

**Caribbean Property Management, Inc.**

*Professional Community Association Management*

---

**Bridgepoint HOA, Inc.**

**May 31st, 2025**

**Monthly Financial Statement**

**Caribbean Property Management, Inc.**

**12301 SW 132 Ct. Miami, FL 33186**

**Ph.305-251-3848 Fax 305-251-3849**

**Email: [info@caribbeanproperty.cc](mailto:info@caribbeanproperty.cc)**

**Website: [www.caribbeanproperty.cc](http://www.caribbeanproperty.cc)**

\*Unaudited for management purpose only



# Table of Contents

- . Balance Sheet
  
- . Income & Expense Comparative Report
  
- . Accounts Receivable
  
- . Summary Aged Receivable Report
  
- . Accounts Payable
  
- . Bank Reconciliation Reports
  
- . General Ledger Report – Monthly

We have compiled the accompanying Financial Statements arising from the Association's transactions. This report has not been reviewed or audited by a Certified Public Accountant. Therefore, the information contained in this report is for management purposes only.

# Bridgepoint HOA, Inc.

## Balance Sheet

05/31/2025

### Assets

#### Current Assets

##### Checking/ Savings

City National - OPERATING	246.52
City National Bank - SEC.DEPT.	56,719.16
U.S. Century Bank - Operating	7,810.80
U.S. Century Bank - Reserves	149,030.90
U.S. Century Bank - Special Assess	18,498.66
U.S. Century Bank - Drain Modification	32,791.37

TOTAL Checking/ Savings 265,097.41

**TOTAL Current Assets** 265,097.41

**Owner Receivables** 16,600.82

#### Other Current Assets

Allowance for Bad Debt	(6,400.00)
Prepaid Expenses	3,190.00
Prepaid Insurance	5,762.51
Utility Deposits	224.61
Exchange/ Suspense	514.00
Unbilled Special Assessment	90,760.64

**TOTAL Other Current Assets** 94,051.76

**Total Assets** 375,749.99

### Liabilities

**Prepaid Owners Receivable** 22,066.32

**Accounts Payable - Net Total** 15,065.65

#### Other Current Liabilities

Security Rental Deposit 61,549.75

**TOTAL Other Current Liabilities** 61,549.75

#### LOAN

LOAN - US Century Bank 95,477.75

**TOTAL LOAN** 95,477.75

#### Special Assessment 2022

Special Assessment Income 730,840.32

Special Assessment Expenses (683,249.68)

Loan Interest Expense (50,319.69)

# Bridgepoint HOA, Inc.

## Balance Sheet

05/31/2025

<b>TOTAL Special Assessment 2022</b>	<u>(2,729.05)</u>
<b>Special Assessment 2023</b>	
Special Assessment 2023 Income	75,808.32
Special Assessment 2023 - Expenses	<u>(78,308.32)</u>
<b>TOTAL Special Assessment 2023</b>	<u>(2,500.00)</u>
<b><u>Total Liabilities</u></b>	<u><u>188,930.42</u></u>
<b><u>Fund Balance</u></b>	
<b>Reserves</b>	
Reserve - Exterior Painting	68,129.33
Reserve - Pavement/ Sealcoating	23,574.50
Reserve - Asphalt Road Repaveme	3,677.61
Reserve - Tennis Ct Resurfacing	2,287.73
Reserve - Stamped Conc. Pavers	27,991.24
Reserve - Guardhouse/Pool Roofs	16,086.76
Reserve - Special/General Funds	28,695.30
Reserve - Fountains	3,251.87
Reserve - Drain Cleaning	5,000.04
Reserve - Lake Enbankment	5,000.00
Reserve - Pool Resurfacing	8,205.94
Reserve - Landscape Replacement	26,897.02
Reserve - Pool Furniture	6,725.74
Reserve - Interest Income	108.49
<b>TOTAL Reserves</b>	<u>225,631.57</u>
<b>Fund Balance - Operating</b>	(54,832.51)
<b>Net Income</b>	16,020.51
<b><u>Total Fund Balance</u></b>	<u><u>186,819.57</u></u>
<b><u>Total Fund Balance and Liabilities</u></b>	<u><u>375,749.99</u></u>

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

From : 05/01/2025 to 05/31/2025

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

**Revenues**

<b>Maintenance Income</b>	54,609	54,642	273,043	273,208	99.94
<b>Reserve Assessments</b>	6,991	6,991	34,957	34,957	100.00
<b>Late Fees Income</b>	180	0	405	0	0.00
<b>Legal Fees Income</b>	0	0	1,270	0	0.00
<b>Security Remotes</b>	400	0	425	0	0.00
<b>Miscellaneous Income</b>	0	0	50	0	0.00
<b>Reserves Interest Income</b>	6	0	26	0	0.00
<b>Total Revenues</b>	<b>62,186</b>	<b>61,633</b>	<b>310,176</b>	<b>308,165</b>	<b>100.65</b>

**Expenses**

**Administrative**

Administrative Expenses	25	0	604	0	0.00
Bad Debt Expense	0	0	105	0	0.00
Corporate Annual Report	0	5	0	25	0.00
Pool Permit	0	50	0	250	0.00
Reimb. Printing & Off Supplies	652	500	3,416	2,500	136.64
<b>TOTAL Administrative</b>	<b>677</b>	<b>555</b>	<b>4,125</b>	<b>2,775</b>	<b>148.65</b>

**Insurance**

Commercial Property Package	5,726	6,871	28,630	34,356	83.33
<b>TOTAL Insurance</b>	<b>5,726</b>	<b>6,871</b>	<b>28,630</b>	<b>34,356</b>	<b>83.33</b>

**Contracted Expenses**

Janitorial Maintenance	1,335	1,100	6,675	5,500	121.36
Lake Maintenance	243	238	1,182	1,190	99.33
Landscape Maintenance	4,950	4,950	24,750	24,750	100.00
Management Fees	1,855	1,855	9,275	9,275	100.00
Pest Control/ Exterminating	0	368	2,025	1,838	110.17
Pool & Spa Maintenance	770	770	3,850	3,850	100.00
Security	17,860	15,000	84,631	75,000	112.84
Sprinkler Maintenance	0	500	0	2,500	0.00
T.V. Cable Services	8,424	8,024	40,510	40,120	100.97
<b>TOTAL Contracted Expenses</b>	<b>35,437</b>	<b>32,805</b>	<b>172,898</b>	<b>164,023</b>	<b>105.41</b>

**Professional Fees**

	<u>May 2025</u>		<u>January to May</u>		
	<u>Actual</u>	<u>Budget</u>	<u>Actual</u>	<u>Budget</u>	<u>% Used</u>
Audit, Review, and Compilation	0	417	0	2,083	0.00
Legal Services	3,266	833	7,063	4,167	169.50
Tax Return & Preparation Fees	0	42	0	208	0.00
<b>TOTAL Professional Fees</b>	<b>3,266</b>	<b>1,292</b>	<b>7,063</b>	<b>6,458</b>	<b>109.37</b>
<b>Repairs &amp; Maintenance</b>					
R&M: Drainage Refund	0	250	0	1,250	0.00
R&M: Electrical Repairs	0	167	0	833	0.00
R&M: Entry System Repairs	372	500	2,180	2,500	87.20
R&M: Fertilization	0	0	0	0	0.00
R&M: General Repairs & Maintenance	956	1,667	5,647	8,333	67.77
R&M: Gym Equipment	0	333	400	1,667	24.00
R&M: Lawn Ornamental Pest Control	0	0	0	0	0.00
R&M: Maintenance Supplies	89	250	1,351	1,250	108.08
R&M Misc. Landscape Replacement	0	833	9,350	4,167	224.38
R&M: Sprinkler Repairs	0	1,375	7,480	6,875	108.80
R&M: Tree Trimming / Yearly	0	1,542	750	7,708	9.73
R&M: Pool & Fountain Repair	366	167	6,125	833	735.29
<b>TOTAL Repairs &amp; Maintenance</b>	<b>1,783</b>	<b>7,084</b>	<b>33,283</b>	<b>35,416</b>	<b>93.98</b>
<b>Utilities</b>					
Electricity	2,194	1,800	11,685	9,000	129.83
Guardhouse Telephone/Internet	271	271	1,352	1,354	99.85
Water & Sewer	0	125	135	625	21.60
<b>TOTAL Utilities</b>	<b>2,465</b>	<b>2,196</b>	<b>13,172</b>	<b>10,979</b>	<b>119.97</b>
<b>Reserves</b>					
Reserve Transfer	6,991	6,991	34,957	34,957	100.00
Reserve Deficit	0	3,840	0	19,200	0.00
Reserves Interest Transfer	6	0	26	0	0.00
<b>TOTAL Reserves</b>	<b>6,997</b>	<b>10,831</b>	<b>34,983</b>	<b>54,157</b>	<b>64.60</b>
<b>Total Expenses</b>	<b>56,351</b>	<b>61,634</b>	<b>294,154</b>	<b>308,164</b>	<b>95.45</b>
<b>Net Income</b>	<b>5,835</b>	<b>(1)</b>	<b>16,022</b>	<b>1</b>	

