

**Broadway Promenade Condominium Association, Inc.**

**Financial Statements  
and  
Supplementary Information**

**February 28, 2026**

**Prepared by:**



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

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# Broadway Promenade Condominium Association, Inc.

## Balance Sheet

As of February 28, 2026

Accrual Basis

	<u>Feb 28, 26</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
1000 · Operating accounts	68,554.73
1100 · Reserve accounts	811,720.41
1200.1 · Centennial **1248 Sec Deposits	29,250.00
<b>Total Checking/Savings</b>	909,525.14
<b>Accounts Receivable</b>	
2200 · Assessments receivable	15,386.00
<b>Total Accounts Receivable</b>	15,386.00
<b>Other Current Assets</b>	
12000 · Other current assets	126,012.41
1250 · Due to/from operating fund	0.33
1251 · Due to/from reserve fund	-0.33
<b>Total Other Current Assets</b>	126,012.41
<b>Total Current Assets</b>	1,050,923.55
<b>Fixed Assets</b>	
13000 · Property and Equipment	0.00
<b>Total Fixed Assets</b>	0.00
<b>TOTAL ASSETS</b>	<b><u>1,050,923.55</u></b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
20000 · Accounts payable	17,267.58
<b>Total Accounts Payable</b>	17,267.58
<b>Other Current Liabilities</b>	
21000 · Other current liabilities	136,181.17
2566 · Contract Liability - Elevator	65,798.72
<b>Total Other Current Liabilities</b>	201,979.89
<b>Total Current Liabilities</b>	219,247.47
<b>Long Term Liabilities</b>	
3000 · Reserves - Contract Liabilities	220,924.20
3100 · SIRS - Contract Liabilities	590,796.21
<b>Total Long Term Liabilities</b>	811,720.41
<b>Total Liabilities</b>	1,030,967.88

**Broadway Promenade Condominium Association, Inc.**

**Balance Sheet**

Accrual Basis

As of February 28, 2026

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	<u>Feb 28, 26</u>
<b>Equity</b>	
<b>4000 · Owners' equity</b>	-14,492.10
<b>Net Income</b>	<u>34,447.77</u>
<b>Total Equity</b>	<u>19,955.67</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>1,050,923.55</u></u>

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

Accrual Basis

January through February 2026

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	<u>Jan - Feb 26</u>
<b>Ordinary Income/Expense</b>	
<b>Income</b>	
5100 · Operating Income	345,992.34
5200 · Reserve Income	66,666.66
5204 · Interest Received - Operating	0.04
<b>Total Income</b>	<u>412,659.04</u>
<b>Gross Profit</b>	412,659.04
<b>Expense</b>	
6100 · Administrative expenses	19,371.47
6200 · Bldg/grounds maint and repair	51,445.42
6300 · Insurance expense	69,681.86
6400 · Salaries and benefits	107,581.82
6500 · Utilities	63,464.04
7000 · Reserve expenses	66,666.66
<b>Total Expense</b>	<u>378,211.27</u>
<b>Net Ordinary Income</b>	34,447.77
<b>Other Income/Expense</b>	
<b>Other Expense</b>	
9999 · Suspense	0.00
<b>Total Other Expense</b>	<u>0.00</u>
<b>Net Other Income</b>	<u>0.00</u>
<b>Net Income</b>	<u><u>34,447.77</u></u>

## **SUPPLEMENTARY INFORMATION**

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

Accrual Basis

As of February 28, 2026

Type	Date	Num	Name	Memo	Split	Debit	Credit	Balance
<b>3000 · Reserves - Contract Liabilities</b>								210,465.28
<b>3002 · Beginning balance</b>								200,000.00
Total 3002 · Beginning balance								200,000.00
<b>3005 · Pooled reserve</b>								10,416.66
General Journal	02/28/2026	JNL0236		Reserve allocation 02/2025	5101 · Residential maintenance fee		10,416.66	20,833.32
Total 3005 · Pooled reserve						0.00	10,416.66	20,833.32
<b>3040 · Reserve interest</b>								48.62
Deposit	02/28/2026			Interest	1120 · Centennial Reserve **1262		1.23	49.85
Deposit	02/28/2026			Interest	1110 · Seacoast M/M reserve 0150		41.03	90.88
Total 3040 · Reserve interest						0.00	42.26	90.88
Total 3000 · Reserves - Contract Liabilities						0.00	10,458.92	220,924.20
<b>TOTAL</b>						<b>0.00</b>	<b>10,458.92</b>	<b>220,924.20</b>

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

Accrual Basis

As of February 28, 2026

Type	Date	Num	Name	Memo	Split	Debit	Credit	Balance
<b>3000 · Reserves - Contract Liabilities</b>								744,962.87
<b>3002 · Beginning balance</b>								457,468.36
General Journal	01/01/2026	JNL0218		Close out 2024	3005 · Pooled reserve		287,494.51	744,962.87
General Journal	01/01/2026	JNL0220		Allocate SIRS	3102 · SIRS - Beginning Balance	544,962.87		200,000.00
Total 3002 · Beginning balance						544,962.87	287,494.51	200,000.00
<b>3005 · Pooled reserve</b>								380,848.92
General Journal	01/01/2026	JNL0218		Close out 2024	-SPLIT-	380,848.92		0.00
General Journal	01/31/2026	JNL0227		Reserve allocation 02/2025	5101 · Residential maintenance fee		10,416.66	10,416.66
General Journal	02/28/2026	JNL0236		Reserve allocation 02/2025	5101 · Residential maintenance fee		10,416.66	20,833.32
Total 3005 · Pooled reserve						380,848.92	20,833.32	20,833.32
<b>3010 · Mech/elec expense</b>								-26,096.25
General Journal	01/01/2026	JNL0218		Close out 2024	3005 · Pooled reserve		26,096.25	0.00
Total 3010 · Mech/elec expense						0.00	26,096.25	0.00
<b>3015 · Common interior expenses</b>								-5,814.77
General Journal	01/01/2026	JNL0218		Close out 2024	3005 · Pooled reserve		5,814.77	0.00
Total 3015 · Common interior expenses						0.00	5,814.77	0.00
<b>3020 · Building exterior expenses</b>								-61,405.78
General Journal	01/01/2026	JNL0218		Close out 2024	3005 · Pooled reserve		61,405.78	0.00
Total 3020 · Building exterior expenses						0.00	61,405.78	0.00
<b>3030 · Pool and spa expenses</b>								-4,099.44
General Journal	01/01/2026	JNL0218		Close out 2024	3005 · Pooled reserve		4,099.44	0.00
Total 3030 · Pool and spa expenses						0.00	4,099.44	0.00
<b>3035 · Building interior expense</b>								-1,800.00
General Journal	01/01/2026	JNL0218		Close out 2024	3005 · Pooled reserve		1,800.00	0.00
Total 3035 · Building interior expense						0.00	1,800.00	0.00
<b>3040 · Reserve interest</b>								5,861.83
General Journal	01/01/2026	JNL0218		Close out 2024	3005 · Pooled reserve	5,861.83		0.00
Deposit	01/31/2026			Interest	1110 · Seacoast M/M reserve 0150		47.26	47.26
Deposit	01/31/2026			Interest	1120 · Centennial Reserve **1262		1.36	48.62
Deposit	02/28/2026			Interest	1120 · Centennial Reserve **1262		1.23	49.85
Deposit	02/28/2026			Interest	1110 · Seacoast M/M reserve 0150		41.03	90.88
Total 3040 · Reserve interest						5,861.83	90.88	90.88
Total 3000 · Reserves - Contract Liabilities						931,673.62	407,634.95	220,924.20
<b>TOTAL</b>						<b>931,673.62</b>	<b>407,634.95</b>	<b>220,924.20</b>

