



**Bridgepoint HOA, Inc.**

**January 31, 2026**

**Monthly Financial Statement**

**Caribbean Property Management, Inc.**

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\*Unaudited for management purpose only

# Bridgepoint HOA, Inc.

## Balance Sheet

01/31/2026

### Assets

#### Current Assets

##### Checking/ Savings

U.S. Century Bank - Operating	45,598.99
U.S. Century Bank - Reserves	221,886.83
U.S. Century Bank - Drain Modification	2,791.37
U.S. Century Bank - Security Deposit	67,969.16

TOTAL Checking/ Savings 338,246.35

**TOTAL Current Assets** 338,246.35

**Owner Receivables** 3,876.40

#### Other Current Assets

Prepaid Expenses	3,575.00
Prepaid Insurance	30,438.70
Utility Deposits	224.61

**TOTAL Other Current Assets** 34,238.31

**Total Assets** 376,361.06

### Liabilities

**Prepaid Owners Receivable** 18,375.90

**Accounts Payable - Net Total** 46,457.20

#### Other Current Liabilities

Security Rental Deposit	71,524.75
COMCAST (10Yr Contract)	44,426.67

**TOTAL Other Current Liabilities** 115,951.42

#### 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** 179,696.88

### Fund Balance

#### Reserves

# Bridgepoint HOA, Inc.

## Balance Sheet

01/31/2026

Reserve - Exterior Painting	82,778.54
Reserve - Pavement/ Sealcoating	34,173.45
Reserve - Asphalt Road Repaveme	5,928.84
Reserve - Tennis Ct Resurfacing	2,925.72
Reserve - Stamped Conc. Pavers	28,951.73
Reserve - Guardhouse/Pool Roofs	652.68
Reserve - Special/General Funds	36,397.28
Reserve - Fountains	3,591.51
Reserve - Drain Cleaning	5,002.24
Reserve - Lake Embankment	4,737.50
Reserve - Pool Resurfacing	8,209.55
Reserve - Landscape Replacement	28,206.08
Reserve - Pool Furniture	7,044.58
Reserve - Interest Income	81.24
<b>TOTAL Reserves</b>	<b>248,680.94</b>
<b>Fund Balance - Operating</b>	<b>(53,625.00)</b>
<b>Net Income</b>	<b>1,608.24</b>
<b><u>Total Fund Balance</u></b>	<b><u>196,664.18</u></b>
<b><u>Total Fund Balance and Liabilities</u></b>	<b><u>376,361.06</u></b>

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

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

<u>January 2026</u>		<u>January to January</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	55,646	55,626	100.04
<b>Reserve Assessments</b>	5,954	5,954	5,954	5,954	100.00
<b>Security Remotes/Decals</b>	25	0	25	0	0.00
<b>Miscellaneous Income</b>	120	0	120	0	0.00
<b>Reserves Interest Income</b>	9	0	9	0	0.00
<b>COMCAST Contract credit</b>	373	0	373	0	0.00
<b>Collection Fees</b>	200	0	200	0	0.00
<b>Total Revenues</b>	<b>62,327</b>	<b>61,580</b>	<b>62,327</b>	<b>61,580</b>	<b>101.21</b>

**Expenses**

**Administrative**

Admin Costs (Communications, Printing & Storage)	363	583	363	583	62.26
Administrative Expenses	380	0	380	0	0.00
Corporate Annual Report	0	5	0	5	0.00
Pool Permit	0	50	0	50	0.00
<b>TOTAL Administrative</b>	<b>743</b>	<b>638</b>	<b>743</b>	<b>638</b>	<b>116.46</b>

**Insurance**

Commercial Property Package	6,088	6,572	6,088	6,572	92.64
<b>TOTAL Insurance</b>	<b>6,088</b>	<b>6,572</b>	<b>6,088</b>	<b>6,572</b>	<b>92.64</b>

**Contracted Expenses**

Janitorial Maintenance	1,335	1,335	1,335	1,335	100.00
Lake Maintenance	243	243	243	243	100.00
Landscape Maintenance	4,950	4,950	4,950	4,950	100.00
Management Fees	2,240	2,240	2,240	2,240	100.00
Pest Control/ Exterminating	185	685	185	685	27.01
Pool & Spa Maintenance	790	792	790	792	99.75
Security	19,813	16,918	19,813	16,918	117.11
Sprinkler Maintenance	0	0	0	0	0.00
T.V. Cable Services	8,427	7,610	8,427	7,610	110.74
<b>TOTAL Contracted Expenses</b>	<b>37,983</b>	<b>34,773</b>	<b>37,983</b>	<b>34,773</b>	<b>109.23</b>

**Professional Fees**

Audit, Review, and Compilation	0	417	0	417	0.00
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	<u>January 2026</u>		<u>January to January</u>		
	<u>Actual</u>	<u>Budget</u>	<u>Actual</u>	<u>Budget</u>	<u>% Used</u>
Legal Services	818	1,000	818	1,000	81.80
Tax Return & Preparation Fees	0	42	0	42	0.00
<b>TOTAL Professional Fees</b>	<b>818</b>	<b>1,459</b>	<b>818</b>	<b>1,459</b>	<b>56.07</b>
<b>Repairs &amp; Maintenance</b>					
R&M: Drainage Refund	0	300	0	300	0.00
R&M: Electrical Repairs	570	208	570	208	274.04
R&M: Entry System Repairs	0	500	0	500	0.00
R&M: General Repairs & Maintenance	228	1,932	228	1,932	11.80
R&M: Gym Equipment	50	167	50	167	29.94
R&M: Maintenance Supplies	515	250	515	250	206.00
MISC: Miscellaneous Expenses	36	0	36	0	0.00
R&M Misc. Landscape Replacement	1,250	0	1,250	0	0.00
R&M: Sprinkler Repairs	3,870	625	3,870	625	619.20
R&M: Tree Trimming / Yearly	0	2,882	0	2,882	0.00
R&M: Pool & Fountain Repair	0	417	0	417	0.00
<b>TOTAL Repairs &amp; Maintenance</b>	<b>6,519</b>	<b>7,281</b>	<b>6,519</b>	<b>7,281</b>	<b>89.53</b>
<b>Utilities</b>					
Electricity	2,201	2,306	2,201	2,306	95.45
Guardhouse Telephone/Internet	402	68	402	68	591.18
Water & Sewer	0	83	0	83	0.00
<b>TOTAL Utilities</b>	<b>2,603</b>	<b>2,457</b>	<b>2,603</b>	<b>2,457</b>	<b>105.94</b>
<b>Reserves</b>					
Reserve Transfer	5,954	5,954	5,954	5,954	100.00
Reserve Deficit	0	2,447	0	2,447	0.00
Reserves Interest Transfer	9	0	9	0	0.00
<b>TOTAL Reserves</b>	<b>5,963</b>	<b>8,401</b>	<b>5,963</b>	<b>8,401</b>	<b>70.98</b>
<b>Total Expenses</b>	<b>60,717</b>	<b>61,581</b>	<b>60,717</b>	<b>61,581</b>	<b>98.60</b>
<b>Net Income</b>	<b>1,610</b>	<b>(1)</b>	<b>1,610</b>	<b>(1)</b>	