# Bridgepoint HOA, Inc.

## Receivable Accounts

As of : 05/31/2025

Account	Unit	Balance	Account Name
4.00	4	1,570.52	Millet, Rosalba
11.00	11	232.26	Sanchez, Rodolfo & Alina
13.00	13	876.30	Leza, Melba
21.00	21	3,076.21	Sosa, Sara
22.00	22	264.11	Viana, Melissa
25.00	25	553.66	Caballero, Beatriz
28.00	28	553.52	Harward, Tresca & William
30.00	30	12.44	Seivright, David & Pauline
34.00	34	241.26	Vidal, Nora
42.00	42	2,974.52	Clarke, Evelina
50.00	50	29.94	Aleman, Doris & Alfredo & ALEMAN MIRANDA, PLACIDO ALFREDO
56.01	56	3,301.33	ATTORNEY - Tong, Richard & Tong, Linette
67.00	67	795.49	Parra, Dennisse
68.00	68	34.14	Concetta S, Carlos Astudillo
70.00	70	0.28	Kristin Zanowski, Jose Baron
72.00	72	708.85	Guerrero, Maria
74.00	74	15.00	Bakarat, Anwar & Munira Elneser, Lina
88.00	88	393.74	Diego, Vicente & Elizabeth
89.00	89	18.00	Chiron, Stewart & Melody
93.00	93	362.52	Baeza Dagger, Junney Maria & Vazquez Santiago, Melvin
94.00	94	15.00	Fowler, Susan
98.00	98	181.26	Figueroa, Juan & Nilza
102.00	102	270.82	Velasco, Laura
107.00	107	119.65	Sanchez, Gabriel & Sanchez, Maria

Number	Amount	Details
24	16,600.82	= Total of Receivables (Debit )
		= Total paid in advance (Credit ) or zero
<b>24</b>	<b>16,600.82</b>	<b>= Net total of selected accounts</b>

# Bridgepoint HOA, Inc.

## Prepaid Receivables

As of : 05/31/2025

Account	Unit	Balance	Account Name
2.00	2	(10.00)	Corporation, RME
8.01	8	(167.52)	Franye, Antonio & Patricia
9.00	9	(353.70)	Rojas Marty, Rose Marie
18.00	18	(731.26)	Sara Nazari, Seyed Mohammad H.
19.00	19	(1,053.02)	Siman, Gabriela M. Saca
29.00	29	(7,732.09)	Zeisler, Henry John & Ann S
33.00	33	(325.83)	Sanjurjo, Ernesto
35.00	35	(0.07)	Ricker, Denise
37.00	37	(906.30)	Forns, Armentina
38.00	38	(347.52)	Saunders, Noreen
40.01	40	(537.56)	Martinez, Christine
41.00	41	(703.78)	Marty, Rosemarie Rojas
45.00	45	(1,208.14)	Corp., La Gorda
47.00	47	(1,457.41)	Green, Thomas & Carole
51.00	51	(689.03)	Berron, Diana
53.01	53	(523.35)	AK, LLC, Juniper
59.00	59	(550.00)	Hernandez, Joseph
61.00	61	(39.48)	Parsons, Ana
62.00	62	(377.52)	Nieves, Gaston Alejandro
63.00	63	(181.76)	Iliffe, Bonifacio Lopez & Christi
65.00	65	(108.00)	Tambini, Ana & Cuenca, Andrea
78.00	78	(731.26)	Patty, Christopher
82.01	82	(1.20)	Delgado, Gustavo
84.00	84	(1,081.85)	Perez, Armando
92.00	92	(513.97)	Perez, Maritza N. & Nicole
103.00	103	(376.00)	Hernandez, Leticia
104.00	104	(746.26)	Briceno, Mariela
108.00	108	(550.00)	Gonzales, Rodolfo & Gonzalez, Silvia
109.00	109	(4.98)	Verdi, Jorge
110.01	110	(57.46)	Gaffney, Charles P. & Gonzalez, Madelaine M.

Number	Amount	Details
		= Total of Receivables (Debit )
30	(22,066.32)	= Total paid in advance (Credit ) or zero
<b>30</b>	<b>(22,066.32)</b>	<b>= Net total of selected accounts</b>

**Bridgepoint HOA, Inc.**  
**Summary Aged Accounts Receivable**

As of 05/31/2025

Account	Unit	Name	Current	31-60	61-90	Over 90	Total
1.00	1	Torres, Jeanette					0.00
2.00	2	Corporation, RME	(10.00)				(10.00)
3.01	3	Salazar, Liliana					0.00
4.00	4	Millet, Rosalba		1,570.52			1,570.52
5.00	5	Brewer, Walter					0.00
6.00	6	Tambini, Ana				1 - 5/19/2025 - 30 Day Notice	0.00
7.00	7	Berrones, Leticia					0.00
8.01	8	Franye, Antonio & Patricia		180.00			(167.52)
9.00	9	Rojas Marty, Rose Marie	(353.70)				(353.70)
10.00	10	Luaces, Norma & Luaces, Lissette					0.00
11.00	11	Sanchez, Rodolfo & Alina	(125.74)			1 - 5/19/2025 - 30 Day Notice 2 - 6/16/2025 - ATP	232.26
12.00	12	Santisteban, Michelle					0.00
13.00	13	Leza, Melba		746.26	130.04		876.30
				2 - 3/18/2025 - ATP			
14.00	14	Mendez, Gladys M.					0.00
15.00	15	Zuleta & Laura L., Marco					0.00
16.01	16	Damas, Ricardo Eugenio & Lopez,		385.00			0.00
17.00	17	Wechsberg, Florence & Wechenbe					0.00
18.00	18	Sara Nazari, Seyed Mohammad H	(731.26)				(731.26)
19.00	19	Siman, Gabriela M. Saca	(930.26)	(472.76)			(1,053.02)
20.01	20	Juan Correa & Melissa Freydell Va					0.00
21.00	21	Sosa, Sara	15.00	196.26	181.26	2,683.69	3,076.21
22.00	22	Viana, Melissa	15.00	249.11			264.11
23.00	23	Luaces, Norma & Lissette					0.00
24.00	24	Conde, Cristina					0.00
25.00	25	Caballero, Beatriz		553.66			553.66
				1 - 5/19/2025 - 30 Day Notice 2 - 6/16/2025 - ATP			
26.00	26	Borr, Nancy					0.00

Account	Unit	Name	Current	31-60	61-90	Over 90	Total
27.00	27	Henderson, Lisette					0.00
28.00	28	Harward, Tresca & William				553.52	553.52
			1 - 5/19/2025 - 30 Day Notice 2 - 6/16/2025 - ATP				
29.00	29	Zeisler, Henry John & Ann S	(550.00)	(550.00)	(731.26)	(5,900.83)	(7,732.09)
30.00	30	Seivright, David & Pauline		12.44			12.44
31.00	31	Branger, Alejandro					0.00
32.00	32	Manuel Cardenal & Mary Cardenal					0.00
33.00	33	Sanjurjo, Ernesto	(731.26)	(622.57)		1,028.00	(325.83)
34.00	34	Vidal, Nora		241.26			241.26
35.00	35	Ricker, Denise		(0.07)			(0.07)
36.00	36	Jose M. Gispert, Gabriela Del Car					0.00
37.00	37	Forns, Armentina			(906.30)		(906.30)
38.00	38	Saunders, Noreen	(166.26)	(358.74)	358.74	(181.26)	(347.52)
39.01	39	Valle, Blanca M.					0.00
40.01	40	Martinez, Christine		196.26	(8.78)	(725.04)	(537.56)
41.00	41	Marty, Rosemarie Rojas	(703.78)				(703.78)
42.00	42	Clarke, Evelina	15.00	197.04		2,762.48	2,974.52
43.01	43	Rivas-Fuentes, Sandra					0.00
44.00	44	Ruiz, Aldo					0.00
45.00	45	Corp., La Gorda				(1,208.14)	(1,208.14)
46.00	46	Bedoya, Jessica					0.00
47.00	47	Green, Thomas & Carole	(550.30)	(122.07)	(785.04)		(1,457.41)
48.00	48	LLC, 5510 SW 70TH Place & Bria					0.00
49.00	49	Fernandez, Juan & Odette					0.00
50.00	50	Aleman, Doris & Alfredo & ALEMA		29.94			29.94
51.00	51	Berron, Diana	(689.03)				(689.03)
52.00	52	Bejarano, Bruna					0.00
53.01	53	AK, LLC, Juniper	(523.35)				(523.35)
54.00	54	Karen Alas					0.00
55.00	55	Gonzalez, Esperanza					0.00

