

BRIDGEPOINT HOMEOWNERS ASSOCIATION, INC.

FINANCIAL STATEMENTS

DECEMBER 31, 2025

BRIDGEPOINT HOMEOWNERS ASSOCIATION, INC.
FINANCIAL STATEMENTS
YEAR ENDED DECEMBER 31, 2025

TABLE OF CONTENTS

	PAGES
Independent Auditor's Report	3 - 4
Financial Statements	
Balance Sheet	5
Statement of Revenues and Expenses and Changes in Fund Balance	6
Statement of Cash Flows	7
Statement of Deferred Maintenance and Replacement Fund	8
Notes to Financial Statements	9 - 14
Supplementary Information:	
Required Supplementary Information on Future Major Repairs and Replacements	15

INDEPENDENT AUDITOR'S REPORT

To the Board of Directors
Bridgepoint Homeowners Association, Inc.
Miami, Florida

Opinion

We have audited the financial statements of Bridgepoint Homeowners Association, Inc., which comprise the balance sheet as of December 31, 2025, and the related statements of revenues, expenses and changes in fund balance, deferred maintenance and replacement fund, and cash flows for the year then ended, and the related notes to the financial statements.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Bridgepoint Homeowners Association, Inc., as of December 31, 2025, and the results of its operations and its cash flows for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audit in accordance with the auditing standards generally accepted in the United States of America. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of Bridgepoint Homeowners Association, Inc., and to meet our other ethical responsibilities in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion.

Responsibilities for Management for the Financial Statements

Management is responsible for the preparation and fair presentation of these financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free of material misstatements, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about Bridgepoint Homeowners Association, Inc.'s ability to continue as a going concern within one year after the date the financial statements were available to be issued.

Auditor's Responsibility for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than forgone resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

(Continued)

Board of Directors
Bridgepoint Homeowners Association, Inc.

In performing an audit in accordance with generally accepted auditing standards, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and
- design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate
- in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of Bridgepoint Homeowners Association, Inc.'s internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial
- doubt about Bridgepoint Homeowners Association, Inc.'s ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control related matters that we identified during the audit.

Disclaimer of Opinion on Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the Required Supplementary Information on Future Major Repairs and Replacements on page 15 be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a required part of the basic financial statements, is supplementary information required by the Financial Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic and historical context.

We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or any other form of assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Emphasis of a Matter

As further discussed in Note M, the operating fund contains a deficit of \$47,481. As further discussed in Note G, the fund balance in the replacement fund exceeds the deposits held in the bank account designated for the replacement fund by \$30,640.

Padron, Montoro & Hartney, LLP

March 23, 2026
Miami, Florida

BRIDGEPOINT HOMEOWNERS ASSOCIATION, INC.
BALANCE SHEET
DECEMBER 31, 2025

	Operating Fund	Replacement Fund	Total
ASSETS			
Cash	\$ 58,740	\$ 212,377	\$ 271,117
Cash - security deposits	67,969	-	67,969
Assessments receivable - no allowance for estimated credit losses	3,590	-	3,590
Prepaid expenses	43,279	-	43,279
Unbilled special assessment	-	-	-
Utility deposits	225	-	225
Due from operating fund	-	30,340	30,340
Total	<u>\$ 173,803</u>	<u>\$ 242,717</u>	<u>\$ 416,520</u>
LIABILITIES AND FUND BALANCE			
Accounts payable and accrued expenses	\$ 35,041	\$ -	\$ 35,041
Assessment fees received in advance	20,621	-	20,621
Short-term borrowing - insurance	20,077	-	20,077
Deferred cable revenues	43,680	-	43,680
Owner deposits payable	71,525	-	71,525
Due to replacement fund	30,340	-	30,340
Total Liabilities	221,284	-	221,284
Fund Balance	<u>(47,481)</u>	<u>242,717</u>	<u>195,236</u>
Total	<u>\$ 173,803</u>	<u>\$ 242,717</u>	<u>\$ 416,520</u>

BRIDGEPOINT HOMEOWNERS ASSOCIATION, INC.
STATEMENT OF REVENUES, EXPENSES AND CHANGES IN FUND BALANCE
YEAR ENDED DECEMBER 31, 2025

