



Bridgepoint HOA, Inc.

February 28th, 2026

Monthly Financial Statement

Caribbean Property Management, Inc.

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*Unaudited for management purpose only

Bridgepoint HOA, Inc.

Balance Sheet

02/28/2026

Assets

Current Assets

Checking/ Savings

U.S. Century Bank - Operating	32,454.00
U.S. Century Bank - Reserves	241,128.90
U.S. Century Bank - Drain Modification	2,791.37
U.S. Century Bank - Security Deposit	66,311.16

TOTAL Checking/ Savings 342,685.43

TOTAL Current Assets 342,685.43

Owner Receivables 1,327.66

Other Current Assets

Prepaid Expenses	3,575.00
Prepaid Insurance	24,350.97
Utility Deposits	224.61

TOTAL Other Current Assets 28,150.58

Total Assets 372,163.67

Liabilities

Prepaid Owners Receivable 17,325.90

Accounts Payable - Net Total 30,186.97

Other Current Liabilities

Security Rental Deposit	69,866.75
COMCAST (10Yr Contract)	44,053.34

TOTAL Other Current Liabilities 113,920.09

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 160,345.32

Fund Balance

Reserves

Bridgepoint HOA, Inc.

Balance Sheet

02/28/2026

Reserve - Exterior Painting	85,701.21
Reserve - Pavement/ Sealcoating	34,173.45
Reserve - Asphalt Road Repaveme	6,209.65
Reserve - Tennis Ct Resurfacing	3,003.90
Reserve - Stamped Conc. Pavers	29,010.36
Reserve - Guardhouse/Pool Roofs	652.68
Reserve - Special/General Funds	37,920.74
Reserve - Fountains	3,631.75
Reserve - Drain Cleaning	5,002.24
Reserve - Lake Enbankment	5,050.00
Reserve - Pool Resurfacing	8,209.55
Reserve - Landscape Replacement	28,943.86
Reserve - Pool Furniture	7,044.58
Reserve - Interest Income	90.31
TOTAL Reserves	254,644.28
Fund Balance - Operating	(53,625.00)
Net Income	10,799.07
<u>Total Fund Balance</u>	<u>211,818.35</u>
<u>Total Fund Balance and Liabilities</u>	<u>372,163.67</u>

Bridgepoint HOA, Inc.
Income and Expense Comparative Statement

From : 02/01/2026 to 02/28/2026

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

Revenues

Maintenance Income	55,646	55,626	111,291	111,252	100.04
Reserve Assessments	5,954	5,954	11,909	11,908	100.01
Late Fees Income	(75)	0	(75)	0	0.00
Security Remotes/Decals	200	0	225	0	0.00
Miscellaneous Income	25	0	145	0	0.00
Reserves Interest Income	9	0	18	0	0.00
COMCAST Contract credit	373	0	747	0	0.00
Collection Fees	150	0	350	0	0.00
Total Revenues	62,282	61,580	124,610	123,160	101.18

Expenses

Administrative

Admin Costs (Communications, Printing & Storage)	577	583	940	1,167	80.55
Administrative Expenses	25	0	405	0	0.00
Corporate Annual Report	0	5	0	10	0.00
Pool Permit	0	50	0	100	0.00
TOTAL Administrative	602	638	1,345	1,277	105.32

Insurance

Commercial Property Package	6,088	6,572	12,175	13,144	92.63
TOTAL Insurance	6,088	6,572	12,175	13,144	92.63

Contracted Expenses

Janitorial Maintenance	1,335	1,335	2,670	2,670	100.00
Lake Maintenance	243	243	486	486	100.00
Landscape Maintenance	4,950	4,950	9,900	9,900	100.00
Management Fees	2,240	2,240	4,480	4,480	100.00
Pest Control/ Exterminating	1,600	685	1,785	1,370	130.29
Pool & Spa Maintenance	790	792	1,580	1,583	99.81
Security	17,070	16,918	36,883	33,837	109.00
Sprinkler Maintenance	0	0	0	0	0.00
T.V. Cable Services	8,427	7,610	16,854	15,221	110.73
TOTAL Contracted Expenses	36,655	34,773	74,638	69,547	107.32

Professional Fees

	<u>February 2026</u>		<u>January to February</u>		
	<u>Actual</u>	<u>Budget</u>	<u>Actual</u>	<u>Budget</u>	<u>% Used</u>
Audit, Review, and Compilation	0	417	0	833	0.00
Legal Services	0	1,000	818	2,000	40.90
Tax Return & Preparation Fees	0	42	0	83	0.00
TOTAL Professional Fees	0	1,459	818	2,916	28.05
Repairs & Maintenance					
R&M: Drainage Refund	0	300	0	600	0.00
R&M: Electrical Repairs	0	208	570	417	136.69
R&M: Entry System Repairs	210	500	611	1,000	61.10
R&M: General Repairs & Maintenance	138	1,932	366	3,863	9.47
R&M: Gym Equipment	580	167	630	333	189.19
R&M: Maintenance Supplies	74	250	588	500	117.60
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	1,250	309.60
R&M: Tree Trimming / Yearly	0	2,882	0	5,763	0.00
R&M: Pool & Fountain Repair	99	417	99	833	11.88
TOTAL Repairs & Maintenance	1,101	7,281	8,020	14,559	55.09
Utilities					
Electricity	2,281	2,306	4,482	4,612	97.18
Guardhouse Telephone/Internet	0	68	402	135	297.78
Water & Sewer	0	83	0	167	0.00
TOTAL Utilities	2,281	2,457	4,884	4,914	99.39
Reserves					
Reserve Transfer	5,954	5,954	11,909	11,908	100.01
Reserve Deficit	0	2,447	0	4,894	0.00
Reserves Interest Transfer	9	0	18	0	0.00
TOTAL Reserves	5,963	8,401	11,927	16,802	70.99
Total Expenses	52,690	61,581	113,807	123,159	92.41
Net Income	9,592	(1)	10,803	1	