 27,333.32 | 866.34 | 41,000.00 |
| 6504 · Electric | 8,430.46 | 9,500.00 | -1,069.54 | 59,604.42 | 76,000.00 | -16,395.58 | 114,000.00 |
| 6505 · Natural gas - fuel/oil | 280.91 | 2,083.33 | -1,802.42 | 10,220.35 | 16,666.68 | -6,446.33 | 25,000.00 |
| Total 6500 · Utilities | 29,384.16 | 36,333.33 | -6,949.17 | 256,568.36 | 290,666.68 | -34,098.32 | 436,000.00 |

Broadway Promenade Condominium Association, Inc.
Supplementary Schedule of Revenue & Expenses vs Budget
August 2025

Accrual Basis

| | Aug 25 | Budget | \$ Over Budget | Jan - Aug 25 | YTD Budget | \$ Over Budget | Annual Budget |
|---|------------------|-----------------|-----------------|------------------|------------------|------------------|------------------|
| 7000 · Reserve expenses | | | | | | | |
| 7001 · Residential reserve exp | 22,386.50 | 22,386.50 | 0.00 | 179,092.00 | 179,092.00 | 0.00 | 268,638.00 |
| 7002 · Reserve threshold funding | 9,350.91 | 9,350.92 | -0.01 | 74,807.28 | 74,807.32 | -0.04 | 112,211.00 |
| Total 7000 · Reserve expenses | 31,737.41 | 31,737.42 | -0.01 | 253,899.28 | 253,899.32 | -0.04 | 380,849.00 |
| Total Expense | 175,073.52 | 185,154.07 | -10,080.55 | 1,437,313.74 | 1,481,232.68 | -43,918.94 | 2,221,849.00 |
| Net Ordinary Income | 15,328.81 | 6,583.35 | 8,745.46 | 98,383.18 | 52,666.64 | 45,716.54 | 79,000.00 |
| Net Income | 15,328.81 | 6,583.35 | 8,745.46 | 98,383.18 | 52,666.64 | 45,716.54 | 79,000.00 |

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 Revenue & Expenses per Month