Account	Unit	Name	Current	31-60	61-90	Over 90	Total
56.01	56	Tong, Richard & Tong, Linette	15.00 2 - 3/18/2025 - ATP 3 - 4/15/2025 - LEGAL	746.26	731.26	1,808.81	3,301.33
57.00	57	Trustee, Manju Khiatani Torres,					0.00
58.00	58	Valdivia, Isabel					0.00
59.00	59	Hernandez, Joseph		(550.00)			(550.00)
60.00	60	Goltzer, Roxanna					0.00
61.00	61	Parsons, Ana	(39.48)				(39.48)
62.00	62	Nieves, Gaston Alejandro	(377.52)				(377.52)
63.00	63	Iliffe, Bonifacio Lopez & Christi	(181.76)				(181.76)
64.00	64	Sauma, Vanessa					0.00
65.00	65	Tambini, Ana & Cuenca, Andrea	(108.00) 1 - 5/19/2025 - 30 Day Notice 2 - 6/16/2025 - ATP				(108.00)
66.00	66	Wang, He					0.00
67.00	67	Parra, Dennisse	15.00 1 - 5/19/2025 - 30 Day Notice 2 - 6/16/2025 - ATP	731.26	49.23		795.49
68.00	68	Concetta S, Carlos Astudillo		34.14			34.14
69.00	69	Molina, Maria, Trustee & Maria E. M					0.00
70.00	70	Kristin Zanowski, Jose Baron		731.26	312.02	(1,043.00)	0.28
71.00	71	Kritchman, William					0.00
72.00	72	Guerrero, Maria		527.59			708.85
73.00	73	Bossi, Adrian & Etcheberry, Merced	(567.78)			567.78	0.00
74.00	74	Bakarat, Anwar & Munira Elneser, L		15.00			15.00
75.00	75	Barcelo, Carina					0.00
76.00	76	Gutierrez, Nicholas Mark					0.00
77.01	77	Pittaluga, Chelsea					0.00
78.00	78	Patty, Christopher	(731.26)				(731.26)
79.01	79	Stone, Kimberlee					0.00
80.00	80	Lackey, Ana Maria					0.00
81.00	81	Salzverg, Gisela					0.00
82.01	82	Delgado, Gustavo	(1.20)				(1.20)
83.00	83	Rafael Guilarte					0.00
84.00	84	Perez, Armando		(514.00)	(567.85)		(1,081.85)

Account	Unit	Name	Current	31-60	61-90	Over 90	Total
85.00	85	Belfort, Zayra					0.00
86.00	86	Pelaez, Gina					0.00
87.01	87	Jorin, Silvia					0.00
88.00	88	Diego, Vicente & Elizabeth	(1,296.26)	550.00	369.96	770.04	393.74
89.00	89	Chiron, Stewart & Melody		584.26			18.00
90.00	90	White, Roger					0.00
91.00	91	Serrano, Jacqueline R					0.00
92.00	92	Perez, Maritza N. & Nicole	(513.97)				(513.97)
93.00	93	Baeza Dagger, Junney Maria & Va		558.78		(196.26)	362.52
94.00	94	Fowler, Susan	15.00	181.26	(181.26)		15.00
95.01	95	Mega Holdings, LLC, Alvarez					0.00
96.00	96	LLC, 6940 SW 55 Terr,					0.00
97.00	97	RYAN HOUSING, LLC & Paulette P					0.00
98.00	98	Figueroa, Juan & Nilza	15.00	166.26			181.26
99.01	99	Rives-Gonzalez, Yamile A.					0.00
100.00	100	Senices, Julissa					0.00
101.01	101	Rodriguez, Otten & Rodriguez, De					0.00
102.00	102	Velasco, Laura	15.00	255.82			270.82
103.00	103	Hernandez, Leticia	(209.74)	(166.26)			(376.00)
104.00	104	Briceno, Mariela	(746.26)				(746.26)
105.01	105	Riera, Juan Carlos					0.00
106.00	106	Luaces, Norma & Luaces, Lisette					0.00
107.00	107	Sanchez, Gabriel & Sanchez, Mar	15.00	104.65			119.65
108.00	108	Gonzales, Rodolfo & Gonzalez, S	(550.00)				(550.00)
109.00	109	Verdi, Jorge	(4.98)				(4.98)
110.01	110	Gaffney, Charles P. & Gonzalez, M	(57.46)				(57.46)
111.00	111	Goncalves, Rosa					0.00
112.00	112	Vega, Elizabeth & Hugo					0.00
<b>Totals</b>	<b>112</b>		(11,315.61)	6,387.82	(1,047.98)	919.79	(5,465.50)

**Bridgepoint HOA, Inc.**

**Payable accounts**

**As of : 05/31/2025**

<b>Account</b>	<b>Balance</b>	<b>Account Name</b>
250037.00	350.00	A.L.C AIR CONDITIONING & REFRIGERATION
250145.00	187.50	CIRCLE SECURITY SOLUTIONS
250200.00	10.54	FIRST INSURANCE FUNDING
250310.20	500.00	INVASIVE WILDLIFE REMOVAL MIAMI LLC
250420.00	9,067.61	NATIONAL SENTINEL
250612.00	4,950.00	RUBIO GARDEN

<b>Number</b>	<b>Amount</b>
<b>6</b>	<b>15,065.65</b>

# Bridgepoint HOA, Inc.

## Bank Reconciliation : 05/31/2025

City National Bank - Operating Account, Miami 101500.00 - City National - OPERATING	#	xxx8327
--	---	---------

Balance on the bank statement as of 05/31/2025:	246.52	
<b>PLUS:</b> Deposits not yet cleared at the bank as of this date	0.00	
<b>MINUS:</b> Checks not yet cleared at the bank as of this date	0.00	
Adjusted bank account balance as of the same date	246.52	
Balance of the account in our books as of the same date	246.52	
<b>Difference:</b>	<b>0.00</b>	

<b>Deposits and checks that have cleared in current period</b>
--

Date	Ch. #	Trx	Check	Deposits	Description
02/18/2025	395	17395	23.52		Check - CHARLES GAFFNEY REIMBURSE PULLEY CABLE

<b>Totals</b>		<b>Checks</b>	<b>Deposits</b>	<b>Number</b>
		<b>23.52</b>	<b>0.00</b>	<b>1</b>

# Bridgepoint HOA, Inc.

## Bank Reconciliation : 05/31/2025

City National Bank - Operating Account, Miami	#	xxx8327
101500.00 - City National - OPERATING		

Checks and Deposits still outstanding (not cleared at the bank yet)

Date	Ch. #	Trx	Check	Deposits	Description
		0			None

Totals	Checks	Deposits	Number
			0



**Client Service**

Online  
 citynational.com

CityTel  
 1-800-762-CITY (2489)

Your Banking Center  
 HOA  
 P.O. Box 025620  
 Miami, FL 33102-5620

Telephone  
 305-577-7336  
 800-435-8839

Your Banking Center Hours  
 Lobby: Monday - Friday: 9:00am - 5:00pm

P:40071 / T: / S:



BRIDGEPOINT HOMEOWNERS ASSOCIATION INC  
 NEW OPERATING  
 12301 SW 132 CT  
 CO CARIBBEAN PROPERTY MANAGEMENT  
 MIAMI FL 33186-7299



For additional locations  
 and hours, please visit  
 citynational.com

NMLS 412469  
**Member  
 FDIC**



**Association Non-Interest Checking**

**Account Summary**

Account:	XXXXXX8327	Beginning Balance:	\$270.04
Last Statement:	April 30, 2025	Ending Balance:	\$246.52
This Statement:	May 30, 2025	Average Ledger Balance:	\$251.83
		Low Balance:	\$246.52

**Daily Activity**

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
04-30	Beginning balance			270.04
05-08	Check # 395		23.52	246.52
05-30	Ending totals	0.00	23.52	246.52

**Checks**

Number	Date	Amount	Number	Date	Amount
395	05-08	23.52			

\* Skip In Check Sequence

**CHANGES TO FUNDS  
 AVAILABILITY**  
*Effective July 1, 2025*

Regulation CC is being updated to reflect inflation-based adjustments to certain dollar thresholds that affect when deposited funds are made available for withdrawal.