	Operating Fund	Replacement Fund	Total
REVENUES			
Maintenance assessments	\$ 655,303	\$ 83,898	\$ 739,201
Special assessment	5,368	-	5,368
Late charges	655	-	655
Interest	795	72	867
Violations	6,427	-	6,427
Cable	1,120	-	1,120
Other	4,160	-	4,160
	Total revenues	83,970	757,798
EXPENSES			
Audit	5,000	-	5,000
Credit loss	637	-	637
Cable T.V.	99,498	-	99,498
Community access and patrols	209,532	-	209,532
Electricity	26,859	-	26,859
Insurance	59,748	-	59,748
Interest	8,770	-	8,770
Janitorial	16,020	-	16,020
Lake maintenance	2,883	-	2,883
Landscaping	10,250	-	10,250
Lawn and grounds	59,400	-	59,400
Legal	28,430	-	28,430
Licenses and permits	517	-	517
Management fees	22,260	-	22,260
Office supplies and postage	7,330	-	7,330
Other	2,659	-	2,659
Pest control	8,590	-	8,590
Pool and spa service and repairs	20,192	-	20,192
Repairs and maintenance - other	25,926	27,900	53,826
Repairs and maintenance - entry system	19,844	-	19,844
Repairs and maintenance - sprinklers	7,480	-	7,480
Telephone - guardhouse	3,854	-	3,854
Tree trimming	19,465	-	19,465
Water and sewer	9	-	9
	Total	27,900	693,053
EXCESS OF REVENUES OVER EXPENSES	8,675	56,070	64,745
Fund balance - beginning	(56,156)	186,647	130,491
FUND BALANCE - ENDING	\$ (47,481)	\$ 242,717	\$ 195,236

BRIDGEPOINT HOMEOWNERS ASSOCIATION, INC.
STATEMENT OF CASH FLOWS
YEAR ENDED DECEMBER 31, 2025

	Operating Fund	Replacement Fund	Total
EXCESS OF REVENUES OVER EXPENSES	\$ 8,675	\$ 56,070	\$ 64,745
Adjustments to reconcile excess revenues over expenses to net cash provided by operating activities:			
(Increase) decrease in:			
Assessments receivable	22,090	-	22,090
Prepaid expenses	(7,941)	-	(7,941)
Unbilled special assessment	181,391	-	181,391
Increase (decrease) in:			
Accounts payable and accrued expenses	11,416	-	11,416
Assessment fees received in advance	(11,542)	-	(11,542)
Income tax payable	-	-	-
Deferred cable revenues	43,680	-	43,680
Contract liability - special assessment	(5,368)	-	(5,368)
Net cash provided by operating activities	<u>242,401</u>	<u>56,070</u>	<u>298,471</u>
Cash flows from investing activities:	<u>-</u>	<u>-</u>	<u>-</u>
Cash flows from financing activities:			
Bank loan repayments	(207,479)	-	(207,479)
Short-term borrowing - insurance	50,990	-	50,990
Short-term borrowing payments - insurance	(59,331)	-	(59,331)
Owner deposits payable	29,775	-	29,775
Interfund transfers	(40,854)	40,854	-
Net cash provided (used) by financing activities	<u>(226,899)</u>	<u>40,854</u>	<u>(186,045)</u>
Net increase in cash and cash equivalents	15,502	96,924	112,426
Cash and cash equivalents at beginning of year	<u>111,207</u>	<u>115,453</u>	<u>226,660</u>
Cash and cash equivalents at end of year	<u>\$ 126,709</u>	<u>\$ 212,377</u>	<u>\$ 339,086</u>
Supplemental Disclosure			
Income taxes paid	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
Interest paid	<u>\$ 8,770</u>	<u>\$ -</u>	<u>\$ -</u>

BRIDGEPOINT HOMEOWNERS ASSOCIATION, INC.
STATEMENT OF DEFERRED MAINTENANCE AND REPLACEMENT FUND
YEAR ENDED DECEMBER 31, 2025

	<u>Balance</u> <u>12/31/2024</u>	<u>Additions</u>	<u>Payments</u>	<u>Interest</u>	<u>Balance</u> <u>12/31/2025</u>
Painting	\$ 59,797	\$ 20,058	\$ -	\$ 25	\$ 79,880
Pavement sealcoating	16,016	18,158	-	10	34,184
Pavement resurfacing	2,272	3,376	-	2	5,650
Tennis court resurfacing	1,890	958	-	1	2,849
Stamped concrete/pavers	27,368	1,525	-	9	28,902
Guardhouse and pool roofs	16,052	101	15,500	-	653
General	17,438	17,436	-	10	34,884
Fountains	3,040	511	-	1	3,552
Drain cleanings	5,002	-	-	2	5,004
Pool resurfacing	8,210	-	-	8	8,218
Landscaping	23,059	9,233	4,825	1	27,468
Lake embankments	-	12,000	7,575	1	4,426
Pool furniture	6,503	542	-	2	7,047
Total	\$ 186,647	\$ 83,898	\$ 27,900	\$ 72	\$ 242,717

