

Sarpong Sam  
Form 5  
February 09, 2011

**FORM 5**

**UNITED STATES SECURITIES AND EXCHANGE COMMISSION**  
**Washington, D.C. 20549**

Check this box if  
no longer subject  
to Section 16.  
Form 4 or Form  
5 obligations  
may continue.  
See Instruction  
1(b).  
Form 3 Holdings  
Reported  
Form 4  
Transactions  
Reported

**ANNUAL STATEMENT OF CHANGES IN BENEFICIAL  
OWNERSHIP OF SECURITIES**

Filed pursuant to Section 16(a) of the Securities Exchange Act of 1934,  
Section 17(a) of the Public Utility Holding Company Act of 1935 or Section  
30(h) of the Investment Company Act of 1940

## OMB APPROVAL

OMB  
Number: 3235-0362  
Expires: January 31,  
2005  
Estimated average  
burden hours per  
response... 1.0

1. Name and Address of Reporting Person \*  
Sarpong Sam

(Last) (First) (Middle)

4800 WILSHIRE BOULEVARD

(Street)

LOS ANGELES, CA 90010

(City) (State) (Zip)

2. Issuer Name and Ticker or Trading  
Symbol  
BROADWAY FINANCIAL CORP  
[BYFC]

3. Statement for Issuer's Fiscal Year Ended  
(Month/Day/Year)  
12/31/2010

4. If Amendment, Date Original  
Filed(Month/Day/Year)

5. Relationship of Reporting Person(s) to  
Issuer

(Check all applicable)

☐ Director ☐ 10% Owner  
☒ Officer (give title below) ☐ Other (specify below)  
Chief Financial Officer

6. Individual or Joint/Group Reporting

(check applicable line)

☒ Form Filed by One Reporting Person  
☐ Form Filed by More than One Reporting  
Person

**Table I - Non-Derivative Securities Acquired, Disposed of, or Beneficially Owned**

1. Title of Security (Instr. 3)	2. Transaction Date (Month/Day/Year)	2A. Deemed Execution Date, if any (Month/Day/Year)	3. Transaction Code (Instr. 8)	4. Securities Acquired (A) or Disposed of (D) (Instr. 3, 4 and 5)	5. Amount of Securities Beneficially Owned at end of Issuer's Fiscal Year (Instr. 3 and 4)	6. Ownership Form: Direct (D) or Indirect (I) (Instr. 4)	7. Nature of Indirect Beneficial Ownership (Instr. 4)
Common Stock	Â	Â	Â	Â Â Â Â Â	2,400	D	Â

Reminder: Report on a separate line for each class of  
securities beneficially owned directly or indirectly.

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contained in this form are not required to respond unless  
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SEC 2270  
(9-02)

**Table II - Derivative Securities Acquired, Disposed of, or Beneficially Owned  
(e.g., puts, calls, warrants, options, convertible securities)**

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1. Title of Derivative Security (Instr. 3)	2. Conversion or Exercise Price of Derivative Security	3. Transaction Date (Month/Day/Year)	3A. Deemed Execution Date, if any (Month/Day/Year)	4. Transaction Code (Instr. 8)	5. Number of Derivative Securities Acquired (A) or Disposed of (D) (Instr. 3, 4, and 5)	6. Date Exercisable and Expiration Date (Month/Day/Year)	7. Title and Amount Underlying Securities (Instr. 3 and 4)
					(A) (D)	Date Exercisable Expiration Date	Title Amount or Number of Shares
Stock Option (Right to Buy)	\$ 13.11	Â	Â	Â	Â Â	04/21/2009 <sup>(4)</sup> 04/21/2014	Common Stock 10,
Stock Option (Right to Buy)	\$ 10.25	Â	Â	Â	Â Â	05/24/2011 <sup>(5)</sup> 05/24/2016	Common Stock 15,
Stock Option (Right to Buy)	\$ 5.95	Â	Â	Â	Â Â	10/22/2013 <sup>(6)</sup> 10/22/2018	Common Stock 15,
Performance Equity Stock - Grant	\$ 10.25	Â	Â	Â	Â Â Â <sup>(2)</sup>	05/24/2016	Common Stock 60
Employee Stock Ownership Plan	Â	Â	Â	Â	Â Â Â <sup>(3)</sup>	Â <sup>(3)</sup>	Common Stock 68

## Reporting Owners

Reporting Owner Name / Address	Relationships			
	Director	10% Owner	Officer	Other
Sarpong Sam 4800 WILSHIRE BOULEVARD LOS ANGELES,Â CAÂ 90010	Â	Â	Â Chief Financial Officer	Â

## Signatures

\s\ Daniele C. Johnson,  
Attorney-as-in-fact 02/09/2011

\_\_Signature of Reporting Person

Date

## Explanation of Responses:

\* If the form is filed by more than one reporting person, see Instruction 4(b)(v).

\*\* Intentional misstatements or omissions of facts constitute Federal Criminal Violations. *See* 18 U.S.C. 1001 and 15 U.S.C. 78ff(a).

- (1) These shares are held in the Company's Employee Stock Ownership Plan (ESOP). The shares become exercisable after employment with the company ceases.

These shares were Granted from the Performance Equity Plan at the Board of Directors meeting, on 05/24/2006, 3000 shares of options  
(2) were granted and are to vest in five (5) equal annual installments. At each installment, 600 shares of Restricted Stock are given to the employee. Currently 600 are remaining.

- (3) These shares are exercisable once employment with the company ceases.

(4) On April 21, 2004, 10,000 shares were granted from Long Term Incentive Plan with a stock price on that day of \$13.1100. They will vest in five (5) equal annual installments on each following April 21. These will expire April 21, 2014.

(5) On May 24, 2006, 15,000 shares were granted from the Long Term Incentive Plan with a stock price on that day of \$10.2500. They will vest in five (5) equal annual installments on each following May 24. These will expire May 24, 2016.

(6) On October 22, 2008, 15,000 shares were granted from the Long Term Incentive Plan with a stock price on that day of \$5.9500. They will vest in five (5) equal annual installments on each following October 22. These will expire October 22, 2018.

Note: File three copies of this Form, one of which must be manually signed. If space provided is insufficient, *see* Instruction 6 for procedure. Potential persons who are to respond to the collection of information contained in this form are not required to respond unless the form displays a currently valid OMB number.