**Key changes include:**

- Next-day availability minimum increases from \$225 to **\$275**.
- New account availability threshold increases from \$5,525 to **\$6,725**.
- Extended hold threshold for large deposits and repeated overdrafts increases from \$5,525 to **\$6,725**.

\*Special rules apply for savings accounts. Please refer to the Funds Availability Policy located at [citynational.com/home/disclosures](http://citynational.com/home/disclosures) for detailed information.

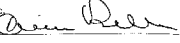
Continued on the next page

**Small Business.  
 Big Impact.**

Behind every thriving community is a small business with big ideas making an impact.



Check # 395 Amount: \$23.52 Date: 05/08/2025

Bridgepoint HOA, Inc. c/o Caribbean Property Management, Inc. 12301 SW 132nd CT Miami FL 33186 USA		City National Bank Operating Account 100 SE 2nd Street, 13th Floor Miami FL 33131		000395
Pay	** Twenty-three and 52/100 Dollars	Date	02/18/2025	
To the order of	CHARLES GAFFNEY	By	Bridgepoint HOA, Inc. 	
Note: REIMBURSE PULLEY CABLE				

⑆000395⑆ ⑆066004367⑆ ⑆3000358327⑆

Check # 395 Amount: \$23.52 Date: 05/08/2025

<small>           THIS CHECK CANNOT BE DEPOSITED INTO AN ACCOUNT THAT IS NOT A CHECKING ACCOUNT.            1. THIS CHECK IS NOT VALID UNLESS IT IS SIGNED BY THE PERSON WHOSE NAME IS ON THE CHECK.            2. If you are not the person who signed this check, it is not valid.            3. Paper checks are VOID if they are altered, tampered with, or otherwise changed.            4. Signature must be legible and match the name on the check.            5. Signature must be on the same document as the check.            6. Signature must be on the same document as the check.         </small>	EdFed >267077821< Teller: 5364 Branch: 10 5/7/2025 DIN: 925900000029682 305-270-5248	0091564277 2025-05-08
	EdFed >267077821< Teller: 5364 Branch: 10 5/7/2025 DIN: 925900000029682 305-270-5248	
	EdFed >267077821< Teller: 5364 Branch: 10 5/7/2025 DIN: 925900000029682 305-270-5248	
	EdFed >267077821< Teller: 5364 Branch: 10 5/7/2025 DIN: 925900000029682 305-270-5248	



# Bridgepoint HOA, Inc.

## Bank Reconciliation : 05/31/2025

City National Bank - Security Deposit Account, Miami	#	xxx4446
103000.00 - City National Bank - SEC.DEP.		

Balance on the bank statement as of 05/31/2025:	57,219.16	
<b>PLUS:</b> Deposits not yet cleared at the bank as of this date	0.00	
<b>MINUS:</b> Checks not yet cleared at the bank as of this date	-500.00	
Adjusted bank account balance as of the same date	56,719.16	
Balance of the account in our books as of the same date	56,719.16	
<b>Difference:</b>	<b>0.00</b>	

<b>Deposits and checks that have cleared in current period</b>
--

Date	Ch. #	Trx	Check	Deposits	Description
05/02/2025	Dep. # 2616	18206		3,250.00	Deposit 103000.00 - City National Bank - SEC.DEP.

<b>Totals</b>		<b>Checks</b>	<b>Deposits</b>	<b>Number</b>
		<b>0.00</b>	<b>3 250.00</b>	<b>1</b>

# Bridgepoint HOA, Inc.

## Bank Reconciliation : 05/31/2025

City National Bank - Security Deposit Account, Miami	#	xxx4446
103000.00 - City National Bank - SEC.DEP.		

<b>Checks and Deposits still outstanding (not cleared at the bank yet)</b>
--

Date	Ch. #	Trx	Check	Deposits	Description
05/06/2025	614	18258	500.00		Check - ANDRES MEJIA REFUND SECURITY DEPOSIT ACCT 103.00

<b>Totals</b>		<b>Checks</b>	<b>Deposits</b>	<b>Number</b>
		<b>500.00</b>	<b>0.00</b>	<b>1</b>



**Client Service**

**Online**  
 citynational.com

**CityTel**  
 1-800-762-CITY (2489)

**Your Banking Center**  
 HOA  
 P.O. Box 025620  
 Miami, FL 33102-5620

**Telephone**  
 305-577-7336  
 800-435-8839

**Your Banking Center Hours**  
 Lobby: Monday - Friday: 9:00am - 5:00pm

P:10248 / T: / S:



BRIDGEPOINT HOMEOWNERS ASSOCIATION INC  
 SECURITY DEPOSIT ACCOUNT  
 C/O CARIBBEAN PROPERTY MGMT  
 12301 SW 132 CT SUITE 102  
 MIAMI FL 33186-7299



For additional locations  
 and hours, please visit  
 citynational.com

NMLS 412469  
**Member**  
**FDIC**



**Association Non-Interest Checking**

**Account Summary**

Account:	XXXXX4446	Beginning Balance:	\$53,969.16
Last Statement:	April 30, 2025	Ending Balance:	\$57,219.16
This Statement:	May 30, 2025	Average Ledger Balance:	\$57,114.32
		Low Balance:	\$53,969.16

**Daily Activity**

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
04-30	Beginning balance			53,969.16
05-02	Office Deposit	3,250.00		57,219.16
05-30	Ending totals	3,250.00	0.00	57,219.16

**CHANGES TO FUNDS  
 AVAILABILITY**  
*Effective July 1, 2025*

Regulation CC is being updated to reflect inflation-based adjustments to certain dollar thresholds that affect when deposited funds are made available for withdrawal.

**Key changes include:**

- Next-day availability minimum increases from \$225 to **\$275**.
- New account availability threshold increases from \$5,525 to **\$6,725**.
- Extended hold threshold for large deposits and repeated overdrafts increases from \$5,525 to **\$6,725**.

\*Special rules apply for savings accounts. Please refer to the Funds Availability Policy located at [citynational.com/home/disclosures](http://citynational.com/home/disclosures) for detailed information.

**Small Business.  
 Big Impact.**

Behind every thriving community is a small business with big ideas making an impact.



# Bridgepoint HOA, Inc.

## Bank Reconciliation : 05/31/2025

<b>US Century Bank - Operating Account, Doral</b>	#	xxx2920
<b>104100.00 - U.S. Century Bank - Operating</b>		

Balance on the bank statement as of 05/31/2025:	30,074.17	
<b>PLUS:</b> Deposits not yet cleared at the bank as of this date	6,281.65	
<b>MINUS:</b> Checks not yet cleared at the bank as of this date	-28,545.02	
Adjusted bank account balance as of the same date	7,810.80	
Balance of the account in our books as of the same date	7,810.80	
<b>Difference:</b>	<b>0.00</b>	