Accrual Basis

January through August 2025

| | Jan 25 | Feb 25 | Mar 25 | Apr 25 | May 25 | Jun 25 | Jul 25 | Aug 25 | TOTAL |
|---|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|---------------------|
| Ordinary Income/Expense | | | | | | | | | |
| Income | | | | | | | | | |
| 5100 · Operating Income | | | | | | | | | |
| 5101 · Residential maintenance fee | 153,388.59 | 153,388.59 | 152,160.59 | 153,388.59 | 154,616.59 | 153,388.59 | 153,388.59 | 154,070.59 | 1,227,790.72 |
| 5102 · Master assoc maintenance fees | 0.00 | 0.00 | 0.00 | 0.00 | 2,985.09 | 0.00 | 973.40 | 1,019.30 | 4,977.79 |
| 5103 · Miscellaneous income | 4,654.96 | 5,850.00 | 9,580.00 | 11,601.00 | 6,925.00 | 4,498.00 | 2,345.00 | 3,575.00 | 49,028.96 |
| Total 5100 · Operating Income | 158,043.55 | 159,238.59 | 161,740.59 | 164,989.59 | 164,526.68 | 157,886.59 | 156,706.99 | 158,664.89 | 1,281,797.47 |
| 5200 · Reserve Income | | | | | | | | | |
| 5201.1 · Reserve income | 22,386.50 | 22,386.50 | 22,386.50 | 22,386.50 | 22,386.50 | 22,386.50 | 22,386.50 | 22,386.50 | 179,092.00 |
| 5201.2 · Reserve inc - threshold funding | 9,350.91 | 9,350.91 | 9,350.91 | 9,350.91 | 9,350.91 | 9,350.91 | 9,350.91 | 9,350.91 | 74,807.28 |
| Total 5200 · Reserve Income | 31,737.41 | 31,737.41 | 31,737.41 | 31,737.41 | 31,737.41 | 31,737.41 | 31,737.41 | 31,737.41 | 253,899.28 |
| 5204 · Interest Received - Operating | 0.02 | 0.02 | 0.04 | 0.02 | 0.02 | 0.00 | 0.02 | 0.03 | 0.17 |
| Total Income | 189,780.98 | 190,976.02 | 193,478.04 | 196,727.02 | 196,264.11 | 189,624.00 | 188,444.42 | 190,402.33 | 1,535,696.92 |
| Gross Profit | 189,780.98 | 190,976.02 | 193,478.04 | 196,727.02 | 196,264.11 | 189,624.00 | 188,444.42 | 190,402.33 | 1,535,696.92 |
| Expense | | | | | | | | | |
| 6100 · Administrative expenses | | | | | | | | | |
| 6101 · Master Association shared expen | 2,448.33 | 4,896.66 | 0.00 | 2,448.33 | 0.00 | 9,793.32 | 2,448.33 | -2,448.33 | 19,586.64 |
| 6102 · Accounting fees | 1,892.00 | 1,700.00 | 1,700.00 | 2,050.00 | 1,725.00 | 1,700.00 | 2,550.00 | 1,700.00 | 15,017.00 |
| 6102.2 · Annual audit fees | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 199.50 | 0.00 | 199.50 |
| 6103 · Bank charges | 104.26 | 752.79 | 278.24 | 27.42 | 277.26 | 90.53 | 242.38 | -66.52 | 1,706.36 |
| 6104 · Legal fees | 0.00 | 60.39 | -60.39 | 1,877.50 | 2,259.00 | 750.00 | 886.00 | 5,786.00 | 11,558.50 |
| 6105 · Licenses and permits | 944.00 | 0.00 | -99.23 | 735.38 | 0.00 | 691.40 | 377.37 | 125.00 | 2,773.92 |
| 6106 · Office expenses | 1,582.49 | 3,424.62 | 2,170.83 | 2,224.94 | 4,045.16 | 1,885.07 | 3.08 | 2,685.26 | 18,021.45 |
| 6109 · Guest suite tax expense | 282.56 | 428.81 | 892.90 | 248.07 | 873.26 | 123.74 | 65.69 | 244.76 | 3,159.79 |
| 6113 · Computer software and maint | 213.99 | 336.65 | 308.65 | 233.98 | 233.98 | 233.98 | 234.98 | 234.98 | 2,031.19 |
| 6130 · Bad Debt | 0.00 | 0.00 | 0.00 | 0.00 | 689.00 | -12,508.13 | -5,218.56 | -870.17 | -17,907.86 |
| 6100 · Administrative expenses - Other | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 300.00 | 300.00 |
| Total 6100 · Administrative expenses | 7,467.63 | 11,599.92 | 5,191.00 | 9,845.62 | 10,102.66 | 2,759.91 | 1,788.77 | 7,690.98 | 56,446.49 |
| 6200 · Bldg/grounds maint and repair | | | | | | | | | |
| 6201 · Pool/spa service supplies | 317.63 | 1,177.11 | 4,852.10 | 1,920.96 | 2,062.01 | 2,420.99 | 265.32 | 299.52 | 13,315.64 |
| 6202 · Furniture and accessories | 1,430.86 | 36.35 | 0.00 | 72.75 | 221.88 | 581.55 | 0.00 | 8,674.08 | 11,017.47 |
| 6206 · Carpet cleaning service | 0.00 | 1,831.92 | 0.00 | 192.09 | 0.00 | 0.00 | 0.00 | 0.00 | 2,024.01 |
| 6207 · Building repair/maint/supplies | 5,013.77 | 4,854.18 | 19,096.86 | 6,297.38 | 5,673.91 | 4,243.95 | 2,905.64 | 5,455.26 | 53,540.95 |
| 6208 · Contingency | 0.00 | 0.00 | 800.00 | 2,698.84 | 0.00 | 0.00 | 0.00 | 0.00 | 3,498.84 |
| 6209 · Elevator contract | 1,018.44 | 1,018.44 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 316.16 | 2,353.04 |
| 6210 · Engineer consultant | 8,900.00 | 0.00 | 0.00 | 0.00 | 1,146.67 | 0.00 | 750.00 | 600.00 | 11,396.67 |
| 6214 · Landscape expenses | 4,486.23 | 4,499.47 | 33.02 | 145.52 | 0.00 | 3,737.50 | 73.81 | 450.10 | 13,425.65 |
| 6216 · Elevator repairs/service | 1,318.44 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 6,028.19 | 300.00 | 7,646.63 |
| 6217 · Pest control | 693.20 | 418.20 | 418.20 | 418.20 | 418.20 | 418.20 | 418.20 | 418.20 | 3,620.60 |
| 6218 · Irrigation / Drain | 292.74 | 1,196.08 | 0.00 | 0.00 | 330.08 | 0.00 | 0.00 | 0.00 | 1,818.90 |
| 6219 · Fire control systems | 5,807.72 | 6,988.40 | 896.80 | 85.60 | 0.00 | 1,235.01 | 684.80 | 917.80 | 16,616.13 |
| 6220 · Roof maintenance | 0.00 | 11,591.94 | 0.00 | 5,870.88 | 0.00 | 3,789.31 | 0.00 | 2,422.50 | 23,674.63 |
| 6221 · HVAC system maintenance | 300.00 | 300.00 | 900.00 | 1,634.77 | 0.00 | 2,205.99 | 9,793.00 | 4,865.84 | 19,999.60 |
| 6222 · Guest suite expenses | 0.00 | 4,247.74 | 1,363.92 | 48.74 | 0.00 | 0.00 | 0.00 | 0.00 | 5,660.40 |
| 6224 · Window cleaning | 769.13 | 769.13 | 769.13 | 769.13 | 0.00 | 1,538.26 | 769.17 | 769.17 | 6,153.12 |