BRIDGEPOINT HOMEOWNERS ASSOCIATION, INC.
NOTES TO FINANCIAL STATEMENTS
YEAR ENDED DECEMBER 31, 2025

NOTE A ORGANIZATION

BRIDGEPOINT HOMEOWNERS ASSOCIATION, INC. (the , a Florida not-for-profit corporation, was organized to operate and maintain the common elements of a homeowners association located in Miami, Florida. There are 112 town villas in the association. The common elements include the green belt areas, pool, and roads inside association property. The Association was organized on July 11, 1984, as a not-for-profit corporation under the laws of the State of Florida.

NOTE B SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Fund Accounting

The Association maintains its accounts on the accrual basis of accounting. The Association employs fund accounting to account for restrictions on the expenditures resulting from actions of the Board of Directors, the Association voting membership, or Florida Statutes. The financial statements segregate the accounting for such funds as operating, or replacement. At the end of the year, excess funds are retained by the fund generating such excess during the year.

Operating Fund

The operating fund is used to account for the financial activity used for the general operations of the Association. Disbursements from the operating fund are generally at the discretion of the Board of Directors.

Replacement Fund

The replacement fund is used to account for the assessments made for major repair and replacement of common property and related expenses. Disbursements from the replacement fund may only be utilized in accordance with Florida Statutes and the purposes established by the Board of Directors and the Association membership.

Revenue Recognition

Member Assessments

Association members are subject to monthly assessments to provide funds for the Association's operating expenses, future capital acquisitions, and major repairs and replacements. Members are assessed their pro rata share of the annual budget and any special assessments according to percentages set forth in the governing documents. Assessment revenue is recognized as the related performance obligations are satisfied at transaction amounts expected to be collected. The Association's performance obligations related to its operating and replacement fund assessments are satisfied over time on a daily pro-rata basis using the input method. Assessments receivable at the balance sheet date are stated at the amounts expected to be collected from outstanding assessments from unit owners. The Association's policy is to retain legal counsel and place liens on the units of members whose assessments are severely delinquent. Any excess assessments at year end are retained by the Association for use in the succeeding year.

BRIDGEPOINT HOMEOWNERS ASSOCIATION, INC.
NOTES TO FINANCIAL STATEMENTS
YEAR ENDED DECEMBER 31, 2025

NOTE B SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - continued

Other Revenues

Other revenues (e.g. rental, parking, etc.) are recognized as the related services are performed.

Uncollectible Maintenance Fees

The Association treats uncollectible assessments as variable consideration. Methods, inputs, and assumptions used to evaluate whether an estimate of variable consideration is constrained include consideration of past experience and susceptibility to factors outside the Association's control. The balances of assessments receivable as of the beginning and end of the year are \$25,680 and \$3,590 respectively.

An allowance for anticipated credit losses is not provided this year. The allowance is established through a review of accounts in legal status as of the balance sheet date. Assessed maintenance fees and costs are written off as uncollectible accounts in the period that foreclosures have concluded, and the loss is determined. All uncollected assessment fees are considered to be fully collectible.

Capitalization and Depreciation Policy

Real property and common areas acquired from the developer and related improvements to such property are not recorded in the Association's financial statements. Those properties are owned by the individual unit owners in common and not by the Association. The Association capitalizes personal property to which it has title at cost. Personal property acquired subsequent to the turnover from the developer is capitalized and depreciated using the straight line method over their estimated useful lives.

Cash and Cash Equivalents

For purposes of the statement of cash flows, the Association considers all highly liquid debt instruments purchased with a maturity of three months or less to be cash equivalents.

Interest Income

Interest income is allocated to the operating and replacement funds according to the fund designation of each bank account.

Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosures of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates. Significant estimates by management include the determination of the adequacy of the allowance for anticipated collectability of maintenance estimated costs and remaining useful lives and replacement costs in the replacement fund categories.

BRIDGEPOINT HOMEOWNERS ASSOCIATION, INC.
NOTES TO FINANCIAL STATEMENTS
YEAR ENDED DECEMBER 31, 2025

NOTE B SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES - continued

Contract Liabilities - Special Assessment

The Association recognizes revenues from members as the related performance obligations are satisfied. A contract liability (special assessment fund) is recorded when the Association has the right to receive payment in advance of the satisfaction of performance obligations related to the special assessment. The balances of contract liabilities (assessments charged in excess of expenses incurred in the special assessment fund) as of the beginning and end of the year are \$5,368 and \$0 respectively.