### Deposits and checks that have cleared in current period

Date	Ch. #	Trx	Check	Deposits	Description
04/07/2025	523	18023	449.54		Check - Caribbean Property Management Inv. 24554
04/07/2025	521	18021	182.58		Check - SIEGFRIED RIVERA Inv. 305941
04/08/2025	524	18048	8,792.83		Check - NATIONAL SENTINEL Inv. 8800(3/16/25 - 3/31/25)
04/29/2025	528	18140	8,243.28		Check - NATIONAL SENTINEL Inv. 8815(4/1/25 - 4/15/25)
04/29/2025	527	18139	3,480.00		Check - RUBIO GARDEN Inv. 6410
04/29/2025	526	18138	3,225.00		Check - RUBIO GARDEN Inv. 200 & 6442/FINAL PMT
04/29/2025	534	18146	1,855.00		Check - Caribbean Property Management Inv. 24644/May management fees
04/29/2025	533	18145	1,335.00		Check - Caribbean Property Management Inv. 24607/May janitorial fees
04/29/2025	532	18144	687.88		Check - SIEGFRIED RIVERA Inv. 307216
04/29/2025	529	18141	525.00		Check - PESKY CRITTERS Inv. 1003231
04/29/2025	531	18143	243.00		Check - THE LAKE DOCTORS, INC. Inv. 2014202
04/29/2025	535	18147	121.96		Check - Carina Barcelo REIMBURSEMENT
04/30/2025	DP-161	18150	271.04		Direct payment - COMCAST 4/13/25 - 5/12/25
05/01/2025	Dep. # 2610	18157		727.56	Lockbox deposit
05/01/2025	Dep. # 2612	18161		1,100.00	Lockbox deposit
05/02/2025	Dep. # 2615	18203		4,455.26	Deposit 104100.00 - U.S. Century Bank - Operating
05/02/2025	Dep. # 2613	18197		8,756.30	Lockbox deposit
05/05/2025	Dep. # 2621	18226		514.00	Lockbox deposit
05/05/2025	Dep. # 2619	18223		550.00	Lockbox deposit
05/05/2025	Dep. # 2617	18219		4,013.26	Lockbox deposit
05/06/2025	537	18250	8,243.28		Check - NATIONAL SENTINEL Inv. 8837(4/16/25 - 4/30/25)
05/06/2025	538	18251	4,950.00		Check - RUBIO GARDEN Inv. 6486
05/06/2025	536	18249	3,400.00		Check - AMERI-CLEAN PUMPING INC. Inv. 16381
05/06/2025	539	18252	1,540.00		Check - RUBIO GARDEN Inv. 6448
05/06/2025	540	18254	94.70		Check - THE BEAUTIFUL MAILBOX COMPANY Inv. 177924
05/06/2025	541	18256	94.70		Check - THE BEAUTIFUL MAILBOX COMPANY Inv. 177928
05/06/2025		18754	25.00		Bank fees 104100.00 - U.S. Century Bank - Operating
05/06/2025	Dep. # 2624	18238		15.00	Lockbox deposit
05/06/2025	Dep. # 2626	18244		1,056.52	Lockbox deposit
05/06/2025	Dep. # 2622	18234		1,128.02	Lockbox deposit
05/07/2025	Dep. # 2632	18281		181.26	Lockbox deposit
05/07/2025	Dep. # 2630	18278		1,281.26	Lockbox deposit
05/07/2025	Dep. # 2628	18273		3,773.52	Lockbox deposit
05/08/2025	Dep. # 2635	18291		550.00	Lockbox deposit
05/08/2025	Dep. # 2636	18293		550.00	Lockbox deposit
05/08/2025	Dep. # 2633	18288		2,012.52	Lockbox deposit
05/09/2025	Dep. # 2637	18297		181.26	Lockbox deposit
05/09/2025	Dep. # 2640	18303		731.26	Lockbox deposit
05/09/2025	Dep. # 2641	18308		3,680.30	Deposit 104100.00 - U.S. Century Bank - Operating
05/12/2025	Dep. # 2648	18335		550.00	Lockbox deposit

# Bridgepoint HOA, Inc.

## Bank Reconciliation : 05/31/2025

<b>US Century Bank - Operating Account, Doral</b>	#	xxx2920
<b>104100.00 - U.S. Century Bank - Operating</b>		

Date	Dep. #	Check #	Amount	Amount	Description
05/12/2025	Dep. # 2643	18325		565.00	Lockbox deposit
05/12/2025	Dep. # 2645	18330		1,281.26	Lockbox deposit
05/13/2025	DP-162	18358	8,423.91		Direct payment - COMCAST 5/1/25 - 5/31/25
05/13/2025	546	18365	651.85		Check - Caribbean Property Management Inv. 24668
05/13/2025	542	18360	356.00		Check - OTTEN RODRIGUEZ REIMBURSE FOR BENCHES & TENNIS COU
05/13/2025	549	18369	243.00		Check - THE LAKE DOCTORS, INC. Inv. 2021267
05/13/2025	545	18364	89.08		Check - DISCOUNT LIGHTING & SUPPLIES, INC. Inv. 19113
05/13/2025	Dep. # 2651	18350		4,186.45	Deposit 104100.00 - U.S. Century Bank - Operating
05/13/2025	Dep. # 2649	18347		4,851.01	Lockbox deposit
05/14/2025	Dep. # 2652	18373		912.26	Lockbox deposit
05/14/2025	Dep. # 2727	18753		2,802.26	Deposit 104100.00 - U.S. Century Bank - Operating
05/15/2025	Dep. # 2653	18376		550.00	Lockbox deposit
05/15/2025	Dep. # 2655	18379		550.30	Lockbox deposit
05/19/2025	Dep. # 2659	18403		731.26	Lockbox deposit
05/19/2025	Dep. # 2658	18400		1,896.76	Lockbox deposit
05/20/2025	DP-163	18422	2,163.17		Direct payment - FPL 4/9/25 - 5/9/25
05/20/2025	553	18419	1,650.00		Check - RUBIO GARDEN Inv. 6598
05/20/2025	554	18420	750.00		Check - RUBIO GARDEN Inv. 6599
05/20/2025	552	18418	500.00		Check - RUBIO GARDEN Inv. 6597
05/20/2025	555	18421	13.59		Check - Carina Barcelo REIMBURSE FLAG REPLACEMENT
05/20/2025	Dep. # 2661	18411		731.26	Lockbox deposit
05/21/2025	Dep. # 2662	18427		731.26	Lockbox deposit
05/22/2025	Dep. # 2666	18441		750.00	Lockbox deposit
05/23/2025	Dep. # 2667	18443		550.00	Lockbox deposit
05/23/2025	Dep. # 2668	18446		916.86	Lockbox deposit
05/27/2025	556	18449	365.69		Check - Carina Barcelo REIMBURSE ITEMS FOR POOL AREA
05/27/2025	DP-165	18460	271.04		Direct payment - COMCAST 5/13/25 - 6/12/25
05/28/2025	Dep. # 2670	18467		1,484.16	Lockbox deposit
05/30/2025	DP-170	18755	5,680.99		Check - FIRST INSURANCE FUNDING
05/30/2025	Dep. # 2678	18493		181.26	Lockbox deposit
05/31/2025	DP-171	18756	30.74		Check - FPL

Totals	Checks	Deposits	Number
	<b>68 948.85</b>	<b>59 478.66</b>	<b>71</b>

# Bridgepoint HOA, Inc.

## Bank Reconciliation : 05/31/2025

US Century Bank - Operating Account, Doral 104100.00 - U.S. Century Bank - Operating	#	xxx2920
---	---	---------

<b>Checks and Deposits still outstanding (not cleared at the bank yet)</b>
--

Date	Ch. #	Trx	Check	Deposits	Description
04/29/2025	530	18142	770.00		Check - Oliver's Pool Inv. 44
05/13/2025	548	18367	1,855.00		Check - Caribbean Property Management Inv. 24756/June management fees
05/13/2025	547	18366	1,335.00		Check - Caribbean Property Management Inv. 24720/June janitorial fees
05/13/2025	544	18363	770.00		Check - Oliver's Pool Inv. 52
05/13/2025	543	18362	503.00		Check - Zenith Insurance Company Inv. DP136612706001/#Z136612706
05/20/2025	550	18416	8,792.83		Check - NATIONAL SENTINEL Inv. 8851(5/1/25 - 5/15/25)
05/20/2025	551	18417	140.00		Check - Caribbean Property Management Inv. REIMB-GERMAN NAVARRO C
05/21/2025	Dep. # 2664	18433		5,767.65	Deposit 104100.00 - U.S. Century Bank - Operating
05/27/2025	561	18458	10,832.00		Check - BRIDGEPOINT HOMEOWNERS FEBRUARY RESERVE
05/27/2025	559	18456	3,266.03		Check - SIEGFRIED RIVERA Inv. 308507
05/27/2025	560	18457	185.00		Check - CIRCLE SECURITY SOLUTIONS Inv. 46524
05/27/2025	558	18454	61.04		Check - OTTEN RODRIGUEZ REIMBURSE CONTRACTORS LUNCH
05/27/2025	557	18450	35.12		Check - OTTEN RODRIGUEZ REIMBURSE FOR STONES
05/30/2025	Dep. # 2679	18495		514.00	Deposit 104100.00 - U.S. Century Bank - Operating

<b>Totals</b>	<b>Checks</b> 28 545.02	<b>Deposits</b> 6 281.65	<b>Number</b> 14
---------------	----------------------------	-----------------------------	---------------------



**BRIDGEPOINT HOMEOWNERS ASSOCIATION  
INC.  
CARIBBEAN PROPERTY MANAGEMENT, INC.  
OPERATING  
12301 SW 132ND CT  
MIAMI FL 33186-7299**

**Page Number** 1 of 8  
**Account Number:** 1012012920  
**Date** 05/31/25

You can view our privacy notice by visiting our website [www.uscentury.com](http://www.uscentury.com). If you wish to have a copy mailed to you, call (305) 715-5200.