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

Accrual Basis

January through August 2025

| | Jan 25 | Feb 25 | Mar 25 | Apr 25 | May 25 | Jun 25 | Jul 25 | Aug 25 | TOTAL |
|---|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|-------------------|---------------------|
| 6225 · Janitorial supplies | 0.00 | 0.00 | -316.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | -316.00 |
| 6226 · Electrical/plumbing repair | 2,892.00 | 3,571.68 | 360.00 | 18,227.29 | 288.00 | 764.87 | 2,778.11 | 899.85 | 29,781.80 |
| Total 6200 · Bldg/grounds maint and repair | 33,240.16 | 42,500.64 | 29,174.03 | 38,382.15 | 10,140.75 | 20,935.63 | 24,466.24 | 26,388.48 | 225,228.08 |
| 6300 · Insurance expense | | | | | | | | | |
| 6300 · Insurance expense - Other | 36,273.25 | 35,314.90 | 35,314.90 | 35,314.90 | 35,314.90 | 33,848.04 | 34,714.37 | 33,553.77 | 279,649.03 |
| Total 6300 · Insurance expense | 36,273.25 | 35,314.90 | 35,314.90 | 35,314.90 | 35,314.90 | 33,848.04 | 34,714.37 | 33,553.77 | 279,649.03 |
| 6400 · Salaries and benefits | | | | | | | | | |
| 6401 · Salaries | 41,068.88 | 40,421.28 | 41,473.09 | 39,491.53 | 40,415.80 | 41,292.27 | 64,577.16 | 42,222.03 | 350,962.04 |
| 6402 · Uniforms | 0.00 | 0.00 | 263.82 | 0.00 | 0.00 | 159.50 | 0.00 | 0.00 | 423.32 |
| 6404 · Payroll processing | 617.82 | 320.53 | 284.24 | 424.45 | 515.35 | 523.60 | 40.00 | 507.10 | 3,233.09 |
| 6410 · Simple IRA | 40.00 | 40.00 | 0.00 | 0.00 | 0.00 | 0.00 | 2,347.59 | 3,545.97 | 5,973.56 |
| 6411 · Employee health benefits | -675.33 | -41.84 | 1,638.69 | 4,306.70 | 160.35 | 2,400.36 | -2,902.06 | 43.62 | 4,930.49 |
| Total 6400 · Salaries and benefits | 41,051.37 | 40,739.97 | 43,659.84 | 44,222.68 | 41,091.50 | 44,375.73 | 64,062.69 | 46,318.72 | 365,522.50 |
| 6500 · Utilities | | | | | | | | | |
| 6211 · Wi-Fi service and repair | 2,134.83 | 2,294.77 | 3,086.47 | 2,549.54 | 3,353.49 | 1,443.85 | 5,060.23 | 864.30 | 20,787.48 |
| 6501 · Water and sewer | 15,170.97 | 16,798.24 | 15,937.99 | 16,932.93 | 17,748.63 | 18,527.90 | 20,646.96 | 15,992.83 | 137,756.45 |
| 6502 · Trash and recycle | 2,419.60 | 3,582.00 | 5,315.15 | 3,930.29 | 3,926.18 | 1,394.16 | 3,816.62 | 3,815.66 | 28,199.66 |
| 6504 · Electric | 8,300.81 | 8,385.80 | 5,129.98 | 5,471.06 | 6,965.99 | 7,586.86 | 9,333.46 | 8,430.46 | 59,604.42 |
| 6505 · Natural gas - fuel/oil | 2,292.10 | 2,727.13 | 0.00 | 3,796.72 | 0.00 | 1,123.49 | 0.00 | 280.91 | 10,220.35 |
| 6500 · Utilities - Other | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 | 0.00 |
| Total 6500 · Utilities | 30,318.31 | 33,787.94 | 29,469.59 | 32,680.54 | 31,994.29 | 30,076.26 | 38,857.27 | 29,384.16 | 256,568.36 |
| 7000 · Reserve expenses | | | | | | | | | |
| 7001 · Residential reserve exp | 22,386.50 | 22,386.50 | 22,386.50 | 22,386.50 | 22,386.50 | 22,386.50 | 22,386.50 | 22,386.50 | 179,092.00 |
| 7002 · Reserve threshold funding | 9,350.91 | 9,350.91 | 9,350.91 | 9,350.91 | 9,350.91 | 9,350.91 | 9,350.91 | 9,350.91 | 74,807.28 |
| Total 7000 · Reserve expenses | 31,737.41 | 31,737.41 | 31,737.41 | 31,737.41 | 31,737.41 | 31,737.41 | 31,737.41 | 31,737.41 | 253,899.28 |
| Total Expense | 180,088.13 | 195,680.78 | 174,546.77 | 192,183.30 | 160,381.51 | 163,732.98 | 195,626.75 | 175,073.52 | 1,437,313.74 |
| Net Ordinary Income | 9,692.85 | -4,704.76 | 18,931.27 | 4,543.72 | 35,882.60 | 25,891.02 | -7,182.33 | 15,328.81 | 98,383.18 |
| Other Income/Expense | | | | | | | | | |
| Other Expense | | | | | | | | | |
| 9999 · Suspense | 0.00 | -64.19 | 64.19 | 0.00 | 0.00 | 997.00 | -997.00 | 0.00 | 0.00 |
| Total Other Expense | 0.00 | -64.19 | 64.19 | 0.00 | 0.00 | 997.00 | -997.00 | 0.00 | 0.00 |
| Net Other Income | 0.00 | 64.19 | -64.19 | 0.00 | 0.00 | -997.00 | 997.00 | 0.00 | 0.00 |
| Net Income | 9,692.85 | -4,640.57 | 18,867.08 | 4,543.72 | 35,882.60 | 24,894.02 | -6,185.33 | 15,328.81 | 98,383.18 |

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 Assessments Receivable Aging Summary
As of August 31, 2025

| | <u>Current</u> | <u>1 - 30</u> | <u>31 - 60</u> | <u>61 - 90</u> | <u>> 90</u> | <u>TOTAL</u> |
|-----------------------|----------------------|------------------------|--------------------|------------------------|------------------------|-------------------------|
| 1205 Lages | 0.00 | 0.00 | 0.00 | 968.00 | 1,936.00 | 2,904.00 |
| 1315 Green | 0.00 | 1,261.00 | 0.00 | 0.00 | 1,076.39 | 2,337.39 |
| 1325 Matei | 0.00 | 1,071.00 | 0.00 | 1,071.00 | 1,071.00 | 3,213.00 |
| 1409 Golbert | 858.00 | 0.00 | 0.00 | 0.00 | 0.00 | 858.00 |
| 1422 Day | 0.00 | 0.00 | 0.00 | 0.00 | 1,716.00 | 1,716.00 |
| 1533 Day/Jaffe | 0.00 | 50.00 | 0.00 | 0.00 | 286.00 | 336.00 |
| 1614 Durzynski | 0.00 | 0.00 | 0.00 | 0.00 | 1,155.00 | 1,155.00 |
| 2304 Kahn | 0.00 | 687.00 | 0.00 | 0.00 | 0.00 | 687.00 |
| 2405 Martin | 0.00 | 889.00 | 0.00 | 0.00 | 0.00 | 889.00 |
| TOTAL | <u>858.00</u> | <u>3,958.00</u> | <u>0.00</u> | <u>2,039.00</u> | <u>7,240.39</u> | <u>14,095.39</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.