Fair Value of Financial Instruments

The Association's financial interest consist primarily of cash and cash equivalents, investments, member assessments, accounts payable and accrued expenses. The amounts recorded in the financial statements approximate the fair value of these instruments.

NOTE C CONCENTRATION OF CREDIT RISK

Financial instruments that potentially subject the Association to concentrations of credit risk consist of principally deposits in banks. Bank deposit accounts are insured by the Federal Deposit Insurance Corporation ("FDIC") up to \$250,000 per bank. As of the balance sheet date, the despot at the Association's bank exceeded the FDIC limit by \$89,086.

NOTE D INCOME TAX

The Association has elected to file its federal income tax return using section 528 of the Internal Revenue Service Code (IRC) which is designed for homeowner associations. Under this section, the Association is not taxed on income and expenses related to its exempt purpose, which is the acquisition, construction, management, maintenance, and care of Association property. Income from other sources, including interest, net of related expenses, is taxed at a 30% income tax rate. By electing to file its federal income tax return under the homeowner association section of the IRC, the association is exempt from filing a State of Florida tax return. The Association had no income tax expense for the year 2025.

The Association did not incur penalties or interest on its income taxes during the year 2025. There are no uncertain tax positions which could result in a significant increase or decrease of income tax expenses within 12 months of the date of the report.

The IRC provides for the ability to examine income tax returns which had been filed during the most recent three (3) year period. The Association's income tax returns for the years, 2022, 2023, and 2024, have been filed during that period of time. As of the date of the independent auditor's report, the Association has not been advised of any pending or upcoming examinations.

NOTE E CONTINGENCIES

The Association's insurance policies contain a windstorm deductible in the amount of \$20,100 (3% of the insured value) per named storm per calendar year. In the event of an occurrence of windstorm damage, the Association may not be able to pay for the deductible portion of a claim from its existing funds. In such an event, the Association may adopt a special assessment to pay for the deductible portion of the claim.

BRIDGEPOINT HOMEOWNERS ASSOCIATION, INC.
NOTES TO FINANCIAL STATEMENTS
YEAR ENDED DECEMBER 31, 2025

NOTE F SHORT-TERM BORROWING - INSURANCE

The Association obtained a short-term loan in the amount of \$62,520 (including interest) from a financial institution to finance its annual insurance policy premiums. The note is payable in 11 monthly installments of \$5,684, beginning July 2024. The note bears an annual interest rate of 7.65%, and matures May 2026. The note is secured by the unexpired portion of the related insurance policies.

NOTE G REPLACEMENT AND DEFERRED MAINTENANCE FUND

The Association's governing documents, and Florida Statutes require the Association to accumulate funds for future major repairs and replacements, unless otherwise decided by the voting membership. The Association maintains a program to accumulate funds for estimated future major repairs and replacement through the annual budget and maintenance fees.

The Association uses the component method to calculate its annual funding for the replacement fund. Replacement costs and remaining useful lives are calculated annually by management, based on experience and historical costs, and approved by the Board of Directors during the annual budget process.

An independent study to determine the adequacy of the current funding program of future replacements of the Association common elements has not been conducted. Accordingly, the current regular assessments and cash in savings may not be sufficient to pay for the replacement costs. Therefore, when replacement funds are needed, the Association has the right to increase the maintenance assessments, pass special assessments or delay replacement until funds are available.

Interest income earned in the bank accounts designated for replacement and deferred maintenance fund, net of related income taxes, are allocated to each category funded in direct proportion to the total balance of all categories as of the end of the year.

Accumulated funds, which aggregate \$212,377, are held in a separate bank account and are not available for operating purposes without a vote of the owners. As of the balance sheet date, the replacement fund balance exceeded the deposits held in the bank account designated for the replacement fund by \$30,340.

NOTE H RELATED PARTY TRANSACTIONS

From time to time, members of the Board of Directors will use personal funds to pay for expenses on behalf of the Association. The funds are reimbursed upon presentation of documentation verifying the expense. The reimbursed expenses were not material for 2025.

NOTE I LEGAL

The Association, from time to time, may be subject to potential claims encountered in the normal course of business. In the opinion of management, the resolution of such claims will not have a material adverse effect on the Association's financial position, results of operations, or cash flows.

BRIDGEPOINT HOMEOWNERS ASSOCIATION, INC.
NOTES TO FINANCIAL STATEMENTS
YEAR ENDED DECEMBER 31, 2025

NOTE J COMMITMENTS

The Association uses independent vendors to provide the Association's services to its members. The agreement for services are negotiated by the Board of Directors. The agreements are generally cancelable by either party without cause.