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

Accrual Basis

As of February 28, 2026

	Feb 28, 26	Jan 31, 26
<b>ASSETS</b>		
<b>Current Assets</b>		
<b>Checking/Savings</b>		
1000 · Operating accounts		
1010 · Seacoast bank 0011	67,226.48	60,065.28
1015 · Centennial Operating **4031	928.77	928.77
1030 · Petty cash in-house	399.48	399.48
<b>Total 1000 · Operating accounts</b>	<b>68,554.73</b>	<b>61,393.53</b>
<b>1100 · Reserve accounts</b>		
1110 · Seacoast M/M reserve 0150	505,206.80	571,832.11
1120 · Centennial Reserve **1262	1,069.96	1,068.73
1122 · Seacoast CD 5326	50,000.00	0.00
1123 · Seacoast CD 5336	50,000.00	0.00
1125 · Seacoast CD 4336	51,906.53	51,906.53
1126 · Seacoast CD 4346	51,612.32	51,612.32
1127 · Seacoast CD 4536	50,962.40	50,962.40
1128 · Seacoast CD 4516	50,962.40	50,962.40
<b>Total 1100 · Reserve accounts</b>	<b>811,720.41</b>	<b>778,344.49</b>
1200.1 · Centennial **1248 Sec Deposits	29,250.00	28,500.00
<b>Total Checking/Savings</b>	<b>909,525.14</b>	<b>868,238.02</b>
<b>Accounts Receivable</b>		
2200 · Assessments receivable	15,386.00	18,913.00
<b>Total Accounts Receivable</b>	<b>15,386.00</b>	<b>18,913.00</b>
<b>Other Current Assets</b>		
12000 · Other current assets		
2010 · Prepaid insurance	125,242.92	160,557.82
2515 · Prepaid expenses	769.49	769.49
<b>Total 12000 · Other current assets</b>	<b>126,012.41</b>	<b>161,327.31</b>
1250 · Due to/from operating fund	0.33	0.33
1251 · Due to/from reserve fund	-0.33	-0.33
<b>Total Other Current Assets</b>	<b>126,012.41</b>	<b>161,327.31</b>
<b>Total Current Assets</b>	<b>1,050,923.55</b>	<b>1,048,478.33</b>
<b>Fixed Assets</b>		
13000 · Property and Equipment		
2020 · Tools and equipment	21,798.49	21,798.49
2030 · Accumulated depreciation	-21,798.49	-21,798.49
<b>Total 13000 · Property and Equipment</b>	<b>0.00</b>	<b>0.00</b>
<b>Total Fixed Assets</b>	<b>0.00</b>	<b>0.00</b>
<b>TOTAL ASSETS</b>	<b>1,050,923.55</b>	<b>1,048,478.33</b>
<b>LIABILITIES &amp; EQUITY</b>		
<b>Liabilities</b>		
<b>Current Liabilities</b>		
<b>Accounts Payable</b>		
20000 · Accounts payable	17,267.58	36,849.53
<b>Total Accounts Payable</b>	<b>17,267.58</b>	<b>36,849.53</b>

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

Accrual Basis

As of February 28, 2026

	Feb 28, 26	Jan 31, 26
<b>Other Current Liabilities</b>		
21000 · Other current liabilities		
2501 · Accruals	5,182.45	5,182.45
2503 · Insurance payable		
2520 · Flood IPFS funding	42,993.86	49,135.84
2523 · Property IPFS Funding	52,502.20	78,753.30
<b>Total 2503 · Insurance payable</b>	95,496.06	127,889.14
2510 · Prepaid maintenance fees	5,970.00	11,937.00
2530 · Security deposits	28,500.00	28,500.00
2560 · Social committee	1,032.66	1,032.66
<b>Total 21000 · Other current liabilities</b>	136,181.17	174,541.25
2566 · Contract Liability - Elevator	65,798.72	65,798.72
<b>Total Other Current Liabilities</b>	201,979.89	240,339.97
<b>Total Current Liabilities</b>	219,247.47	277,189.50
<b>Long Term Liabilities</b>		
3000 · Reserves - Contract Liabilities		
3002 · Beginning balance	200,000.00	200,000.00
3005 · Pooled reserve	20,833.32	10,416.66
3040 · Reserve interest	90.88	48.62
<b>Total 3000 · Reserves - Contract Liabilities</b>	220,924.20	210,465.28
3100 · SIRS - Contract Liabilities		
3102 · SIRS - Beginning Balance	544,962.87	544,962.87
3105 · SIRS - Pooled Reserve	45,833.34	22,916.67
<b>Total 3100 · SIRS - Contract Liabilities</b>	590,796.21	567,879.54
<b>Total Long Term Liabilities</b>	811,720.41	778,344.82
<b>Total Liabilities</b>	1,030,967.88	1,055,534.32
<b>Equity</b>		
4000 · Owners' equity	-14,492.10	-14,492.10
Net Income	34,447.77	7,436.11
<b>Total Equity</b>	19,955.67	-7,055.99
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>1,050,923.55</b>	<b>1,048,478.33</b>