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

| | <u>Current</u> | <u>1 - 30</u> | <u>31 - 60</u> | <u>61 - 90</u> | <u>> 90</u> | <u>TOTAL</u> |
|---------------------------|--------------------|-------------------------|-------------------------|-------------------------|-------------------------|--------------------------|
| 1133 Montenegro | 0.00 | -1,228.00 | 0.00 | 0.00 | 0.00 | -1,228.00 |
| 1221 Geltman | 0.00 | 0.00 | -1,261.00 | 0.00 | 0.00 | -1,261.00 |
| 1313 Jauch/Aeziman | 0.00 | 0.00 | 0.00 | -1,168.00 | 0.00 | -1,168.00 |
| 1315 Green | 0.00 | -85.39 | 0.00 | 0.00 | 0.00 | -85.39 |
| 1409 Golbert | 0.00 | -858.00 | 0.00 | 0.00 | 0.00 | -858.00 |
| 1535 Stephenson | 0.00 | 0.00 | 0.00 | 0.00 | -832.00 | -832.00 |
| 1614 Durzynski | 0.00 | 0.00 | 0.00 | 0.00 | -1,155.00 | -1,155.00 |
| 1615 Koelzer | 0.00 | 0.00 | -5,044.00 | 0.00 | 0.00 | -5,044.00 |
| TOTAL | <u>0.00</u> | <u>-2,171.39</u> | <u>-6,305.00</u> | <u>-1,168.00</u> | <u>-1,987.00</u> | <u>-11,631.39</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.

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

| | <u>Current</u> | <u>1 - 30</u> | <u>31 - 60</u> | <u>61 - 90</u> | <u>> 90</u> | <u>TOTAL</u> |
|-------------------------------------|------------------------|-------------------------|----------------------|---------------------|---------------------|-------------------------|
| ATT Elevator Consulting LLC | 0.00 | 600.00 | 0.00 | 0.00 | 0.00 | 600.00 |
| Badger Bob's Electrical | 0.00 | 619.85 | 0.00 | 0.00 | 0.00 | 619.85 |
| Card Services Center | 0.00 | 10,031.07 | 0.00 | 53.55 | 182.12 | 10,266.74 |
| Discount Awnings Inc. | 0.00 | 8,382.50 | 0.00 | 0.00 | 0.00 | 8,382.50 |
| Fitness Logic | 0.00 | 603.25 | 0.00 | 0.00 | 0.00 | 603.25 |
| Florida Department of Revenue | 157.55 | 0.00 | 0.00 | 0.00 | -169.03 | -11.48 |
| Frontier Communications | 0.00 | 816.11 | 0.00 | 0.00 | 0.00 | 816.11 |
| Hill York Service Company LLC | 0.00 | 1,289.00 | 0.00 | 0.00 | 0.00 | 1,289.00 |
| Kings III | 0.00 | 316.16 | 0.00 | 0.00 | 0.00 | 316.16 |
| Law Offices of Wells, Olah, Cochran | 0.00 | 5,786.00 | 0.00 | 0.00 | 0.00 | 5,786.00 |
| Manatee Air Heating and Cooling | 0.00 | 889.00 | 0.00 | 0.00 | 0.00 | 889.00 |
| Miriam Golbert | 0.00 | 858.00 | 0.00 | 0.00 | 0.00 | 858.00 |
| Naturzone Pest Control | 0.00 | 418.20 | 0.00 | 0.00 | 0.00 | 418.20 |
| Navitas Credit Corp | 0.00 | 110.52 | 0.00 | 0.00 | 0.00 | 110.52 |
| OTIS Elevator Company | 0.00 | 300.00 | 0.00 | 0.00 | 0.00 | 300.00 |
| Piper Fire Protection, LLC | 0.00 | 417.80 | 428.00 | 0.00 | 0.00 | 845.80 |
| RoofSmith of Florida | 0.00 | 2,422.50 | 0.00 | 0.00 | 0.00 | 2,422.50 |
| Sarasota County Fire Department | 0.00 | 500.00 | 0.00 | 0.00 | 0.00 | 500.00 |
| Sarma/United Screening | 0.00 | 44.00 | 0.00 | 0.00 | 0.00 | 44.00 |
| Spectrum VoIP | 0.00 | 35.92 | 0.00 | 0.00 | 0.00 | 35.92 |
| Tax Collector Barbara Ford-Coates | 136.32 | 8.29 | 0.00 | 0.00 | 0.00 | 144.61 |
| Terry's Plumbing Service Inc. | 0.00 | 280.00 | 0.00 | 0.00 | 0.00 | 280.00 |
| Waste Connections of Florida | 1,396.06 | 0.00 | 0.00 | 0.00 | 0.00 | 1,396.06 |
| West Florida Supply | 0.00 | 76.85 | 0.00 | 0.00 | 0.00 | 76.85 |
| Yardi System Inc. | 0.00 | 750.00 | 0.00 | 0.00 | 0.00 | 750.00 |
| Your Farm & Garden Landscape Supply | 0.00 | 450.10 | 0.00 | 0.00 | 0.00 | 450.10 |
| Zeno Office Solutions | 0.00 | 20.00 | 0.00 | 0.00 | 0.00 | 20.00 |
| TOTAL | <u>1,689.93</u> | <u>36,025.12</u> | <u>428.00</u> | <u>53.55</u> | <u>13.09</u> | <u>38,209.69</u> |