**HOA BUSINESS CK**

**Summary of Activity Since Your Last Statement**

Beginning Balance	5/01/25	39,544.36
Deposits / Misc Credits	38	59,478.66
Withdrawals / Misc Debits	44	68,948.85
Ending Balance	5/31/25	30,074.17
Service Charge		.00
Average Balance		44,849
Average Collected Balance		44,362
Enclosures		31

**Deposits and Credits**

Date	Amount	Activity Description
5/01	727.56	BRIDGEPOINT HOA/Settlement Caribbean Property Man
5/01	1,100.00	BRIDGEPOINT HOA/Settlement Caribbean Property Man
5/02	8,756.30	BRIDGEPOINT HOA/Settlement Caribbean Property Man
5/05	514.00	VANCO PAYMENTS/GATEWAY CARIBBEAN PROPERTY MAN
5/05	550.00	BRIDGEPOINT HOA/Settlement Caribbean Property Man
5/05	1,082.00	BRIDGEPOINT HOA/Settlement Caribbean Property Man
5/05	2,931.26	BRIDGEPOINT HOA/Settlement Caribbean Property Man
5/06	15.00	ClickPay STL CC/CP STL CC
5/06	1,056.52	BRIDGEPOINT HOA INC BRIDGEPOINT HOA/Settlement Caribbean Property Man
5/06	1,128.02	BRIDGEPOINT HOA/Settlement



**BRIDGEPOINT HOMEOWNERS ASSOCIATION  
INC.  
CARIBBEAN PROPERTY MANAGEMENT, INC.  
OPERATING  
12301 SW 132ND CT  
MIAMI FL 33186-7299**

**Page Number  
Account Number:  
Date**

**2 of 8  
1012012920  
05/31/25**

**Deposits and Credits**

Date	Amount	Activity Description
		Caribbean Property Man
5/07	4,455.26	Deposit
5/07	181.26	BRIDGEPOINT HOA/Settlement
		Caribbean Property Man
5/07	1,281.26	ClickPay STL CC/CP STL CC
		BRIDGEPOINT HOA INC
5/07	3,773.52	BRIDGEPOINT HOA/Settlement
		Caribbean Property Man
5/08	550.00	VANCO PAYMENTS/GATEWAY
		CARIBBEAN PROPERTY MAN
5/08	550.00	ClickPay STL CC/CP STL CC
		BRIDGEPOINT HOA INC
5/08	2,012.52	BRIDGEPOINT HOA/Settlement
		Caribbean Property Man
5/09	181.26	BRIDGEPOINT HOA/Settlement
		Caribbean Property Man
5/09	731.26	BRIDGEPOINT HOA/Settlement
		Caribbean Property Man
5/12	550.00	VANCO PAYMENTS/GATEWAY
		CARIBBEAN PROPERTY MAN
5/12	565.00	BRIDGEPOINT HOA/Settlement
		Caribbean Property Man
5/12	1,281.26	ClickPay STL CC/CP STL CC
		BRIDGEPOINT HOA INC
5/13	4,851.01	BRIDGEPOINT HOA/Settlement
		Caribbean Property Man
5/14	2,802.26	Deposit
5/14	3,680.30	Deposit
5/14	4,186.45	Deposit
5/14	912.26	BRIDGEPOINT HOA/Settlement
		Caribbean Property Man
5/15	550.00	ClickPay STL CC/CP STL CC
		BRIDGEPOINT HOA INC
5/15	550.30	BRIDGEPOINT HOA/Settlement
		Caribbean Property Man
5/19	731.26	BRIDGEPOINT HOA/Settlement
		Caribbean Property Man
5/19	1,896.76	ClickPay STL CC/CP STL CC
		BRIDGEPOINT HOA INC
5/20	731.26	BRIDGEPOINT HOA/Settlement
		Caribbean Property Man
5/21	731.26	BRIDGEPOINT HOA/Settlement
		Caribbean Property Man



BRIDGEPOINT HOMEOWNERS ASSOCIATION INC. CARIBBEAN PROPERTY MANAGEMENT, INC. OPERATING 12301 SW 132ND CT MIAMI FL 33186-7299

Page Number 3 of 8 Account Number: 1012012920 Date 05/31/25

Deposits and Credits

Table with 3 columns: Date, Amount, Activity Description. Rows include transactions from 5/22 to 5/30 with descriptions like BRIDGEPOINT HOA/Settlement and Caribbean Property Man.

Checks in Check Number Order

Table with 9 columns: Date, Check No, Amount, Date, Check No, Amount, Date, Check No, Amount. Lists check transactions from 5/19 to 5/14.

\* indicates a break in check number sequence

Withdrawals and Debits

Table with 3 columns: Date, Amount, Activity Description. Rows include transactions from 5/02 to 5/21 with descriptions like COMCAST/CABLE and FPL DIRECT DEBIT/ELEC PYMT.



BRIDGEPOINT HOMEOWNERS ASSOCIATION  
INC.  
CARIBBEAN PROPERTY MANAGEMENT, INC.  
OPERATING  
12301 SW 132ND CT  
MIAMI FL 33186-7299

Page Number 4 of 8  
Account Number: 1012012920  
Date 05/31/25

**Withdrawals and Debits**

Date	Amount	Activity Description
5/21	35.31	BRIDGEPOINT HOMEOWNERS FPL DIRECT DEBIT/ELEC PYMT
5/21	79.92	BRIDGEPOINT HOMEOWNERS FPL DIRECT DEBIT/ELEC PYMT
5/21	159.43	BRIDGEPOINT HOMEOWNERS FPL DIRECT DEBIT/ELEC PYMT
5/21	166.21	BRIDGEPOINT HOMEOWNERS FPL DIRECT DEBIT/ELEC PYMT
5/21	169.58	BRIDGEPOINT HOMEOWNERS FPL DIRECT DEBIT/ELEC PYMT
5/22	85.23	BRIDGEPOINT HOMEOWNERS FPL DIRECT DEBIT/ELEC PYMT
5/22	303.86	BRIDGEPOINT HOMEOWNERS FPL DIRECT DEBIT/ELEC PYMT
5/22	505.45	BRIDGEPOINT HOMEOWNERS FPL DIRECT DEBIT/ELEC PYMT
5/29	271.04	BRIDGEPOINT HOMEOWNERS COMCAST-XFINITY/CABLE SVCS
5/30	5,680.99	BRIDGEPOINT *HOA FIRST INSURANCE/INSURANCE Bridgepoint Homeowners

**Daily Balance Summary**

Date	Balance	Date	Balance	Date	Balance
5/01	40,922.38	5/12	48,807.25	5/21	45,544.95
5/02	49,407.64	5/13	53,267.68	5/22	45,400.41
5/05	45,570.11	5/14	54,105.53	5/23	35,710.40
5/06	47,744.65	5/15	46,781.92	5/28	36,862.48
5/07	50,730.95	5/16	46,425.92	5/29	35,939.59
5/08	53,843.47	5/19	48,871.36	5/30	30,074.17
5/09	54,755.99	5/20	45,488.22		

DEPOSIT TICKET  
 U.S. CENTURY BANK  
 For: Bridgepoint HOA  
 Date: 5-2-2025  
 DEPOSITS MAY NOT BE AVAILABLE FOR IMMEDIATE WITHDRAWAL

DOLLARS	CENTS
514	-
25	-
50	-
50	-
2230	-
131	26
25	-
25	-
25	-
25	-
50	-
25	-
25	-
139	-
25	-
TOTAL	4455.26

ACCOUNT NUMBER: \* 1012012920 \$ 4455.26

⑆5012⑆5397⑆

05/07/2025 \$4,455.26

Bridgepoint HOA, Inc. c/o Caribbean Property Management, Inc. 12301 SW 132nd CT Miami FL 33186 USA  
 US Century Bank Operating Account 2301 NW 87 Ave Doral FL 33172  
 Date: 04/08/2025  
 Pay: \*\* Eight thousand seven hundred ninety-two and 83/100 Dollars \$ 8,792.83  
 To the order of: NATIONAL SENTINEL 15715 SOUTH DIXIE HWY. STE 227 PALMETTO BAY FL 33157  
 By: Chris Reen  
 Note: Inv. 8800(3/18/25 - 3/31/25)

05/05/2025 524 \$8,792.83

DEPOSIT TICKET  
 U.S. CENTURY BANK  
 For: Bridgepoint HOA  
 Date: 5-7-2025  
 DEPOSITS MAY NOT BE AVAILABLE FOR IMMEDIATE WITHDRAWAL