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

Accrual Basis

February 2026

	Feb 26	Budget	\$ Over Budget	Jan - Feb 26	YTD Budget	\$ Over Budget	Annual Budget
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
<b>5100 · Operating Income</b>							
5101 · Residential maintenance fee	166,994.67	167,006.70	-12.03	333,989.34	334,013.40	-24.06	2,004,080.00
5102 · Master assoc maintenance fees	0.00	1,000.00	-1,000.00	1,065.20	2,000.00	-934.80	12,000.00
<b>5103 · Miscellaneous income</b>							
5103 · Miscellaneous income	1,655.80	1,125.00	530.80	2,230.80	2,250.00	-19.20	13,500.00
5103D · Wi-Fi income	0.00	125.00	-125.00	0.00	250.00	-250.00	1,500.00
5104 · Parking space rental fee	30.00	333.33	-303.33	930.00	666.66	263.34	4,000.00
5107 · Guest Suites	5,200.00	3,000.00	2,200.00	9,555.00	6,000.00	3,555.00	36,000.00
5103 · Miscellaneous income - Other	-1,778.00			-1,778.00			
<b>Total 5103 · Miscellaneous income</b>	<u>5,107.80</u>	<u>4,583.33</u>	<u>524.47</u>	<u>10,937.80</u>	<u>9,166.66</u>	<u>1,771.14</u>	<u>55,000.00</u>
<b>Total 5100 · Operating Income</b>	<u>172,102.47</u>	<u>172,590.03</u>	<u>-487.56</u>	<u>345,992.34</u>	<u>345,180.06</u>	<u>812.28</u>	<u>2,071,080.00</u>
<b>5200 · Reserve Income</b>							
5201.1 · Reserve income	33,333.33	33,333.33	0.00	66,666.66	66,666.66	0.00	400,000.00
<b>Total 5200 · Reserve Income</b>	<u>33,333.33</u>	<u>33,333.33</u>	<u>0.00</u>	<u>66,666.66</u>	<u>66,666.66</u>	<u>0.00</u>	<u>400,000.00</u>
<b>5204 · Interest Received - Operating</b>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>	<u>0.04</u>	<u>0.00</u>	<u>0.04</u>	<u>0.00</u>
<b>Total Income</b>	<u>205,435.80</u>	<u>205,923.36</u>	<u>-487.56</u>	<u>412,659.04</u>	<u>411,846.72</u>	<u>812.32</u>	<u>2,471,080.00</u>
<b>Gross Profit</b>	<u>205,435.80</u>	<u>205,923.36</u>	<u>-487.56</u>	<u>412,659.04</u>	<u>411,846.72</u>	<u>812.32</u>	<u>2,471,080.00</u>
<b>Expense</b>							
<b>6100 · Administrative expenses</b>							
6101 · Master Association shared expen	0.00	2,500.00	-2,500.00	0.00	5,000.00	-5,000.00	30,000.00
6102 · Accounting fees	1,825.00	2,500.00	-675.00	4,035.00	5,000.00	-965.00	30,000.00
6103 · Bank charges	695.66	0.00	695.66	847.76	0.00	847.76	0.00
6104 · Legal fees	1,915.00	1,666.67	248.33	2,617.00	3,333.34	-716.34	20,000.00
6105 · Licenses and permits	100.00	416.66	-316.66	1,057.85	833.32	224.53	5,000.00
6106 · Office expenses	5,216.92	2,083.33	3,133.59	9,497.22	4,166.66	5,330.56	25,000.00
6109 · Guest suite tax expense	0.00	416.66	-416.66	674.69	833.32	-158.63	5,000.00
6113 · Computer software and maint	406.97	833.33	-426.36	641.95	1,666.66	-1,024.71	10,000.00
6115 · Income tax expense	0.00	416.66	-416.66	0.00	833.32	-833.32	5,000.00
<b>Total 6100 · Administrative expenses</b>	<u>10,159.55</u>	<u>10,833.31</u>	<u>-673.76</u>	<u>19,371.47</u>	<u>21,666.62</u>	<u>-2,295.15</u>	<u>130,000.00</u>
<b>6200 · Bldg/grounds maint and repair</b>							
6201 · Pool/spa service supplies	3,919.24	833.33	3,085.91	4,929.53	1,666.66	3,262.87	10,000.00
6202 · Furniture and accessories	1,495.80	833.33	662.47	3,234.42	1,666.66	1,567.76	10,000.00
6205 · Access system monitor/repair	921.62	833.33	88.29	921.62	1,666.66	-745.04	10,000.00
6206 · Carpet cleaning service	0.00	250.00	-250.00	0.00	500.00	-500.00	3,000.00
6207 · Building repair/maint/supplies	2,901.59	8,333.33	-5,431.74	4,277.33	16,666.66	-12,389.33	100,000.00
6208 · Contingency	0.00	833.33	-833.33	0.00	1,666.66	-1,666.66	10,000.00
6209 · Elevator contract	0.00	1,583.33	-1,583.33	0.00	3,166.66	-3,166.66	19,000.00
6210 · Engineer consultant	0.00	833.33	-833.33	0.00	1,666.66	-1,666.66	10,000.00
6212 · Remediation	0.00	833.33	-833.33	0.00	1,666.66	-1,666.66	10,000.00
6214 · Landscape expenses	454.12	2,083.33	-1,629.21	454.12	4,166.66	-3,712.54	25,000.00
6216 · Elevator repairs/service	1,650.35	1,416.66	233.69	3,875.70	2,833.32	1,042.38	17,000.00
6217 · Pest control	418.20	416.66	1.54	1,111.40	833.32	278.08	5,000.00
6218 · Irrigation / Drain	659.95	500.00	159.95	659.95	1,000.00	-340.05	6,000.00
6219 · Fire control systems	1,222.95	5,416.66	-4,193.71	1,490.45	10,833.32	-9,342.87	65,000.00
6220 · Roof maintenance	0.00	1,666.66	-1,666.66	0.00	3,333.32	-3,333.32	20,000.00
6221 · HVAC system maintenance	0.00	1,666.66	-1,666.66	551.65	3,333.32	-2,781.67	20,000.00
6222 · Guest suite expenses	0.00	500.00	-500.00	0.00	1,000.00	-1,000.00	6,000.00
6224 · Window cleaning	0.00	833.33	-833.33	9,695.00	1,666.66	8,028.34	10,000.00
6226 · Electrical/plumbing repair	4,709.00	2,083.33	2,625.67	20,244.25	4,166.66	16,077.59	25,000.00
<b>Total 6200 · Bldg/grounds maint and repair</b>	<u>18,352.82</u>	<u>31,749.93</u>	<u>-13,397.11</u>	<u>51,445.42</u>	<u>63,499.86</u>	<u>-12,054.44</u>	<u>381,000.00</u>
<b>6300 · Insurance expense</b>	<u>35,314.90</u>	<u>42,000.00</u>	<u>-6,685.10</u>	<u>69,681.86</u>	<u>84,000.00</u>	<u>-14,318.14</u>	<u>504,000.00</u>

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

Accrual Basis

February 2026

	Feb 26	Budget	\$ Over Budget	Jan - Feb 26	YTD Budget	\$ Over Budget	Annual Budget
<b>6400 · Salaries and benefits</b>							
6401 · Salaries	42,839.86	45,833.33	-2,993.47	92,941.54	91,666.66	1,274.88	550,000.00
6402 · Uniforms	0.00	125.00	-125.00	330.42	250.00	80.42	1,500.00
6404 · Payroll processing	339.35	833.33	-493.98	1,108.87	1,666.66	-557.79	10,000.00
6408 · Tryst security backup - F/D	0.00	250.00	-250.00	0.00	500.00	-500.00	3,000.00
6410 · Simple IRA	483.55	1,250.00	-766.45	2,482.84	2,500.00	-17.16	15,000.00
6411 · Employee health benefits	5,540.75	3,333.33	2,207.42	10,718.15	6,666.66	4,051.49	40,000.00
<b>Total 6400 · Salaries and benefits</b>	<b>49,203.51</b>	<b>51,624.99</b>	<b>-2,421.48</b>	<b>107,581.82</b>	<b>103,249.98</b>	<b>4,331.84</b>	<b>619,500.00</b>
<b>6500 · Utilities</b>							
6211 · Wi-Fi service and repair	971.00	1,416.66	-445.66	2,276.93	2,833.32	-556.39	17,000.00
6501 · Water and sewer	17,165.70	18,883.33	-1,717.63	32,406.79	37,766.66	-5,359.87	226,600.00
6502 · Trash and recycle	2,516.11	3,519.16	-1,003.05	9,231.07	7,038.32	2,192.75	42,230.00
6504 · Electric	8,497.37	10,416.67	-1,919.30	14,413.59	20,833.34	-6,419.75	125,000.00
6505 · Natural gas - fuel/oil	2,909.85	2,145.83	764.02	5,135.66	4,291.66	844.00	25,750.00
<b>Total 6500 · Utilities</b>	<b>32,060.03</b>	<b>36,381.65</b>	<b>-4,321.62</b>	<b>63,464.04</b>	<b>72,763.30</b>	<b>-9,299.26</b>	<b>436,580.00</b>
<b>7000 · Reserve expenses</b>							
7001 · Residential reserve exp	33,333.33	33,333.33	0.00	66,666.66	66,666.66	0.00	400,000.00
<b>Total 7000 · Reserve expenses</b>	<b>33,333.33</b>	<b>33,333.33</b>	<b>0.00</b>	<b>66,666.66</b>	<b>66,666.66</b>	<b>0.00</b>	<b>400,000.00</b>
<b>Total Expense</b>	<b>178,424.14</b>	<b>205,923.21</b>	<b>-27,499.07</b>	<b>378,211.27</b>	<b>411,846.42</b>	<b>-33,635.15</b>	<b>2,471,080.00</b>
<b>Net Ordinary Income</b>	<b>27,011.66</b>	<b>0.15</b>	<b>27,011.51</b>	<b>34,447.77</b>	<b>0.30</b>	<b>34,447.47</b>	<b>0.00</b>
<b>Net Income</b>	<b>27,011.66</b>	<b>0.15</b>	<b>27,011.51</b>	<b>34,447.77</b>	<b>0.30</b>	<b>34,447.47</b>	<b>0.00</b>

