



Caribbean Property Management, Inc.

Professional Community Association Management

Bridgepoint HOA, Inc.

December 31, 2025

Year End Financial Statement

Caribbean Property Management, Inc.

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*Unaudited for management purpose only

Bridgepoint HOA, Inc.

Balance Sheet

12/31/2025

Assets

Current Assets

Checking/ Savings

U.S. Century Bank - Operating	55,030.40
U.S. Century Bank - Reserves	212,376.64
U.S. Century Bank - Special Assess	918.74
U.S. Century Bank - Drain Modification	2,791.37
U.S. Century Bank - Security Deposit	67,969.16

TOTAL Checking/ Savings 339,086.31

TOTAL Current Assets 339,086.31

Owner Receivables 3,590.06

Other Current Assets

Prepaid Expenses	3,575.00
Prepaid Insurance	36,526.43
Utility Deposits	224.61
Deferred Income	(44,800.00)

TOTAL Other Current Assets (4,473.96)

Total Assets 338,202.41

Liabilities

Prepaid Owners Receivable 20,620.66

Accounts Payable - Net Total 58,052.16

Other Current Liabilities

Security Rental Deposit 71,524.75

TOTAL Other Current Liabilities 71,524.75

Special Assessment 2022

Special Assessment Income 730,840.32

Special Assessment Expenses (679,380.32)

Loan Interest Expense (52,547.64)

TOTAL Special Assessment 2022 (1,087.64)

Total Liabilities 149,109.93

Fund Balance

Bridgepoint HOA, Inc.

Balance Sheet

12/31/2025

Reserves

Reserve - Exterior Painting	79,855.87
Reserve - Pavement/ Sealcoating	34,173.45
Reserve - Asphalt Road Repaveme	5,648.03
Reserve - Tennis Ct Resurfacing	2,847.54
Reserve - Stamped Conc. Pavers	28,893.10
Reserve - Guardhouse/Pool Roofs	652.68
Reserve - Special/General Funds	34,873.82
Reserve - Fountains	3,551.27
Reserve - Drain Cleaning	5,002.24
Reserve - Lake Enbankment	4,425.00
Reserve - Pool Resurfacing	8,209.55
Reserve - Landscape Replacement	27,468.30
Reserve - Pool Furniture	7,044.58
Reserve - Interest Income	72.05
TOTAL Reserves	242,717.48
Fund Balance - Operating	(56,171.93)
Net Income	2,546.93
<u>Total Fund Balance</u>	<u>189,092.48</u>
<u>Total Fund Balance and Liabilities</u>	<u>338,202.41</u>

Bridgepoint HOA, Inc.
Income and Expense Comparative Statement

From : 12/01/2025 to 12/31/2025

<u>December 2025</u>		<u>January to December</u>		
<u>Actual</u>	<u>Budget</u>	<u>Actual</u>	<u>Budget</u>	<u>% Used</u>

Revenues

Maintenance Income	54,609	54,642	655,303	655,700	99.94
Reserve Assessments	6,991	6,991	83,897	83,897	100.00
Late Fees Income	0	0	655	0	0.00
Legal Fees Income	0	0	1,270	0	0.00
Security Remotes/Decals	300	0	2,025	0	0.00
Interest - Legal	0	0	795	0	0.00
Miscellaneous Income	125	0	1,750	0	0.00
Violation Income	0	0	6,428	0	0.00
Reserves Interest Income	8	0	72	0	0.00
Collection Fees	0	0	400	0	0.00
Total Revenues	62,033	61,633	752,595	739,597	101.76

Expenses

Administrative

Admin Costs (Communications, Printing & Storage)	402	500	7,073	6,000	117.88
Administrative Expenses	200	0	988	0	0.00
Bad Debt Expense	0	0	637	0	0.00
Corporate Annual Report	0	5	0	61	0.00
Pool Permit	0	50	517	600	86.17
TOTAL Administrative	602	555	9,215	6,661	138.34

Insurance

Commercial Property Package	6,088	6,871	70,888	82,454	85.97
TOTAL Insurance	6,088	6,871	70,888	82,454	85.97

Contracted Expenses

Janitorial Maintenance	1,335	1,100	16,020	13,200	121.36
Lake Maintenance	243	238	2,883	2,856	100.95
Landscape Maintenance	4,950	4,950	59,400	59,400	100.00
Management Fees	1,855	1,855	22,260	22,260	100.00
Pest Control/ Exterminating	550	368	8,590	4,410	194.78
Pool & Spa Maintenance	853	770	9,579	9,240	103.67
Security	19,204	15,000	209,532	180,000	116.41
Sprinkler Maintenance	0	500	0	6,000	0.00
T.V. Cable Services	8,427	8,024	99,498	96,288	103.33

	<u>December 2025</u>		<u>January to December</u>		
	<u>Actual</u>	<u>Budget</u>	<u>Actual</u>	<u>Budget</u>	<u>% Used</u>
TOTAL Contracted Expenses	37,417	32,805	427,762	393,654	108.66
Professional Fees					
Audit, Review, and Compilation	0	417	5,000	5,000	100.00
Legal Services	1,903	833	28,881	10,000	288.81
Tax Return & Preparation Fees	0	42	0	500	0.00
TOTAL Professional Fees	1,903	1,292	33,881	15,500	218.59
Repairs & Maintenance					
R&M: Drainage Refund	0	250	0	3,000	0.00
R&M: Building Repairs	0	0	300	0	0.00
R&M: Electrical Repairs	66	167	2,711	2,000	135.55
R&M: Entry System Repairs	882	500	19,844	6,000	330.73
R&M: Fertilization	0	0	0	0	0.00
R&M: General Repairs & Maintenance	3,807	1,667	15,519	20,000	77.60
R&M: Gym Equipment	0	333	400	4,000	10.00
R&M: Lawn Ornamental Pest Control	0	0	0	0	0.00
R&M: Lights, Bulbs, & Fixtures	725	0	3,572	0	0.00
R&M: Maintenance Supplies	99	250	2,935	3,000	97.83
R&M: Minor Gutter Repairs	0	0	490	0	0.00
MISC: Miscellaneous Expenses	900	0	1,671	0	0.00
R&M Misc. Landscape Replacement	650	833	10,250	10,000	102.50
R&M: Sprinkler Repairs	0	1,375	7,480	16,500	45.33
R&M: Tree Trimming / Yearly	600	1,542	19,465	18,500	105.22
R&M: Pool & Fountain Repair	0	167	10,613	2,000	530.65
TOTAL Repairs & Maintenance	7,729	7,084	95,250	85,000	112.06
Utilities					
Electricity	1,761	1,800	25,301	21,600	117.13
Guardhouse Telephone/Internet	414	271	3,854	3,250	118.58
Water & Sewer	126	125	(72)	1,500	-4.80
TOTAL Utilities	2,301	2,196	29,083	26,350	110.37
Reserves					
Reserve Transfer	6,991	6,991	83,898	83,897	100.00
Reserve Deficit	0	3,840	0	46,081	0.00
Reserves Interest Transfer	8	0	72	0	0.00
TOTAL Reserves	6,999	10,831	83,970	129,978	64.60
Total Expenses	63,039	61,634	750,049	739,597	101.41

<u>December 2025</u>		<u>January to December</u>		
<u>Actual</u>	<u>Budget</u>	<u>Actual</u>	<u>Budget</u>	<u>% Used</u>

Net Income	(1,006)	(1)	2,546	0
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