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

| Type | Num | Date | Name | Account | Original Amount | Paid Amount |
|------------------------|-----------------|-------------------|--|---|-----------------|------------------|
| Bill Pmt -Check | Bill.com | 08/01/2025 | Fitness Logic | 1072 · Bill.com Money Out Clearing | | -348.81 |
| Bill | 125212 | 07/22/2025 | | 6207 · Building repair/maint/supplies | | 348.81 |
| TOTAL | | | | | | 348.81 |
| Bill Pmt -Check | Bill.com | 08/01/2025 | NextGen Computers | 1072 · Bill.com Money Out Clearing | | -1,870.36 |
| Bill | 13953 | 07/02/2025 | | 6211 · Wi-Fi service and repair | | 1,870.36 |
| TOTAL | | | | | | 1,870.36 |
| Bill Pmt -Check | Bill.com | 08/01/2025 | Fitness Logic | 1072 · Bill.com Money Out Clearing | | -155.00 |
| Bill | 125050 | 07/10/2025 | | 6207 · Building repair/maint/supplies | | 155.00 |
| TOTAL | | | | | | 155.00 |
| Bill Pmt -Check | Bill.com | 08/01/2025 | OTIS Elevator Company | 1072 · Bill.com Money Out Clearing | | -1,180.00 |
| Bill | TYS15872001 | 07/17/2025 | | 6216 · Elevator repairs/service | | 1,180.00 |
| TOTAL | | | | | | 1,180.00 |
| Bill Pmt -Check | Bill.com | 08/01/2025 | OTIS Elevator Company | 1072 · Bill.com Money Out Clearing | | -1,467.50 |
| Bill | TYS16554001 | 07/18/2025 | | 6216 · Elevator repairs/service | | 1,467.50 |
| TOTAL | | | | | | 1,467.50 |
| Bill Pmt -Check | Bill.com | 08/01/2025 | Law Offices of Wells, Olah, ... | 1072 · Bill.com Money Out Clearing | | -886.00 |
| Bill | 250701 | 07/01/2025 | | 6104 · Legal fees | | 886.00 |
| TOTAL | | | | | | 886.00 |

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

| Type | Num | Date | Name | Account | Original Amount | Paid Amount |
|------------------------|-----------------|-------------------|------------------------------------|---|-----------------|-------------------|
| Bill Pmt -Check | Bill.com | 08/01/2025 | Broadway Promenade 0011 | 1072 · Bill.com Money Out Clearing | | -10,400.00 |
| Bill | 250730 TRF | 07/30/2025 | | 9999 · Suspense | | 10,400.00 |
| TOTAL | | | | | | 10,400.00 |
| Bill Pmt -Check | Bill.com | 08/01/2025 | ATT Elevator Consulting LLC | 1072 · Bill.com Money Out Clearing | | -250.00 |
| Bill | 1285 | 07/20/2025 | | 6210 · Engineer consultant | | 250.00 |
| TOTAL | | | | | | 250.00 |
| Bill Pmt -Check | Bill.com | 08/01/2025 | OTIS Elevator Company | 1072 · Bill.com Money Out Clearing | | -233.75 |
| Bill | TYS19498001 | 07/01/2025 | | 6216 · Elevator repairs/service | | 233.75 |
| TOTAL | | | | | | 233.75 |
| Bill Pmt -Check | Bill.com | 08/01/2025 | Ampro, Inc | 1072 · Bill.com Money Out Clearing | | -764.96 |
| Bill | SVC476911 | 07/10/2025 | | 6226 · Electrical/plumbing repair | | 764.96 |
| TOTAL | | | | | | 764.96 |
| Bill Pmt -Check | Bill.com | 08/01/2025 | Badger Bob's Electrical | 1072 · Bill.com Money Out Clearing | | -1,648.15 |
| Bill | 607620 | 07/10/2025 | | 6226 · Electrical/plumbing repair | | 1,648.15 |
| TOTAL | | | | | | 1,648.15 |
| Bill Pmt -Check | Bill.com | 08/01/2025 | OTIS Elevator Company | 1072 · Bill.com Money Out Clearing | | -3,146.94 |
| Bill | 463068 | 07/01/2025 | | 6216 · Elevator repairs/service | | 3,146.94 |
| TOTAL | | | | | | 3,146.94 |

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

| Type | Num | Date | Name | Account | Original Amount | Paid Amount |
|------------------------|-----------------|-------------------|--|---|-----------------|------------------|
| Bill Pmt -Check | Bill.com | 08/01/2025 | Your Farm & Garden Lands... | 1072 · Bill.com Money Out Clearing | | -73.81 |
| Bill | 3293/1 | 07/01/2025 | | 6214 · Landscape expenses | | 73.81 |
| TOTAL | | | | | | 73.81 |
| Bill Pmt -Check | Bill.com | 08/01/2025 | Golf Coast Golf Cars | 1072 · Bill.com Money Out Clearing | | -448.31 |
| Bill | 026985 | 07/02/2025 | | 6207 · Building repair/maint/supplies | | 448.31 |
| TOTAL | | | | | | 448.31 |
| Bill Pmt -Check | Bill.com | 08/01/2025 | ATT Elevator Consulting LLC | 1072 · Bill.com Money Out Clearing | | -500.00 |
| Bill | 1289 | 07/25/2025 | | 6210 · Engineer consultant | | 500.00 |
| TOTAL | | | | | | 500.00 |
| Bill Pmt -Check | DD | 08/01/2025 | ADP | 1010 · Seacoast bank 0011 | | -40.00 |
| Bill | 250801 | 08/01/2025 | | 6404 · Payroll processing | | 40.00 |
| TOTAL | | | | | | 40.00 |
| Bill Pmt -Check | DD | 08/01/2025 | ADP | 1010 · Seacoast bank 0011 | | -1,189.23 |
| Bill | 250801-2 | 08/01/2025 | | 6410 · Simple IRA | | 1,189.23 |
| TOTAL | | | | | | 1,189.23 |
| Bill Pmt -Check | N/A | 08/02/2025 | Navitas Credit Corp | 1010 · Seacoast bank 0011 | | -110.52 |
| Bill | 250710 | 07/10/2025 | | 6106 · Office expenses | | 110.52 |
| TOTAL | | | | | | 110.52 |

