



**Caribbean Property Management, Inc.**

*Professional Community Association Management*

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**Bridgepoint HOA, Inc.**

**March 31st, 2026**

**Monthly Financial Statement**

**Caribbean Property Management, Inc.**

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\*Unaudited for management purpose only

# Bridgepoint HOA, Inc.

## Balance Sheet

03/31/2026

### Assets

#### Current Assets

##### Checking/ Savings

U.S. Century Bank - Operating	42,306.17
U.S. Century Bank - Reserves	250,112.79
U.S. Century Bank - Drain Modification	2,791.37
U.S. Century Bank - Security Deposit	78,211.16

TOTAL Checking/ Savings 373,421.49

**TOTAL Current Assets** 373,421.49

**Owner Receivables** 1,740.18

#### Other Current Assets

Prepaid Expenses	3,575.00
Prepaid Insurance	21,441.20
Utility Deposits	224.61

**TOTAL Other Current Assets** 25,240.81

**Total Assets** 400,402.48

### Liabilities

**Prepaid Owners Receivable** 17,438.38

**Accounts Payable - Net Total** 15,688.82

#### Other Current Liabilities

Security Rental Deposit	81,766.75
FiberNow (10Yr Contract)	42,560.02

**TOTAL Other Current Liabilities** 124,326.77

#### Special Assessment 2022

Special Assessment Income	730,840.32
Special Assessment Expenses	(679,380.32)
Loan Interest Expense	(51,460.00)

**Total Liabilities** 157,453.97

### Fund Balance

#### Reserves

Reserve - Exterior Painting 88,647.58

# Bridgepoint HOA, Inc.

## Balance Sheet

03/31/2026

Reserve - Pavement/ Sealcoating	34,183.60
Reserve - Asphalt Road Repaveme	6,491.31
Reserve - Tennis Ct Resurfacing	3,083.76
Reserve - Stamped Conc. Pavers	29,077.57
Reserve - Guardhouse/Pool Roofs	652.87
Reserve - Special/General Funds	30,498.15
Reserve - Fountains	3,673.04
Reserve - Drain Cleaning	5,003.73
Reserve - Lake Enbankment	5,363.81
Reserve - Pool Resurfacing	8,211.99
Reserve - Landscape Replacement	29,689.80
Reserve - Pool Furniture	7,046.67
Reserve - Interest Income	601.15
<b>TOTAL Reserves</b>	<b>252,225.03</b>
<b>Fund Balance - Operating</b>	<b>(38,525.27)</b>
<b>Net Income</b>	<b>29,248.75</b>
<b><u>Total Fund Balance</u></b>	<b><u>242,948.51</u></b>
<b><u>Total Fund Balance and Liabilities</u></b>	<b><u>400,402.48</u></b>

**Bridgepoint HOA, Inc.**  
**Income and Expense Comparative Statement**

From : 03/01/2026 to 03/31/2026

<u>March 2026</u>		<u>January to March</u>		
<u>Actual</u>	<u>Budget</u>	<u>Actual</u>	<u>Budget</u>	<u>% Used</u>

**Revenues**

<b>Maintenance Income</b>	55,646	55,626	166,937	166,878	100.04
<b>Reserve Assessments</b>	5,954	5,954	17,863	17,863	100.00
<b>Late Fees Income</b>	0	0	(75)	0	0.00
<b>Security Remotes/Decals</b>	0	0	225	0	0.00
<b>Miscellaneous Income</b>	0	0	145	0	0.00
<b>Reserves Interest Income</b>	583	0	601	0	0.00
<b>COMCAST Contract credit</b>	373	0	1,120	0	0.00
<b>Collection Fees</b>	100	0	450	0	0.00
<b>Total Revenues</b>	<b>62, 656</b>	<b>61,580</b>	<b>187,266</b>	<b>184, 741</b>	<b>101.37</b>