DOLLARS	CENTS
550	-
1698	-
3935	76
0152	50
8664	50
3407	30
TOTAL	2802.26

ACCOUNT NUMBER: \* 1012012920 \$ 2802.26

⑆5012⑆5397⑆

05/14/2025 \$2,802.26

Bridgepoint HOA, Inc. c/o Caribbean Property Management, Inc. 12301 SW 132nd CT Miami FL 33186 USA  
 US Century Bank Operating Account 2301 NW 87 Ave Doral FL 33172  
 Date: 04/29/2025  
 Pay: \*\* Three thousand two hundred twenty-five and 00/100 Dollars \$ 3,225.00  
 To the order of: RUBIO GARDEN 20195 SW 190 STREET MIAMI FL 33187  
 By: Chris Reen  
 Note: Inv. 200 & 6442/FINAL PMT

05/07/2025 526 \$3,225.00

DEPOSIT TICKET  
 U.S. CENTURY BANK  
 For: Bridgepoint HOA  
 Date: 5-9-2025  
 DEPOSITS MAY NOT BE AVAILABLE FOR IMMEDIATE WITHDRAWAL

DOLLARS	CENTS
550	-
2030	30
151	-
515	-
5495	50
5492	50
3407	30
TOTAL	3680.30

ACCOUNT NUMBER: \* 1012012920 \$ 3680.30

⑆5012⑆5397⑆

05/14/2025 \$3,680.30

Bridgepoint HOA, Inc. c/o Caribbean Property Management, Inc. 12301 SW 132nd CT Miami FL 33186 USA  
 US Century Bank Operating Account 2301 NW 87 Ave Doral FL 33172  
 Date: 04/29/2025  
 Pay: \*\* Three thousand four hundred eighty and 00/100 Dollars \$ 3,480.00  
 To the order of: RUBIO GARDEN 20195 SW 190 STREET MIAMI FL 33187  
 By: Chris Reen  
 Note: Inv. 6410

05/07/2025 527 \$3,480.00

DEPOSIT TICKET  
 U.S. CENTURY BANK  
 For: Bridgepoint HOA  
 Date: 5/13/2025  
 DEPOSITS MAY NOT BE AVAILABLE FOR IMMEDIATE WITHDRAWAL

DOLLARS	CENTS
550	-
4106	45
11660	-
TOTAL	4186.45

ACCOUNT NUMBER: \* 1012012920 \$ 4186.45

⑆5012⑆5397⑆

05/14/2025 \$4,186.45

Bridgepoint HOA, Inc. c/o Caribbean Property Management, Inc. 12301 SW 132nd CT Miami FL 33186 USA  
 US Century Bank Operating Account 2301 NW 87 Ave Doral FL 33172  
 Date: 04/29/2025  
 Pay: \*\* Eight thousand two hundred forty-three and 28/100 Dollars \$ 8,243.28  
 To the order of: NATIONAL SENTINEL 15715 SOUTH DIXIE HWY. STE 227 PALMETTO BAY FL 33157  
 By: Chris Reen  
 Note: Inv. 8815(4/1/25 - 4/15/25)

05/14/2025 528 \$8,243.28

Bridgepoint HOA, Inc. c/o Caribbean Property Management, Inc. 12301 SW 132nd CT Miami FL 33186 USA  
 US Century Bank Operating Account 2301 NW 87 Ave Doral FL 33172  
 Date: 04/07/2025  
 Pay: \*\* One hundred eighty-two and 58/100 Dollars \$ 182.58  
 To the order of: SIEGFRIED RIVERA 201 ALHAMBRA CR, 11 FLOOR CORAL GABLES FL 33134  
 By: Chris Reen  
 Note: Inv. 305841

05/19/2025 521 \$182.58

Bridgepoint HOA, Inc. c/o Caribbean Property Management, Inc. 12301 SW 132nd CT Miami FL 33186 USA  
 US Century Bank Operating Account 2301 NW 87 Ave Doral FL 33172  
 Date: 04/29/2025  
 Pay: \*\* Five hundred twenty-five and 00/100 Dollars \$ 525.00  
 To the order of: PESKY CRITTERS 7220 SW 151 ST PALMETTO BAY FL 33158  
 By: Chris Reen  
 Note: Inv. 1003231

05/20/2025 529 \$525.00

Bridgepoint HOA, Inc. c/o Caribbean Property Management, Inc. 12301 SW 132nd CT Miami FL 33186 USA  
 US Century Bank Operating Account 2301 NW 87 Ave Doral FL 33172  
 Date: 04/07/2025  
 Pay: \*\* Four hundred forty-nine and 54/100 Dollars \$ 449.54  
 To the order of: Caribbean Property Management 12301 SW 132 CT Miami FL 33186  
 By: Chris Reen  
 Note: Inv. 24554

05/01/2025 523 \$449.54

Bridgepoint HOA, Inc. c/o Caribbean Property Management, Inc. 12301 SW 132nd CT Miami FL 33186 USA  
 US Century Bank Operating Account 2301 NW 87 Ave Doral FL 33172  
 Date: 04/29/2025  
 Pay: \*\* Two hundred forty-three and 00/100 Dollars \$ 243.00  
 To the order of: THE LAKE DOCTORS, INC. PO BOX 20122 TAMPA FL 33622-0122  
 By: Chris Reen  
 Note: Inv. 2014202

05/13/2025 531 \$243.00

BRIDGEPOINT HOA, INC. 000532  
c/o Caribbean Property Management, Inc.  
12301 SW 132nd CT  
Miami FL 33186  
USA

US Century Bank  
Operating Account  
2301 NW 87 Ave  
Doral FL 33172

Date: 04/29/2025

Pay \*\* Six hundred eighty-seven and 88/100 Dollars \$ 687.88

To the order of: SIEGFRIED RIVERA  
201 ALHAMBRA CR, 11 FLOOR  
CORAL GABLES FL 33134

By: *Ann Rees*

Note: Inv. 307216

#000532# ⑆067015397⑆ 1012012920⑆

05/14/2025 532 \$687.88

BRIDGEPOINT HOA, INC. 000538  
c/o Caribbean Property Management, Inc.  
12301 SW 132nd CT  
Miami FL 33186  
USA

US Century Bank  
Operating Account  
2301 NW 87 Ave  
Doral FL 33172

Date: 05/06/2025

Pay \*\* Four thousand nine hundred fifty and 00/100 Dollars \$ 4,950.00

To the order of: RUBIO GARDEN  
20195 SW 190 STREET  
MIAMI FL 33187

By: *Ann Rees*

Note: Inv. 6486

#000538# ⑆067015397⑆ 1012012920⑆

05/12/2025 538 \$4,950.00

BRIDGEPOINT HOA, INC. 000533  
c/o Caribbean Property Management, Inc.  
12301 SW 132nd CT  
Miami FL 33186  
USA

US Century Bank  
Operating Account  
2301 NW 87 Ave  
Doral FL 33172

Date: 04/29/2025

Pay \*\* One thousand three hundred thirty-five and 00/100 Dollars \$ 1,335.00

To the order of: Caribbean Property Management  
12301 SW 132 CT  
Miami FL 33186

By: *Ann Rees*

Note: Inv. 24607/May janitorial fees

#000533# ⑆067015397⑆ 1012012920⑆

05/14/2025 533 \$1,335.00

BRIDGEPOINT HOA, INC. 000539  
c/o Caribbean Property Management, Inc.  
12301 SW 132nd CT  
Miami FL 33186  
USA

US Century Bank  
Operating Account  
2301 NW 87 Ave  
Doral FL 33172

Date: 05/06/2025

Pay \*\* One thousand five hundred forty and 00/100 Dollars \$ 1,540.00

To the order of: RUBIO GARDEN  
20195 SW 190 STREET  
MIAMI FL 33187

By: *Ann Rees*

Note: Inv. 6448

#000539# ⑆067015397⑆ 1012012920⑆

05/12/2025 539 \$1,540.00

BRIDGEPOINT HOA, INC. 000534  
c/o Caribbean Property Management, Inc.  
12301 SW 132nd CT  
Miami FL 33186  
USA

US Century Bank  
Operating Account  
2301 NW 87 Ave  
Doral FL 33172

Date: 04/29/2025

Pay \*\* One thousand eight hundred fifty-five and 00/100 Dollars \$ 1,855.00

To the order of: Caribbean Property Management  
12301 SW 132 CT  
Miami FL 33186

By: *Ann Rees*

Note: Inv. 24644/May management fees

#000534# ⑆067015397⑆ 1012012920⑆

05/12/2025 534 \$1,855.00

BRIDGEPOINT HOA, INC. 000540  
c/o Caribbean Property Management, Inc.  
12301 SW 132nd CT  
Miami FL 33186  
USA