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

Accrual Basis

January through February 2026

	<u>Jan 26</u>	<u>Feb 26</u>	<u>TOTAL</u>
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
<b>5100 · Operating Income</b>			
5101 · Residential maintenance fee	166,994.67	166,994.67	333,989.34
5102 · Master assoc maintenance fees	1,065.20	0.00	1,065.20
<b>5103 · Miscellaneous income</b>			
5103. · Miscellaeous income	575.00	1,655.80	2,230.80
5104 · Parking space rental fee	900.00	30.00	930.00
5107 · Guest Suites	4,355.00	5,200.00	9,555.00
5103 · Miscellaneous income - Other	0.00	-1,778.00	-1,778.00
<b>Total 5103 · Miscellaneous income</b>	<u>5,830.00</u>	<u>5,107.80</u>	<u>10,937.80</u>
<b>Total 5100 · Operating Income</b>	173,889.87	172,102.47	345,992.34
<b>5200 · Reserve Income</b>			
5201.1 · Reserve income	33,333.33	33,333.33	66,666.66
<b>Total 5200 · Reserve Income</b>	33,333.33	33,333.33	66,666.66
5204 · Interest Received - Operating	0.04	0.00	0.04
<b>Total Income</b>	<u>207,223.24</u>	<u>205,435.80</u>	<u>412,659.04</u>
<b>Gross Profit</b>	207,223.24	205,435.80	412,659.04
<b>Expense</b>			
<b>6100 · Administrative expenses</b>			
6102 · Accounting fees	2,210.00	1,825.00	4,035.00
6103 · Bank charges	152.10	695.66	847.76
6104 · Legal fees	702.00	1,915.00	2,617.00
6105 · Licenses and permits	957.85	100.00	1,057.85
6106 · Office expenses	4,280.30	5,216.92	9,497.22
6109 · Guest suite tax expense	674.69	0.00	674.69
6113 · Computer software and maint	234.98	406.97	641.95
<b>Total 6100 · Administrative expenses</b>	<u>9,211.92</u>	<u>10,159.55</u>	<u>19,371.47</u>
<b>6200 · Bldg/grounds maint and repair</b>			
6201 · Pool/spa service supplies	1,010.29	3,919.24	4,929.53
6202 · Furniture and accessories	1,738.62	1,495.80	3,234.42
6205 · Access system monitor/repair	0.00	921.62	921.62
6207 · Building repair/maint/supplies	1,375.74	2,901.59	4,277.33
6214 · Landscape expenses	0.00	454.12	454.12
6216 · Elevator repairs/service	2,225.35	1,650.35	3,875.70
6217 · Pest control	693.20	418.20	1,111.40
6218 · Irrigation / Drain	0.00	659.95	659.95
6219 · Fire control systems	267.50	1,222.95	1,490.45
6221 · HVAC system maintenance	551.65	0.00	551.65
6224 · Window cleaning	9,695.00	0.00	9,695.00
6226 · Electrical/plumbing repair	15,535.25	4,709.00	20,244.25
<b>Total 6200 · Bldg/grounds maint and repair</b>	<u>33,092.60</u>	<u>18,352.82</u>	<u>51,445.42</u>
<b>6300 · Insurance expense</b>	34,366.96	35,314.90	69,681.86

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

Accrual Basis

January through February 2026

	<u>Jan 26</u>	<u>Feb 26</u>	<u>TOTAL</u>
<b>6400 · Salaries and benefits</b>			
<b>6401 · Salaries</b>	50,101.68	42,839.86	92,941.54
<b>6402 · Uniforms</b>	330.42	0.00	330.42
<b>6404 · Payroll processing</b>	769.52	339.35	1,108.87
<b>6410 · Simple IRA</b>	1,999.29	483.55	2,482.84
<b>6411 · Employee health benefits</b>	5,177.40	5,540.75	10,718.15
<b>Total 6400 · Salaries and benefits</b>	<u>58,378.31</u>	<u>49,203.51</u>	<u>107,581.82</u>
<b>6500 · Utilities</b>			
<b>6211 · Wi-Fi service and repair</b>	1,305.93	971.00	2,276.93
<b>6501 · Water and sewer</b>	15,241.09	17,165.70	32,406.79
<b>6502 · Trash and recycle</b>	6,714.96	2,516.11	9,231.07
<b>6504 · Electric</b>	5,916.22	8,497.37	14,413.59
<b>6505 · Natural gas - fuel/oil</b>	2,225.81	2,909.85	5,135.66
<b>Total 6500 · Utilities</b>	<u>31,404.01</u>	<u>32,060.03</u>	<u>63,464.04</u>
<b>7000 · Reserve expenses</b>			
<b>7001 · Residential reserve exp</b>	33,333.33	33,333.33	66,666.66
<b>Total 7000 · Reserve expenses</b>	<u>33,333.33</u>	<u>33,333.33</u>	<u>66,666.66</u>
<b>Total Expense</b>	<u>199,787.13</u>	<u>178,424.14</u>	<u>378,211.27</u>
<b>Net Ordinary Income</b>	7,436.11	27,011.66	34,447.77
<b>Other Income/Expense</b>			
<b>Other Expense</b>			
<b>9999 · Suspense</b>	0.00	0.00	0.00
<b>Total Other Expense</b>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
<b>Net Other Income</b>	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>
<b>Net Income</b>	<u><u>7,436.11</u></u>	<u><u>27,011.66</u></u>	<u><u>34,447.77</u></u>

**Broadway Promenade Condominium Association, Inc.**  
**Supplementary Assessments Receivable Aging Summary**  
As of February 28, 2026

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	<u>Current</u>	<u>1 - 30</u>	<u>31 - 60</u>	<u>61 - 90</u>	<u>&gt; 90</u>	<u>TOTAL</u>
<b>1114 Page</b>	0.00	190.00	0.00	0.00	0.00	190.00
<b>1205 Lages</b>	0.00	1,047.00	1,047.00	968.00	862.00	3,924.00
<b>1315 Green</b>	0.00	0.00	0.00	0.00	1,191.00	1,191.00
<b>1516 Stewart</b>	0.00	1,221.00	0.00	0.00	0.00	1,221.00
<b>1531 Krijger</b>	0.00	1,047.00	0.00	0.00	0.00	1,047.00
<b>1533 Day/Jaffe</b>	0.00	494.00	0.00	0.00	0.00	494.00
<b>1615 Koelzer</b>	0.00	1,364.00	1,364.00	0.00	0.00	2,728.00
<b>2405 Martin</b>	0.00	962.00	962.00	889.00	1,778.00	4,591.00
<b>TOTAL</b>	<b><u>0.00</u></b>	<b><u>6,325.00</u></b>	<b><u>3,373.00</u></b>	<b><u>1,857.00</u></b>	<b><u>3,831.00</u></b>	<b><u>15,386.00</u></b>

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**Broadway Promenade Condominium Association, Inc.**  
**Supplementary Prepaid Assessments Aging Summary**  
As of February 28, 2026

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	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
<b>1221 Geltman</b>	0.00	-1,364.00	0.00	0.00	0.00	-1,364.00
<b>1313 Jauch/Aeziman</b>	0.00	0.00	-1,264.00	0.00	0.00	-1,264.00
<b>1401 Paster</b>	0.00	-901.00	0.00	0.00	0.00	-901.00
<b>1535 Stephenson</b>	0.00	0.00	-901.00	0.00	0.00	-901.00
<b>1608 Wilner</b>	0.00	-1,540.00	0.00	0.00	0.00	-1,540.00
<b>TOTAL</b>	<b>0.00</b>	<b>-3,805.00</b>	<b>-2,165.00</b>	<b>0.00</b>	<b>0.00</b>	<b>-5,970.00</b>

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**Broadway Promenade Condominium Association, Inc.**  
**Supplementary Accounts Payable Aging Summary**  
As of February 28, 2026