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

| Type | Num | Date | Name | Account | Original Amount | Paid Amount |
|-----------------|----------|------------|------------------------------|---------------------------------------|-----------------|-------------|
| Check | 250804 | 08/04/2025 | Clover | 1010 · Seacoast bank 0011 | | -97.82 |
| | | | | 6103 · Bank charges | | 97.82 |
| TOTAL | | | | | | 97.82 |
| Check | 250806 | 08/06/2025 | C&D Industrial Maintenanc... | 1010 · Seacoast bank 0011 | | -3,686.06 |
| Bill | 250710 | 07/10/2025 | | 6105 · Licenses and permits | | 377.37 |
| | | | | 6106 · Office expenses | | 883.24 |
| | | | | 6113 · Computer software and maint | | 234.98 |
| | | | | 6201 · Pool/spa service supplies | | 265.32 |
| | | | | 6207 · Building repair/maint/supplies | | 1,392.34 |
| | | | | 6211 · Wi-Fi service and repair | | 94.08 |
| | | | | 3020 · Building exterior expenses | | 385.18 |
| TOTAL | | | | | | 3,632.51 |
| Bill Pmt -Check | Bill.com | 08/07/2025 | Tyack CPA & Co. | 1072 · Bill.com Money Out Clearing | | -500.00 |
| Bill | 6580 | 07/01/2025 | | 6102 · Accounting fees | | 500.00 |
| TOTAL | | | | | | 500.00 |
| Bill Pmt -Check | Bill.com | 08/07/2025 | Manatee Air Heating and C... | 1072 · Bill.com Money Out Clearing | | -500.00 |
| Bill | 87752002 | 07/30/2025 | | 6221 · HVAC system maintenance | | 500.00 |
| TOTAL | | | | | | 500.00 |
| Bill Pmt -Check | Bill.com | 08/07/2025 | Tyack CPA & Co. | 1072 · Bill.com Money Out Clearing | | -350.00 |
| Bill | 6584 | 07/02/2025 | | 6102 · Accounting fees | | 350.00 |
| TOTAL | | | | | | 350.00 |

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

| Type | Num | Date | Name | Account | Original Amount | Paid Amount |
|-----------------|---------|------------|----------------------|-------------------------------------|-----------------|-------------|
| Bill Pmt -Check | N/A | 08/11/2025 | Card Services Center | 1010 · Seacoast bank 0011 | | 0.00 |
| TOTAL | | | | | | 0.00 |
| Bill Pmt -Check | DD | 08/13/2025 | ADP | 1010 · Seacoast bank 0011 | | -20,010.41 |
| Bill | 250813 | 08/13/2025 | | 6401 · Salaries | | 7,609.59 |
| | | | | 6401 · Salaries | | 5,751.25 |
| | | | | 6401 · Salaries | | 6,423.09 |
| | | | | 6401 · Salaries | | 1,692.35 |
| TOTAL | | | | | | 21,476.28 |
| Bill Pmt -Check | DD | 08/15/2025 | ADP | 1010 · Seacoast bank 0011 | | -1,182.56 |
| Bill | 250815 | 08/15/2025 | | 6410 · Simple IRA | | 1,182.56 |
| TOTAL | | | | | | 1,182.56 |
| Bill Pmt -Check | AUTOPAY | 08/15/2025 | IPFS Corporation | 1010 · Seacoast bank 0011 | | -26,251.10 |
| Bill | 250815 | 08/15/2025 | | 2523 · Property IPFS Funding | | 26,251.10 |
| TOTAL | | | | | | 26,251.10 |
| Bill Pmt -Check | AUTOPAY | 08/15/2025 | IPFS Corporation | 1010 · Seacoast bank 0011 | | -5,119.22 |
| Bill | | 08/25/2025 | | 2528 · Premium Finance - IPFS 10.24 | | 5,119.22 |
| TOTAL | | | | | | 5,119.22 |
| Bill Pmt -Check | DD | 08/15/2025 | Zenith Insurance | 1010 · Seacoast bank 0011 | | -667.00 |
| Bill | | 08/01/2025 | | 6411 · Employee health benefits | | 667.00 |
| TOTAL | | | | | | 667.00 |

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

| Type | Num | Date | Name | Account | Original Amount | Paid Amount |
|------------------------|------------------|-------------------|--------------------------------------|---|-----------------|----------------|
| Bill Pmt -Check | Bill.com | 08/21/2025 | Sandra Brewer | 1072 · Bill.com Money Out Clearing | | -750.00 |
| Bill | 250819 Unit 1524 | 08/19/2024 | | 2530 · Security deposits | | 750.00 |
| TOTAL | | | | | | 750.00 |
| Bill Pmt -Check | N/A | 08/27/2025 | Principal Health Coverage | 1010 · Seacoast bank 0011 | | -59.97 |
| Bill | 250819 | 08/19/2025 | | 6411 · Employee health benefits | | 59.97 |
| TOTAL | | | | | | 59.97 |
| Bill Pmt -Check | N/A | 08/27/2025 | ADP | 1010 · Seacoast bank 0011 | | -130.90 |
| Bill | 698307699 | 08/15/2025 | | 6404 · Payroll processing | | 130.90 |
| TOTAL | | | | | | 130.90 |
| Bill Pmt -Check | N/A | 08/27/2025 | Paymentus | 1010 · Seacoast bank 0011 | | -417.98 |
| Bill | 250815 | 08/15/2025 | | 6106 · Office expenses | | 417.98 |
| TOTAL | | | | | | 417.98 |
| Bill Pmt -Check | N/A | 08/27/2025 | Florida Power & Light Co. | 1010 · Seacoast bank 0011 | | -337.48 |
| Bill | 250813 | 08/13/2025 | | 6504 · Electric | | 337.48 |
| TOTAL | | | | | | 337.48 |
| Bill Pmt -Check | N/A | 08/27/2025 | Florida Power & Light Co. | 1010 · Seacoast bank 0011 | | -30.10 |
| Bill | 250814-2 | 08/14/2025 | | 6504 · Electric | | 30.10 |
| TOTAL | | | | | | 30.10 |