NOTE K DATE OF MANAGEMENT'S REVIEW

In preparing the financial statements, the Association's management has evaluated events and transactions for potential recognition or disclosure through March 23, 2026, which is the date financial statements were available to be issued.

NOTE L SPECIAL ASSESSMENT

The Association adopted a special assessment in June 2022 in the amount of \$730,840. The purpose of the special assessment was to pay for cost of the following projects: road drainage, asphalt overlay, pool remodeling, painting and pressure washing, landscaping, fencing, administrative fees and bank loan interest. Each unit was assessed \$6,525. The owners were provided the option of making a single payment at the inception of the special assessment in November 2022 or 36 equal monthly payments of \$181 (including interest). All revenues are deferred, and are being recognized as income as the related expenses are incurred.

The Association adopted an additional special assessment in May 2023 in the amount of \$75,808. The purpose of the special assessment was to pay for additional costs related to the projects outlined above. The owners were provided the option of making a single payment at the inception of the special assessment in June 2023 or 6 equal monthly payments of \$113. All revenues are deferred, and will be recognized as income as the related expenses are incurred.

The special assessment activity through December 31, 2025 was:

	<u>ACTUAL</u>			
	<u>Budget</u>	<u>Previous Years</u>	<u>Current Year</u>	<u>Total</u>
Revenues				
Original assessment	\$ 730,840	\$ 730,840	-	\$ 730,840
Modification assessment	75,808	75,808	-	75,808
Total	806,648	806,648	-	806,648
Expenses				
Expenses	806,648	755,058	-	755,058
Interest - bank	-	46,222	5,368	51,590
Total	806,648	801,280	5,368	806,648
Excess revenues over expenses	<u>\$ -</u>	5,368	(5,368)	-
Contract liability - beginning		-	5,368	-
Contract liability - ending		\$ 5,368	\$ -	\$ -

BRIDGEPOINT HOMEOWNERS ASSOCIATION, INC.
NOTES TO FINANCIAL STATEMENTS
YEAR ENDED DECEMBER 31, 2025

NOTE M OPERATING FUND DEFICIT

As of the balance sheet date, the Operating fund balance contained a deficit of \$47,481. This deficit exists as a result of previous years expenses exceeding the revenues in the operating fund. In order to eliminate the deficit, the operating revenues must exceed the expenses in future periods either through budget increases or special assessments..

BRIDGEPOINT HOMEOWNERS ASSOCIATION, INC.
SUPPLEMENTARY INFORMATION ON FUTURE MAJOR REPAIRS AND REPLACEMENTS (Compiled)
YEAR ENDED DECEMBER 31, 2025

The Association has not conducted an independent study to estimate the remaining useful lives and replacement costs of the components of common property. The annual calculation of the remaining useful lives and replacement costs of the common property have been estimated by management and approved by the Board of Directors as a part of the budget process. Estimated current replacement costs do not take into account the effects of inflation between the date of the estimate and the date that the components will require repair.

Accumulated funds, which aggregate \$212,377, are held in a separate bank account and are not available for operating purposes without a vote of the owners. As of the balance sheet date, the replacement fund balance exceeded the deposits held in the bank account designated for the replacement fund by \$30,340.

<u>Component</u>	<u>Estimated Remaining Useful Life (Years)</u>	<u>Estimated Current Replacement Costs</u>	<u>Designated for Repairs and Replacements 12/31/25</u>	<u>Annual Funding Per Budget 2026</u>	<u>Annual Funding Necessary to Fully Fund Major Repairs and Replacements Over the Remaining Useful Lives 2026</u>
Painting	2	\$ 150,000	\$ 79,880	\$ 35,072	\$ 35,060
Pavement sealcoating	1	33,000	34,184	-	-
Pavement resurfacing	28	100,000	5,650	3,370	3,370
Tennis court resurfacing	4	6,600	2,849	938	938
Stamped concrete/pavers	30	50,000	28,902	704	703
Guardhouse and pool roofs	5	16,000	653	-	3,069
General	4	108,000	34,884	18,282	18,279
Fountains	3	5,000	3,552	483	483
Lake embankments	1	15,750	4,426	3,750	11,324
Drain cleanings	1	5,000	5,004	-	-
Pool resurfacing	3	8,000	8,218	-	-
Landscaping	2	50,000	27,468	8,853	11,266
Pool furniture	1	7,000	7,047	-	-
Funding shortfall	1	-	-	-	30,340
Total		\$ 554,350	\$ 242,717	\$ 71,452	\$ 114,832