	<u>Current</u>	<u>1 - 30</u>	<u>31 - 60</u>	<u>61 - 90</u>	<u>&gt; 90</u>	<u>TOTAL</u>
<b>ADP</b>	1,408.11	-1,408.11	0.00	0.00	0.00	0.00
<b>Card Services Center</b>	7,297.86	0.00	0.00	182.12	0.00	7,479.98
<b>Florida Power &amp; Light Co.</b>	0.00	8,497.37	0.00	0.00	0.00	8,497.37
<b>Michael &amp; Joann Alexander</b>	0.00	750.00	0.00	0.00	0.00	750.00
<b>Xerox PAYMENTUS</b>	0.00	465.23	0.00	0.00	0.00	465.23
<b>Zenith Insurance</b>	0.00	75.00	0.00	0.00	0.00	75.00
<b>TOTAL</b>	<b><u>8,705.97</u></b>	<b><u>8,379.49</u></b>	<b><u>0.00</u></b>	<b><u>182.12</u></b>	<b><u>0.00</u></b>	<b><u>17,267.58</u></b>

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**Broadway Promenade Condominium Association, Inc.**  
**Supplementary Check Detail**  
February 2026

Type	Num	Date	Name	Account	Original Amount	Paid Amount
<b>Bill Pmt -Check</b>	<b>N/A</b>	<b>02/01/2026</b>	<b>ADP</b>	<b>1010 · Seacoast bank 0011</b>		<b>-165.30</b>
Bill	260128	01/28/2026		6404 · Payroll processing		165.30
TOTAL						165.30
<b>Bill Pmt -Check</b>	<b>N/A</b>	<b>02/03/2026</b>	<b>Principal Health Coverage</b>	<b>1010 · Seacoast bank 0011</b>		<b>-225.00</b>
Bill	260201	02/01/2026		6411 · Employee health benefits		225.00
TOTAL						225.00
<b>Bill Pmt -Check</b>	<b>N/A</b>	<b>02/03/2026</b>	<b>Spectrum VoIP</b>	<b>1010 · Seacoast bank 0011</b>		<b>-36.15</b>
Bill	260201	02/01/2026		6106 · Office expenses		36.15
TOTAL						36.15
<b>Bill Pmt -Check</b>	<b>N/A</b>	<b>02/03/2026</b>	<b>Principal Health Coverage</b>	<b>1010 · Seacoast bank 0011</b>		<b>-7.05</b>
Bill	260203	02/03/2026		6411 · Employee health benefits		7.05
TOTAL						7.05
<b>Bill Pmt -Check</b>	<b>N/A</b>	<b>02/06/2026</b>	<b>Card Services Center</b>	<b>1010 · Seacoast bank 0011</b>		<b>-5,478.47</b>
Bill	260109	01/09/2026		6105 · Licenses and permits		744.00
				6106 · Office expenses		1,373.94
				6113 · Computer software and maint		234.98
				6201 · Pool/spa service supplies		231.12
				6202 · Furniture and accessories		1,738.62
				6207 · Building repair/maint/supplies		650.43
				6207 · Building repair/maint/supplies		399.99
				6211 · Wi-Fi service and repair		105.39
TOTAL						5,478.47
<b>Bill Pmt -Check</b>	<b>ACH</b>	<b>02/10/2026</b>	<b>Florida Department of Revenue</b>	<b>1010 · Seacoast bank 0011</b>		<b>-277.97</b>
Bill	260131	01/31/2026		6109 · Guest suite tax expense		277.97
TOTAL						277.97
<b>Bill Pmt -Check</b>	<b>Bill.com</b>	<b>02/10/2026</b>	<b>Tyack CPA &amp; Co.</b>	<b>1072 · Bill.com Money Out Clearing</b>		<b>-1,825.00</b>
Bill	6890	02/01/2026		6102 · Accounting fees		1,825.00
TOTAL						1,825.00
<b>Bill Pmt -Check</b>	<b>Bill.com</b>	<b>02/10/2026</b>	<b>Law Offices of Wells, Olah, Cochran</b>	<b>1072 · Bill.com Money Out Clearing</b>		<b>-1,525.00</b>
Bill	260201	02/01/2026		6104 · Legal fees		1,525.00
TOTAL						1,525.00
<b>Bill Pmt -Check</b>	<b>Bill.com</b>	<b>02/10/2026</b>	<b>Suncoast Print &amp; Promotions Inc.</b>	<b>1072 · Bill.com Money Out Clearing</b>		<b>-330.42</b>
Bill	422833	01/21/2026		6402 · Uniforms		330.42
TOTAL						330.42

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**Broadway Promenade Condominium Association, Inc.**  
**Supplementary Check Detail**  
February 2026

Type	Num	Date	Name	Account	Original Amount	Paid Amount
<b>Bill Pmt -Check</b>	<b>Bill.com</b>	<b>02/10/2026</b>	<b>Law Offices of Wells, Olah, Cochran</b>	<b>1072 · Bill.com Money Out Clearing</b>		<b>-702.00</b>
Bill	260105	01/05/2026		6104 · Legal fees		702.00
TOTAL						702.00
<b>Bill Pmt -Check</b>	<b>Bill.com</b>	<b>02/10/2026</b>	<b>Galaxy Pools</b>	<b>1072 · Bill.com Money Out Clearing</b>		<b>-753.17</b>
Bill	202444	01/12/2026		6201 · Pool/spa service supplies		753.17
TOTAL						753.17
<b>Bill Pmt -Check</b>	<b>Bill.com</b>	<b>02/10/2026</b>	<b>Select Elevator Company, LLC</b>	<b>1072 · Bill.com Money Out Clearing</b>		<b>-1,650.35</b>
Bill	01029-Z9M6	01/01/2026		6216 · Elevator repairs/service		1,650.35
TOTAL						1,650.35
<b>Bill Pmt -Check</b>	<b>Bill.com</b>	<b>02/10/2026</b>	<b>Terry's Plumbing Service Inc.</b>	<b>1072 · Bill.com Money Out Clearing</b>		<b>-1,850.00</b>
Bill	103884	01/28/2026		6226 · Electrical/plumbing repair		1,850.00
TOTAL						1,850.00
<b>Bill Pmt -Check</b>	<b>Bill.com</b>	<b>02/10/2026</b>	<b>Naturzone Pest Control</b>	<b>1072 · Bill.com Money Out Clearing</b>		<b>-275.00</b>
Bill	830567	01/01/2026		6217 · Pest control		275.00
TOTAL						275.00
<b>Bill Pmt -Check</b>	<b>Bill.com</b>	<b>02/10/2026</b>	<b>Terry's Plumbing Service Inc.</b>	<b>1072 · Bill.com Money Out Clearing</b>		<b>-6,634.00</b>
Bill	103716	01/20/2026		6226 · Electrical/plumbing repair		6,634.00
TOTAL						6,634.00
<b>Bill Pmt -Check</b>	<b>Bill.com</b>	<b>02/10/2026</b>	<b>Naturzone Pest Control</b>	<b>1072 · Bill.com Money Out Clearing</b>		<b>-49.00</b>
Bill	834956	01/01/2026		6217 · Pest control		49.00
TOTAL						49.00
<b>Bill Pmt -Check</b>	<b>Bill.com</b>	<b>02/10/2026</b>	<b>Galaxy Pools</b>	<b>1072 · Bill.com Money Out Clearing</b>		<b>-26.00</b>
Bill	202391	01/07/2026		6201 · Pool/spa service supplies		26.00
TOTAL						26.00
<b>Bill Pmt -Check</b>	<b>Bill.com</b>	<b>02/10/2026</b>	<b>Ampro, Inc</b>	<b>1072 · Bill.com Money Out Clearing</b>		<b>-3,109.25</b>
Bill	SVC499631	01/01/2026		6226 · Electrical/plumbing repair		3,109.25
TOTAL						3,109.25
<b>Bill Pmt -Check</b>	<b>Bill.com</b>	<b>02/10/2026</b>	<b>Fitness Logic</b>	<b>1072 · Bill.com Money Out Clearing</b>		<b>-155.00</b>
Bill	127849	01/09/2026		6207 · Building repair/maint/supplies		155.00
TOTAL						155.00