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

| Type | Num | Date | Name | Account | Original Amount | Paid Amount |
|------------------------|----------------------|-------------------|--------------------------|--|-----------------|-----------------------|
| Bill Pmt -Check | N/A | 08/27/2025 | ADP | 1010 · Seacoast bank 0011 | | -130.90 |
| Bill | 697318668 | 08/01/2025 | | 6404 · Payroll processing | | 130.90 |
| TOTAL | | | | | | 130.90 |
| Bill Pmt -Check | N/A | 08/27/2025 | Phillips Edison | 1010 · Seacoast bank 0011 | | -2,448.33 |
| Bill | 01014301450220250... | 08/22/2025 | | 6101 · Master Association shared ex... | | 2,448.33 |
| TOTAL | | | | | | 2,448.33 |
| Bill Pmt -Check | N/A | 08/27/2025 | TECO Peoples Gas | 1010 · Seacoast bank 0011 | | -280.91 |
| Bill | 250724 | 08/01/2025 | | 6505 · Natural gas - fuel/oil | | 280.91 |
| TOTAL | | | | | | 280.91 |
| Bill Pmt -Check | N/A | 08/27/2025 | City Of Sarasota | 1010 · Seacoast bank 0011 | | -18,412.43 |
| Bill | 250804 | 08/04/2025 | | 6502 · Trash and recycle 6501 · Water and sewer | | 2,419.60 15,992.83 |
| TOTAL | | | | | | 18,412.43 |
| Bill Pmt -Check | N/A | 08/27/2025 | ADP | 1010 · Seacoast bank 0011 | | -82.65 |
| Bill | 698860475 | 08/22/2025 | | 6404 · Payroll processing | | 82.65 |
| TOTAL | | | | | | 82.65 |
| Bill Pmt -Check | N/A | 08/27/2025 | BlueCross Florida | 1010 · Seacoast bank 0011 | | -2,240.01 |
| Bill | 77942142 | 08/18/2025 | | 6411 · Employee health benefits | | 2,240.01 |
| TOTAL | | | | | | 2,240.01 |

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

| Type | Num | Date | Name | Account | Original Amount | Paid Amount |
|------------------------|------------|-------------------|--------------------------------------|----------------------------------|-----------------|-------------------|
| Bill Pmt -Check | N/A | 08/27/2025 | Florida Power & Light Co. | 1010 · Seacoast bank 0011 | | -8,062.88 |
| Bill | 250814 | 08/14/2025 | | 6504 · Electric | | 8,062.88 |
| TOTAL | | | | | | 8,062.88 |
| Bill Pmt -Check | DD | 08/27/2025 | ADP | 1010 · Seacoast bank 0011 | | -19,288.26 |
| Bill | 250827 | 08/27/2025 | | 6401 · Salaries | | 7,056.45 |
| | | | | 6401 · Salaries | | 5,672.71 |
| | | | | 6401 · Salaries | | 6,334.43 |
| | | | | 6401 · Salaries | | 1,682.16 |
| TOTAL | | | | | | 20,745.75 |
| Bill Pmt -Check | DD | 08/28/2025 | ADP | 1010 · Seacoast bank 0011 | | -40.00 |
| Bill | 250828 | 08/28/2025 | | 6404 · Payroll processing | | 40.00 |
| TOTAL | | | | | | 40.00 |
| Bill Pmt -Check | DD | 08/28/2025 | ADP | 1010 · Seacoast bank 0011 | | -82.65 |
| Bill | 250828-2 | 08/28/2025 | | 6404 · Payroll processing | | 82.65 |
| TOTAL | | | | | | 82.65 |
| Bill Pmt -Check | DD | 08/28/2025 | ADP | 1010 · Seacoast bank 0011 | | -1,174.18 |
| Bill | 250828-3 | 08/28/2025 | | 6410 · Simple IRA | | 1,174.18 |
| TOTAL | | | | | | 1,174.18 |

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

| Type | Num | Date | Name | Account | Original Amount | Paid Amount |
|------------------------|-----------|-------------------|--------------------------------|----------------------------------|-----------------|------------------|
| Bill Pmt -Check | DD | 08/29/2025 | Frontier Communications | 1010 · Seacoast bank 0011 | | -1,340.87 |
| Bill | 250801 | 08/01/2025 | | 6211 · Wi-Fi service and repair | | 130.98 |
| | | | | 6211 · Wi-Fi service and repair | | 109.99 |
| | | | | 6211 · Wi-Fi service and repair | | 119.97 |
| | | | | 6211 · Wi-Fi service and repair | | 104.99 |
| | | | | 6211 · Wi-Fi service and repair | | 104.99 |
| | | | | 6211 · Wi-Fi service and repair | | 144.99 |
| | | | | 6211 · Wi-Fi service and repair | | 115.99 |
| | | | | 6211 · Wi-Fi service and repair | | 119.97 |
| | | | | 6211 · Wi-Fi service and repair | | 126.69 |
| | | | | 6211 · Wi-Fi service and repair | | 49.52 |
| | | | | 6211 · Wi-Fi service and repair | | 212.79 |
| TOTAL | | | | | | 1,340.87 |
| Check | | 08/31/2025 | | 1010 · Seacoast bank 0011 | | -125.00 |
| | | | | 6103 · Bank charges | | 125.00 |
| TOTAL | | | | | | 125.00 |