**Expenses**

**Administrative**

Admin Costs (Communications, Printing & Storage)	831	583	1,515	1,750	86.57
Administrative Expenses	50	0	455	0	0.00
Corporate Annual Report	0	5	0	15	0.00
Pool Permit	0	50	0	150	0.00
<b>TOTAL Administrative</b>	<b>881</b>	<b>638</b>	<b>1,970</b>	<b>1,915</b>	<b>102.87</b>

**Insurance**

Commercial Property Package	6,088	6,572	23,911	19,717	121.27
<b>TOTAL Insurance</b>	<b>6,088</b>	<b>6,572</b>	<b>23,911</b>	<b>19,717</b>	<b>121.27</b>

**Contracted Expenses**

Janitorial Maintenance	1,335	1,335	4,005	4,005	100.00
Lake Maintenance	243	243	729	729	100.00
Landscape Maintenance	0	4,950	9,900	14,850	66.67
Management Fees	2,240	2,240	6,720	6,720	100.00
Pest Control/ Exterminating	185	685	1,970	2,055	95.86
Pool & Spa Maintenance	790	792	2,370	2,375	99.79
Security	9,145	16,918	46,028	50,755	90.69
Sprinkler Maintenance	0	0	0	0	0.00
T.V. Cable Services	8,427	7,610	25,281	22,831	110.73
<b>TOTAL Contracted Expenses</b>	<b>22,365</b>	<b>34,773</b>	<b>97,003</b>	<b>104,320</b>	<b>92.99</b>

**Professional Fees**

	<u>March 2026</u>		<u>January to March</u>		
	<u>Actual</u>	<u>Budget</u>	<u>Actual</u>	<u>Budget</u>	<u>% Used</u>
Audit, Review, and Compilation	5,000	417	5,000	1,250	400.00
Legal Services	124	1,000	124	3,000	4.13
Tax Return & Preparation Fees	0	42	0	125	0.00
<b>TOTAL Professional Fees</b>	<b>5,124</b>	<b>1,459</b>	<b>5,124</b>	<b>4,375</b>	<b>117.12</b>
<b>Repairs &amp; Maintenance</b>					
R&M: Drainage Refund	0	300	0	900	0.00
R&M: Electrical Repairs	0	208	570	625	91.20
R&M: Entry System Repairs	352	500	963	1,500	64.20
R&M: General Repairs & Maintenance	0	1,932	366	5,795	6.32
R&M: Gym Equipment	0	167	630	500	126.00
R&M: Maintenance Supplies	0	250	588	750	78.40
MISC: Miscellaneous Expenses	0	0	36	0	0.00
R&M Misc. Landscape Replacement	0	0	1,250	0	0.00
R&M: Sprinkler Repairs	0	625	3,870	1,875	206.40
R&M: Tree Trimming / Yearly	0	2,882	(3,115)	8,645	-36.03
R&M: Pool & Fountain Repair	0	417	99	1,250	7.92
<b>TOTAL Repairs &amp; Maintenance</b>	<b>352</b>	<b>7,281</b>	<b>5,257</b>	<b>21,840</b>	<b>24.07</b>
<b>Utilities</b>					
Electricity	2,105	2,306	5,029	6,918	72.69
Guardhouse Telephone/Internet	804	68	1,206	202	597.03
Water & Sewer	133	83	52	250	20.80
<b>TOTAL Utilities</b>	<b>3,042</b>	<b>2,457</b>	<b>6,287</b>	<b>7,370</b>	<b>85.31</b>
<b>Reserves</b>					
Reserve Transfer	5,954	5,954	17,863	17,863	100.00
Reserve Deficit	0	2,447	0	7,341	0.00
Reserves Interest Transfer	583	0	601	0	0.00
<b>TOTAL Reserves</b>	<b>6,537</b>	<b>8,401</b>	<b>18,464</b>	<b>25,204</b>	<b>73.26</b>
<b>Total Expenses</b>	<b>44,389</b>	<b>61,581</b>	<b>158,016</b>	<b>184,741</b>	<b>85.53</b>
<b>Net Income</b>	<b>18,267</b>	<b>(1)</b>	<b>29,250</b>	<b>0</b>	