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**Broadway Promenade Condominium Association, Inc.**  
**Supplementary Check Detail**  
February 2026

Type	Num	Date	Name	Account	Original Amount	Paid Amount
<b>Bill Pmt -Check</b>	<b>Bill.com</b>	<b>02/10/2026</b>	<b>Dutchman Window &amp; Cleaning</b>	<b>1072 · Bill.com Money Out Clearing</b>		<b>-9,695.00</b>
Bill	312170	01/12/2026		6224 · Window cleaning		9,695.00
TOTAL						9,695.00
<b>Bill Pmt -Check</b>	<b>Bill.com</b>	<b>02/10/2026</b>	<b>Tyack CPA &amp; Co.</b>	<b>1072 · Bill.com Money Out Clearing</b>		<b>-385.00</b>
Bill	6919	01/31/2026		6102 · Accounting fees		385.00
TOTAL						385.00
<b>Bill Pmt -Check</b>	<b>Bill.com</b>	<b>02/10/2026</b>	<b>Select Elevator Company, LLC</b>	<b>1072 · Bill.com Money Out Clearing</b>		<b>-575.00</b>
Bill	INV-01061-H6Y4	01/27/2026		6216 · Elevator repairs/service		575.00
TOTAL						575.00
<b>Bill Pmt -Check</b>	<b>Bill.com</b>	<b>02/10/2026</b>	<b>Naturzone Pest Control</b>	<b>1072 · Bill.com Money Out Clearing</b>		<b>-369.20</b>
Bill	834116	01/01/2026		6217 · Pest control		369.20
TOTAL						369.20
<b>Bill Pmt -Check</b>	<b>Bill.com</b>	<b>02/10/2026</b>	<b>Sherwin Williams</b>	<b>1072 · Bill.com Money Out Clearing</b>		<b>-141.67</b>
Bill	90836217861225	01/01/2026		6207 · Building repair/maint/supplies		141.67
TOTAL						141.67
<b>Bill Pmt -Check</b>	<b>Bill.com</b>	<b>02/10/2026</b>	<b>Sarma/United Screening</b>	<b>1072 · Bill.com Money Out Clearing</b>		<b>-22.00</b>
Bill	23544	01/01/2026		6106 · Office expenses		22.00
TOTAL						22.00
<b>Bill Pmt -Check</b>	<b>Bill.com</b>	<b>02/10/2026</b>	<b>Terry's Plumbing Service Inc.</b>	<b>1072 · Bill.com Money Out Clearing</b>		<b>-4,709.00</b>
Bill	103445	02/03/2026		6226 · Electrical/plumbing repair		4,709.00
TOTAL						4,709.00
<b>Bill Pmt -Check</b>	<b>Bill.com</b>	<b>02/10/2026</b>	<b>Terry's Plumbing Service Inc.</b>	<b>1072 · Bill.com Money Out Clearing</b>		<b>-160.00</b>
Bill	103481	01/08/2026		6226 · Electrical/plumbing repair		160.00
TOTAL						160.00
<b>Bill Pmt -Check</b>	<b>Bill.com</b>	<b>02/10/2026</b>	<b>Manatee Air Heating and Cooling, Inc.</b>	<b>1072 · Bill.com Money Out Clearing</b>		<b>-126.65</b>
Bill	97444804	01/01/2026		6221 · HVAC system maintenance		126.65
TOTAL						126.65
<b>Bill Pmt -Check</b>	<b>Bill.com</b>	<b>02/10/2026</b>	<b>Piper Fire Protection, LLC</b>	<b>1072 · Bill.com Money Out Clearing</b>		<b>-267.50</b>
Bill	186206	01/26/2026		6219 · Fire control systems		267.50
TOTAL						267.50

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**Broadway Promenade Condominium Association, Inc.**  
**Supplementary Check Detail**  
February 2026

Type	Num	Date	Name	Account	Original Amount	Paid Amount
<b>Bill Pmt -Check</b>	<b>Bill.com</b>	<b>02/10/2026</b>	<b>Badger Bob's Electrical</b>	<b>1072 · Bill.com Money Out Clearing</b>		<b>-2,737.00</b>
Bill	641848	01/05/2026		6226 · Electrical/plumbing repair		2,737.00
TOTAL						2,737.00
<b>Bill Pmt -Check</b>	<b>Bill.com</b>	<b>02/10/2026</b>	<b>Manatee Air Heating and Cooling, Inc.</b>	<b>1072 · Bill.com Money Out Clearing</b>		<b>-425.00</b>
Bill	97297983	01/01/2026		6221 · HVAC system maintenance		425.00
TOTAL						425.00
<b>Check</b>		<b>02/11/2026</b>		<b>1010 · Seacoast bank 0011</b>		<b>-195.96</b>
				6103 · Bank charges		195.96
TOTAL						195.96
<b>Bill Pmt -Check</b>	<b>ACH</b>	<b>02/12/2026</b>	<b>ADP</b>	<b>1010 · Seacoast bank 0011</b>		<b>-20,984.74</b>
Bill	260212	02/12/2026		6401 · Salaries		7,184.58
				6401 · Salaries		6,496.85
				6401 · Salaries		5,719.30
				6401 · Salaries		1,332.29
				6411 · Employee health benefits		7.05
				6410 · Simple IRA		244.67
TOTAL						20,984.74
<b>Check</b>	<b>DD</b>	<b>02/12/2026</b>		<b>1010 · Seacoast bank 0011</b>		<b>-548.00</b>
				6103 · Bank charges		548.00
TOTAL						548.00
<b>Bill Pmt -Check</b>	<b>N/A</b>	<b>02/15/2026</b>	<b>Xerox PAYMENTUS</b>	<b>1010 · Seacoast bank 0011</b>		<b>-417.98</b>
Bill	41536735	01/26/2026		6106 · Office expenses		417.98
TOTAL						417.98
<b>Bill Pmt -Check</b>	<b>AUTOPAY</b>	<b>02/17/2026</b>	<b>Frontier Communications</b>	<b>1010 · Seacoast bank 0011</b>		<b>-84.99</b>
Bill	260217-3	02/17/2026		6211 · Wi-Fi service and repair		84.99
TOTAL						84.99
<b>Bill Pmt -Check</b>	<b>N/A</b>	<b>02/18/2026</b>	<b>BlueCross Florida</b>	<b>1010 · Seacoast bank 0011</b>		<b>-4,369.80</b>
Bill	78276837	02/18/2026		6411 · Employee health benefits		4,369.80
TOTAL						4,369.80
<b>Bill Pmt -Check</b>	<b>AUTOPAY</b>	<b>02/18/2026</b>	<b>IPFS Corporation</b>	<b>1010 · Seacoast bank 0011</b>		<b>-26,251.10</b>
Bill	260218	02/18/2026		2523 · Property IPFS Funding		26,251.10
TOTAL						26,251.10

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**Broadway Promenade Condominium Association, Inc.**  
**Supplementary Check Detail**  
February 2026