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

August 2025

| Trans # | Type | Date | Num | Name | Memo | Account | Debit | Credit |
|---------|-----------------|------------|---------|------------------------------|--|--|------------------------------------|------------------------------------|
| 16734 | General Journal | 08/31/2025 | JNL0228 | | Dutchman window cleaning Dutchman window cleaning | 6224 · Window cleaning 2515 · Prepaid expenses | 769.17 | 769.17 |
| | | | | | | | 769.17 | 769.17 |
| 16735 | General Journal | 08/31/2025 | JNL0229 | | True up due (to) from account True up due (to) from account | 1250 · Due to/from operating fund 1251 · Due to/from reserve fund | 46,449.09 | 46,449.09 |
| | | | | | | | 46,449.09 | 46,449.09 |
| 16178 | General Journal | 08/01/2025 | JNL0260 | 1315 Green 1315 Green | unit 1315 - reverse fees -MULTIPLE- | 2200 · Assessments receivable 6130 · Bad Debt | 85.39 | 85.39 |
| | | | | | | | 85.39 | 85.39 |
| 16179 | General Journal | 08/01/2025 | JNL0261 | 1503 Hackett 1503 Hackett | 6/30/23 Reverse Journal Unit 1503 6/30/23 Reverse Journal Unit 1503 | 2200 · Assessments receivable 6130 · Bad Debt | 217.56 | 217.56 |
| | | | | | | | 217.56 | 217.56 |
| 16180 | General Journal | 08/01/2025 | JNL0262 | 1521 Graham 1521 Graham | Reverse JNL 2023 - incorrect Unit 1521 Reverse JNL 2023 - incorrect Unit 1521 | 2200 · Assessments receivable 6130 · Bad Debt | 738.00 | 738.00 |
| | | | | | | | 738.00 | 738.00 |
| 16445 | General Journal | 08/21/2025 | JNL0263 | | BILL 08/21/25 Payables Funding BILL 08/21/25 Payables Funding | 1072 · Bill.com Money Out Clearing 1200.1 · Centennial **1248 Sec Deposits | 750.00 | 750.00 |
| | | | | | | | 750.00 | 750.00 |
| 16478 | General Journal | 08/01/2025 | JNL0266 | | Scott Wells - never cashed check VOID Scott Wells - never cashed check VOID | 2530 · Security deposits 1200.1 · Centennial **1248 Sec Deposits | 750.00 | 750.00 |
| | | | | | | | 750.00 | 750.00 |
| 16710 | General Journal | 08/31/2025 | JNL0269 | 1409 Golbert 1409 Golbert | Refund for overpayment Unti 1409 Refund for overpayment Unti 1409 | 2200 · Assessments receivable 9999 · Suspense | 858.00 | 858.00 |
| | | | | | | | 858.00 | 858.00 |
| 16719 | General Journal | 08/01/2025 | JNL0271 | | Duplication of 250715 - reverse - \$7862.14 Duplication of 250715 - reverse - \$7862.14 Duplication of 250715 - reverse - \$7862.14 | 6504 · Electric 6500 · Utilities 20000 · Accounts payable | 8,221.99 | 8,221.99 |
| | | | | Florida Power & Light Co. | | | 8,221.99 | 8,221.99 |
| 16720 | General Journal | 08/01/2025 | JNL0272 | | Inv dated 7/15/25 s/be \$ 1340.87 8/1/25 Inv dated 7/15/25 s/be \$ 1340.87 8/1/25 | 6211 · Wi-Fi service and repair 20000 · Accounts payable | 1,386.76 | 1,386.76 |
| | | | | Frontier Communications | | | 1,386.76 | 1,386.76 |
| 16055 | General Journal | 08/01/2025 | JNL0273 | | BILL 08/01/25 Payables Funding BILL 08/01/25 Payables Funding | 1072 · Bill.com Money Out Clearing 1200.1 · Centennial **1248 Sec Deposits | 10,400.00 | 10,400.00 |
| | | | | | | | 10,400.00 | 10,400.00 |
| 16730 | General Journal | 08/31/2025 | JNL0273 | | 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 9,350.91 | 22,386.50 8,191.89 31,737.41 |
| | | | | | | | 9,350.91 | 9,350.91 |
| | | | | | | | 63,474.82 | 63,474.82 |
| 16056 | General Journal | 08/01/2025 | JNL0274 | | BILL 08/01/25 Payables Funding BILL 08/01/25 Payables Funding | 1072 · Bill.com Money Out Clearing 1010 · Seacoast bank 0011 | 12,973.59 | 12,973.59 |
| | | | | | | | 12,973.59 | 12,973.59 |

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 Journal Entries

August 2025

| Trans # | Type | Date | Num | Name | Memo | Account | Debit | Credit |
|--------------|-----------------|------------|---------|--|---|--|--------------------------|--------------------------|
| 16731 | General Journal | 08/31/2025 | JNL0274 | | Insurance allocation 08/2025 Insurance allocation 08/2025 | 6300 · Insurance expense 2010 · Prepaid insurance | 33,553.77 | 33,553.77 |
| | | | | | | | <u>33,553.77</u> | <u>33,553.77</u> |
| 16732 | General Journal | 08/31/2025 | JNL0275 | Prepaid assessments Prepaid assessments | Adjust AR and Prepaid assessments Adjust AR and Prepaid assessments | 2200 · Assessments receivable 2510 · Prepaid maintenance fees | 17,066.17 | 17,066.17 |
| | | | | | | | <u>17,066.17</u> | <u>17,066.17</u> |
| 16067 | General Journal | 08/07/2025 | JNL0276 | 1211 Cribbs 1211 Cribbs | Returned ACH - Unit 1211 Returned ACH - Unit 1211 | 2200 · Assessments receivable 1010 · Seacoast bank 0011 | 1,071.00 | 1,071.00 |
| | | | | | | | <u>1,071.00</u> | <u>1,071.00</u> |
| 16733 | General Journal | 08/31/2025 | JNL0276 | | Reverse accrual Reverse accrual | 2501 · Accruals 6101 · Master Association shared expen | 4,896.66 | 4,896.66 |
| | | | | | | | <u>4,896.66</u> | <u>4,896.66</u> |
| 16102 | General Journal | 08/07/2025 | JNL0277 | | BILL 08/07/25 Payables Funding BILL 08/07/25 Payables Funding | 1072 · Bill.com Money Out Clearing 1010 · Seacoast bank 0011 | 1,350.00 | 1,350.00 |
| | | | | | | | <u>1,350.00</u> | <u>1,350.00</u> |
| 16159 | General Journal | 08/14/2025 | JNL0298 | | BILL 08/14/25 Payables Funding - money being refun... BILL 08/14/25 Payables Funding | 1072 · Bill.com Money Out Clearing 1010 · Seacoast bank 0011 | 3,632.51 | 3,632.51 |
| | | | | | | | <u>3,632.51</u> | <u>3,632.51</u> |
| TOTAL | | | | | | | <u>208,644.48</u> | <u>208,644.48</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.