Type	Num	Date	Name	Account	Original Amount	Paid Amount
<b>Bill Pmt -Check</b>	<b>AUTOPAY</b>	<b>02/19/2026</b>	<b>Frontier Communications</b>	<b>1010 · Seacoast bank 0011</b>		<b>-110.69</b>
Bill	260219	02/19/2026		6211 · Wi-Fi service and repair		110.69
TOTAL						110.69
<b>Bill Pmt -Check</b>	<b>AUTOPAY</b>	<b>02/24/2026</b>	<b>Frontier Communications</b>	<b>1010 · Seacoast bank 0011</b>		<b>-99.99</b>
Bill	260224	02/24/2026		6211 · Wi-Fi service and repair		99.99
TOTAL						99.99
<b>Bill Pmt -Check</b>	<b>N/A</b>	<b>02/25/2026</b>	<b>Phillips Edison</b>	<b>1010 · Seacoast bank 0011</b>		<b>-2,448.33</b>
Bill	01014301450220260301	02/17/2026		6106 · Office expenses		2,448.33
TOTAL						2,448.33
<b>Bill Pmt -Check</b>	<b>N/A</b>	<b>02/25/2026</b>	<b>ADP</b>	<b>1010 · Seacoast bank 0011</b>		<b>-130.90</b>
Bill	712630190	02/13/2026		6404 · Payroll processing		130.90
TOTAL						130.90
<b>Bill Pmt -Check</b>	<b>N/A</b>	<b>02/25/2026</b>	<b>Principal Health Coverage</b>	<b>1010 · Seacoast bank 0011</b>		<b>-182.80</b>
Bill	260216	02/16/2026		6411 · Employee health benefits		182.80
TOTAL						182.80
<b>Bill Pmt -Check</b>	<b>N/A</b>	<b>02/25/2026</b>	<b>Zenith Insurance</b>	<b>1010 · Seacoast bank 0011</b>		<b>-667.00</b>
Bill	ST134157209011	02/01/2026		6411 · Employee health benefits		667.00
TOTAL						667.00
<b>Bill Pmt -Check</b>	<b>N/A</b>	<b>02/25/2026</b>	<b>ADP</b>	<b>1010 · Seacoast bank 0011</b>		<b>-130.90</b>
Bill	713506846	02/13/2026		6404 · Payroll processing		130.90
TOTAL						130.90
<b>Bill Pmt -Check</b>	<b>N/A</b>	<b>02/25/2026</b>	<b>TECO Peoples Gas</b>	<b>1010 · Seacoast bank 0011</b>		<b>-2,909.85</b>
Bill	260127	02/01/2026		6505 · Natural gas - fuel/oil		2,909.85
TOTAL						2,909.85
<b>Bill Pmt -Check</b>	<b>N/A</b>	<b>02/25/2026</b>	<b>ADP</b>	<b>1010 · Seacoast bank 0011</b>		<b>-77.55</b>
Bill	260220	02/20/2026		6404 · Payroll processing		77.55
TOTAL						77.55

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**Broadway Promenade Condominium Association, Inc.**  
**Supplementary Check Detail**  
February 2026

Type	Num	Date	Name	Account	Original Amount	Paid Amount
<b>Bill Pmt -Check</b>	<b>ACH</b>	<b>02/26/2026</b>	<b>City Of Sarasota</b>	<b>1010 · Seacoast bank 0011</b>		<b>-19,681.81</b>
Bill	260211	02/11/2026		6502 · Trash and recycle 6501 · Water and sewer	2,516.11 17,165.70	
TOTAL						19,681.81
<b>Bill Pmt -Check</b>	<b>AUTOPAY</b>	<b>02/26/2026</b>	<b>IPFS Corporation</b>	<b>1010 · Seacoast bank 0011</b>		<b>-6,141.98</b>
Bill	260226	02/26/2026		2520 · Flood IPFS funding	6,141.98	
TOTAL						6,141.98
<b>Bill Pmt -Check</b>	<b>Bill.com</b>	<b>02/26/2026</b>	<b>Sarma/United Screening</b>	<b>1072 · Bill.com Money Out Clearing</b>		<b>-137.90</b>
Bill	#23763	02/01/2026		6106 · Office expenses	137.90	
TOTAL						137.90
<b>Bill Pmt -Check</b>	<b>Bill.com</b>	<b>02/26/2026</b>	<b>Yardi System Inc.</b>	<b>1072 · Bill.com Money Out Clearing</b>		<b>-750.00</b>
Bill	5170526	02/15/2026		6106 · Office expenses	750.00	
TOTAL						750.00
<b>Bill Pmt -Check</b>	<b>Bill.com</b>	<b>02/26/2026</b>	<b>Piper Fire Protection, LLC</b>	<b>1072 · Bill.com Money Out Clearing</b>		<b>-1,222.95</b>
Bill	192413	02/18/2026		6219 · Fire control systems	1,222.95	
TOTAL						1,222.95
<b>Bill Pmt -Check</b>	<b>Bill.com</b>	<b>02/26/2026</b>	<b>Sherwin Williams</b>	<b>1072 · Bill.com Money Out Clearing</b>		<b>-286.97</b>
Bill	69672214280226	02/20/2026		6207 · Building repair/maint/supplies	286.97	
TOTAL						286.97
<b>Bill Pmt -Check</b>	<b>Bill.com</b>	<b>02/26/2026</b>	<b>West Florida Supply</b>	<b>1072 · Bill.com Money Out Clearing</b>		<b>-316.96</b>
Bill	412742	02/11/2026		6207 · Building repair/maint/supplies	316.96	
TOTAL						316.96
<b>Bill Pmt -Check</b>	<b>Bill.com</b>	<b>02/26/2026</b>	<b>CIA Access</b>	<b>1072 · Bill.com Money Out Clearing</b>		<b>-389.78</b>
Bill	51497	02/16/2026		6205 · Access system monitor/repair	389.78	
TOTAL						389.78
<b>Bill Pmt -Check</b>	<b>Bill.com</b>	<b>02/26/2026</b>	<b>Sherwin Williams</b>	<b>1072 · Bill.com Money Out Clearing</b>		<b>-396.31</b>
Bill	48445133530226	02/03/2026		6207 · Building repair/maint/supplies	396.31	
TOTAL						396.31

**Broadway Promenade Condominium Association, Inc.**  
**Supplementary Check Detail**  
February 2026

Type	Num	Date	Name	Account	Original Amount	Paid Amount
<b>Bill Pmt -Check</b>	<b>Bill.com</b>	<b>02/26/2026</b>	<b>Naturzone Pest Control</b>	<b>1072 · Bill.com Money Out Clearing</b>		<b>-49.00</b>
Bill	843540	02/01/2026		6217 · Pest control		49.00
TOTAL						49.00
<b>Bill Pmt -Check</b>	<b>Bill.com</b>	<b>02/26/2026</b>	<b>Naturzone Pest Control</b>	<b>1072 · Bill.com Money Out Clearing</b>		<b>-369.20</b>
Bill	842758	02/01/2026		6217 · Pest control		369.20
TOTAL						369.20
<b>Bill Pmt -Check</b>	<b>Bill.com</b>	<b>02/26/2026</b>	<b>CIA Access</b>	<b>1072 · Bill.com Money Out Clearing</b>		<b>-456.27</b>
Bill	51231	02/01/2026		6205 · Access system monitor/repair		456.27
TOTAL						456.27
<b>Bill Pmt -Check</b>	<b>ACH</b>	<b>02/26/2026</b>	<b>ADP</b>	<b>1010 · Seacoast bank 0011</b>		<b>-22,352.77</b>
Bill	260226	02/26/2026		6401 · Salaries		7,879.57
				6401 · Salaries		6,252.48
				6401 · Salaries		6,486.07
				6401 · Salaries		1,488.72
				6411 · Employee health benefits		7.05
				6410 · Simple IRA		238.88
TOTAL						22,352.77
<b>Bill Pmt -Check</b>	<b>Bill.com</b>	<b>02/27/2026</b>	<b>Select Elevator Company, LLC</b>	<b>1072 · Bill.com Money Out Clearing</b>		<b>-1,650.35</b>
Bill	INV-01082-Z2T8	02/01/2026		6216 · Elevator repairs/service		1,650.35
TOTAL						1,650.35
<b>Bill Pmt -Check</b>	<b>Bill.com</b>	<b>02/27/2026</b>	<b>Galaxy Pools</b>	<b>1072 · Bill.com Money Out Clearing</b>		<b>-125.00</b>
Bill	202657	02/02/2026		6201 · Pool/spa service supplies		125.00
TOTAL						125.00
<b>Bill Pmt -Check</b>	<b>Bill.com</b>	<b>02/27/2026</b>	<b>Fitness Logic</b>	<b>1072 · Bill.com Money Out Clearing</b>		<b>-155.00</b>
Bill	128268	02/09/2026		6207 · Building repair/maint/supplies		155.00
TOTAL						155.00
<b>Bill Pmt -Check</b>	<b>Bill.com</b>	<b>02/27/2026</b>	<b>Your Farm &amp; Garden Landscape Supply</b>	<b>1072 · Bill.com Money Out Clearing</b>		<b>-454.12</b>
Bill	661579/1	02/01/2026		6214 · Landscape expenses		454.12
TOTAL						454.12
<b>Bill Pmt -Check</b>	<b>Bill.com</b>	<b>02/27/2026</b>	<b>Galaxy Pools</b>	<b>1072 · Bill.com Money Out Clearing</b>		<b>-838.67</b>
Bill	203228	02/24/2026		6201 · Pool/spa service supplies		838.67
TOTAL						838.67

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**Broadway Promenade Condominium Association, Inc.**  
**Supplementary Check Detail**  
February 2026

Type	Num	Date	Name	Account	Original Amount	Paid Amount
<b>Bill Pmt -Check</b>	<b>Bill.com</b>	<b>02/27/2026</b>	<b>Fitness Logic</b>	<b>1072 · Bill.com Money Out Clearing</b>		<b>-263.21</b>
Bill	66350	02/10/2026		6207 · Building repair/maint/supplies		263.21
TOTAL						263.21
<b>Bill Pmt -Check</b>	<b>Bill.com</b>	<b>02/27/2026</b>	<b>Legacy Hot Tubs</b>	<b>1072 · Bill.com Money Out Clearing</b>		<b>-382.85</b>
Bill	Quote #S01051	02/03/2026		6201 · Pool/spa service supplies		382.85
TOTAL						382.85
<b>Bill Pmt -Check</b>	<b>Bill.com</b>	<b>02/27/2026</b>	<b>Central Cocoanut Neighborhood Associati...</b>	<b>1072 · Bill.com Money Out Clearing</b>		<b>-100.00</b>
Bill	2026	02/01/2026		6105 · Licenses and permits		100.00
TOTAL						100.00
<b>Bill Pmt -Check</b>	<b>Bill.com</b>	<b>02/27/2026</b>	<b>Law Offices of Wells, Olah, Cochran</b>	<b>1072 · Bill.com Money Out Clearing</b>		<b>-390.00</b>
Bill	260213	02/13/2026		6104 · Legal fees		390.00
TOTAL						390.00
<b>Bill Pmt -Check</b>	<b>Bill.com</b>	<b>02/27/2026</b>	<b>JJ Repair, Corp</b>	<b>1072 · Bill.com Money Out Clearing</b>		<b>-659.95</b>
Bill	1007	02/07/2026		6218 · Irrigation / Drain		659.95
TOTAL						659.95
<b>Bill Pmt -Check</b>	<b>N/A</b>	<b>02/28/2026</b>	<b>Frontier Communications</b>	<b>1010 · Seacoast bank 0011</b>		<b>-89.99</b>
Bill	260217-2	02/17/2026		6211 · Wi-Fi service and repair		89.99
TOTAL						89.99
<b>Bill Pmt -Check</b>	<b>N/A</b>	<b>02/28/2026</b>	<b>Frontier Communications</b>	<b>1010 · Seacoast bank 0011</b>		<b>-84.99</b>
Bill	260223-3	02/23/2026		6211 · Wi-Fi service and repair		84.99
TOTAL						84.99
<b>Bill Pmt -Check</b>	<b>N/A</b>	<b>02/28/2026</b>	<b>Frontier Communications</b>	<b>1010 · Seacoast bank 0011</b>		<b>-124.99</b>
Bill	260223	02/23/2026		6211 · Wi-Fi service and repair		124.99
TOTAL						124.99
<b>Bill Pmt -Check</b>	<b>N/A</b>	<b>02/28/2026</b>	<b>Frontier Communications</b>	<b>1010 · Seacoast bank 0011</b>		<b>-84.99</b>
Bill	260218	02/18/2026		6211 · Wi-Fi service and repair		84.99
TOTAL						84.99
<b>Bill Pmt -Check</b>	<b>N/A</b>	<b>02/28/2026</b>	<b>Frontier Communications</b>	<b>1010 · Seacoast bank 0011</b>		<b>-84.99</b>
Bill	260223-2	02/23/2026		6211 · Wi-Fi service and repair		84.99
TOTAL						84.99

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**Broadway Promenade Condominium Association, Inc.**  
**Supplementary Check Detail**  
February 2026

Type	Num	Date	Name	Account	Original Amount	Paid Amount
<b>Bill Pmt -Check</b>	<b>N/A</b>	<b>02/28/2026</b>	<b>Navitas Credit Corp</b>	<b>1010 · Seacoast bank 0011</b>		<b>-110.52</b>
Bill	260210	02/10/2026		6106 · Office expenses		110.52
TOTAL						110.52
<b>Bill Pmt -Check</b>	<b>N/A</b>	<b>02/28/2026</b>	<b>Frontier Communications</b>	<b>1010 · Seacoast bank 0011</b>		<b>-99.99</b>
Bill	260217	02/17/2026		6211 · Wi-Fi service and repair		99.99
TOTAL						99.99

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

February 2026

Trans #	Type	Date	Num	Name	Memo	Account	Debit	Credit
19480	General Journal	02/10/2026	JNL0217		BILL 02/10/26 Payables Funding BILL 02/10/26 Payables Funding	1072 · Bill.com Money Out Clearing 1010 · Seacoast bank 0011	38,497.21	38,497.21
							38,497.21	38,497.21
19510	General Journal	02/01/2026	JNL0221	2405 Martin	Unit 2405 HOA payment applied to Misc Income 10/6/25 Unit 2405 HOA payment applied to Misc Income 10/6/25	5103 · Miscellaneous income 2200 · Assessments receivable	1,778.00	1,778.00
							1,778.00	1,778.00
19808	General Journal	02/26/2026	JNL0222		BILL 02/26/26 Payables Funding BILL 02/26/26 Payables Funding	1072 · Bill.com Money Out Clearing 1010 · Seacoast bank 0011	4,375.34	4,375.34
							4,375.34	4,375.34
19810	General Journal	02/27/2026	JNL0224		BILL 02/27/26 Payables Funding BILL 02/27/26 Payables Funding	1072 · Bill.com Money Out Clearing 1010 · Seacoast bank 0011	5,019.15	5,019.15
							5,019.15	5,019.15
20018	General Journal	02/28/2026	JNL0236		Reserve allocation 02/2025 Reserve allocation 02/2025 Reserve allocation 02/2025 Reserve allocation 02/2025 Reserve allocation 02/2025	5101 · Residential maintenance fee 5201.1 · Reserve income 3005 · Pooled reserve 3105 · SIRS - Pooled Reserve 7001 · Residential reserve exp	33,333.33	33,333.33 10,416.66 22,916.67
							33,333.33	
							66,666.66	66,666.66
20019	General Journal	02/28/2026	JNL0237		Monthly insurance Monthly insurance	6300 · Insurance expense 2010 · Prepaid insurance	35,314.90	35,314.90
							35,314.90	35,314.90
20020	General Journal	02/28/2026	JNL0238	Prepaid assessments Prepaid assessments	Adjust AR and Prepaid assessments Adjust AR and Prepaid assessments	2200 · Assessments receivable 2510 · Prepaid maintenance fees	5,967.00	5,967.00
							5,967.00	5,967.00
<b>TOTAL</b>							<b>157,618.26</b>	<b>157,618.26</b>

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