US Century Bank  
Operating Account  
2301 NW 87 Ave  
Doral FL 33172

Date: 05/06/2025

Pay \*\* Ninety-four and 70/100 Dollars \$ 94.70

To the order of: THE BEAUTIFUL MAILBOX COMPANY  
2380 W 78th STREET  
HIALEAH FL 33016

By: *Ann Rees*

Note: Inv. 177924

#000540# ⑆067015397⑆ 1012012920⑆

05/20/2025 540 \$94.70

BRIDGEPOINT HOA, INC. 000535  
c/o Caribbean Property Management, Inc.  
12301 SW 132nd CT  
Miami FL 33186  
USA

US Century Bank  
Operating Account  
2301 NW 87 Ave  
Doral FL 33172

Date: 04/29/2025

Pay \*\* One hundred twenty-one and 98/100 Dollars \$ 121.96

To the order of: Carins Barcelo  
6970 SW 54 ST  
Miami FL 33155

By: *Ann Rees*

Note: REIMBURSEMENT

#000535# ⑆067015397⑆ 1012012920⑆

05/05/2025 535 \$121.96

BRIDGEPOINT HOA, INC. 000541  
c/o Caribbean Property Management, Inc.  
12301 SW 132nd CT  
Miami FL 33186  
USA

US Century Bank  
Operating Account  
2301 NW 87 Ave  
Doral FL 33172

Date: 05/06/2025

Pay \*\* Ninety-four and 70/100 Dollars \$ 94.70

To the order of: THE BEAUTIFUL MAILBOX COMPANY  
2380 W 78th STREET  
HIALEAH FL 33016

By: *Ann Rees*

Note: Inv. 177928

#000541# ⑆067015397⑆ 1012012920⑆

05/20/2025 541 \$94.70

BRIDGEPOINT HOA, INC. 000536  
c/o Caribbean Property Management, Inc.  
12301 SW 132nd CT  
Miami FL 33186  
USA

US Century Bank  
Operating Account  
2301 NW 87 Ave  
Doral FL 33172

Date: 05/06/2025

Pay \*\* Three thousand four hundred and 00/100 Dollars \$ 3,400.00

To the order of: AMERI-CLEAN PUMPING INC.  
PO BOX 566951  
MIAMI FL 33256

By: *Ann Rees*

Note: Inv. 16381

#000536# ⑆067015397⑆ 1012012920⑆

05/20/2025 536 \$3,400.00

BRIDGEPOINT HOA, INC. 000542  
c/o Caribbean Property Management, Inc.  
12301 SW 132nd CT  
Miami FL 33186  
USA

US Century Bank  
Operating Account  
2301 NW 87 Ave  
Doral FL 33172

Date: 05/13/2025

Pay \*\* Three hundred fifty-six and 00/100 Dollars \$ 356.00

To the order of: OTTEN RODRIGUEZ

By: *Ann Rees*

Note: REIMBURSE FOR BENCHES & TENNIS COURTS

#000542# ⑆067015397⑆ 1012012920⑆

05/16/2025 542 \$356.00

BRIDGEPOINT HOA, INC. 000537  
c/o Caribbean Property Management, Inc.  
12301 SW 132nd CT  
Miami FL 33186  
USA

US Century Bank  
Operating Account  
2301 NW 87 Ave  
Doral FL 33172

Date: 05/06/2025

Pay \*\* Eight thousand two hundred forty-three and 28/100 Dollars \$ 8,243.28

To the order of: NATIONAL SENTINEL  
15715 SOUTH DIXIE HWY, STE 227  
PALMETTO BAY FL 33157

By: *Ann Rees*

Note: Inv. 8837(4/16/25 - 4/30/25)

#000537# ⑆067015397⑆ 1012012920⑆

05/23/2025 537 \$8,243.28

BRIDGEPOINT HOA, INC. 000545  
c/o Caribbean Property Management, Inc.  
12301 SW 132nd CT  
Miami FL 33186  
USA

US Century Bank  
Operating Account  
2301 NW 87 Ave  
Doral FL 33172

Date: 05/13/2025

Pay \*\* Eighty-nine and 08/100 Dollars \$ 89.08

To the order of: DISCOUNT LIGHTING & SUPPLIES, INC.  
23706 SW 107 PL  
HOMESTEAD FL 33092

By: *Ann Rees*

Note: Inv. 19113

#000545# ⑆067015397⑆ 1012012920⑆

05/28/2025 545 \$89.08

BRIDGEPOINT HOA, Inc.  
 c/o Caribbean Property Management, Inc.  
 12301 SW 132nd CT  
 Miami FL 33186  
 USA

US Century Bank  
 Operating Account  
 2301 NW 87 Ave  
 Doral FL 33172

000546

Date: 05/13/2025

Pay \*\* Six hundred fifty-one and 85/100 Dollars \$ 651.85

To the order of Caribbean Property Management  
 12301 SW 132 CT  
 Miami FL 33186

By: *Carla Rees*  
 Bridgepoint HOA, Inc.

Note: Inv. 24668

⑈000546⑈ ⑆0570⑆ ⑆5397⑆ ⑆10⑆ ⑆20⑆ ⑆2920⑈

05/29/2025 546 \$651.85

BRIDGEPOINT HOA, Inc.  
 c/o Caribbean Property Management, Inc.  
 12301 SW 132nd CT  
 Miami FL 33186  
 USA

US Century Bank  
 Operating Account  
 2301 NW 87 Ave  
 Doral FL 33172

000556

Date: 05/27/2025

Pay \*\* Three hundred sixty-five and 69/100 Dollars \$ 365.69

To the order of Carina Barcelo  
 6970 SW 54 ST  
 Miami FL 33155

By: *Carla Rees*  
 Bridgepoint HOA, Inc.

Note: REIMBURSE ITEMS FOR POOL AREA

⑈000556⑈ ⑆0570⑆ ⑆5397⑆ ⑆10⑆ ⑆20⑆ ⑆2920⑈

05/30/2025 556 \$365.69

BRIDGEPOINT HOA, Inc.  
 c/o Caribbean Property Management, Inc.  
 12301 SW 132nd CT  
 Miami FL 33186  
 USA

US Century Bank  
 Operating Account  
 2301 NW 87 Ave  
 Doral FL 33172

000549

Date: 05/13/2025

Pay \*\* Two hundred forty-three and 00/100 Dollars \$ 243.00

To the order of THE LAKE DOCTORS, INC.  
 PO BOX 20122  
 TAMPA FL 33622-0122

By: *Carla Rees*  
 Bridgepoint HOA, Inc.

Note: Inv. 2021267

⑈000549⑈ ⑆0570⑆ ⑆5397⑆ ⑆10⑆ ⑆20⑆ ⑆2920⑈

05/28/2025 549 \$243.00

BRIDGEPOINT HOA, Inc.  
 c/o Caribbean Property Management, Inc.  
 12301 SW 132nd CT  
 Miami FL 33186  
 USA

US Century Bank  
 Operating Account  
 2301 NW 87 Ave  
 Doral FL 33172

000552

Date: 05/20/2025

Pay \*\* Five hundred and 00/100 Dollars \$ 500.00

To the order of RUBIO GARDEN  
 20195 SW 190 STREET  
 MIAMI FL 33187

By: *Carla Rees*  
 Bridgepoint HOA, Inc.

Note: Inv. 6597

⑈000552⑈ ⑆0570⑆ ⑆5397⑆ ⑆10⑆ ⑆20⑆ ⑆2920⑈

05/23/2025 552 \$500.00

BRIDGEPOINT HOA, Inc.  
 c/o Caribbean Property Management, Inc.  
 12301 SW 132nd CT  
 Miami FL 33186  
 USA

US Century Bank  
 Operating Account  
 2301 NW 87 Ave  
 Doral FL 33172

000553

Date: 05/20/2025

Pay \*\* One thousand six hundred fifty and 00/100 Dollars \$ 1,650.00

To the order of RUBIO GARDEN  
 20195 SW 190 STREET  
 MIAMI FL 33187

By: *Carla Rees*  
 Bridgepoint HOA, Inc.

Note: Inv. 6598

⑈000553⑈ ⑆0570⑆ ⑆5397⑆ ⑆10⑆ ⑆20⑆ ⑆2920⑈

05/23/2025 553 \$1,650.00

BRIDGEPOINT HOA, Inc.  
 c/o Caribbean Property Management, Inc.  
 12301 SW 132nd CT  
 Miami FL 33186  
 USA

US Century Bank  
 Operating Account  
 2301 NW 87 Ave  
 Doral FL 33172

000554

Date: 05/20/2025

Pay \*\* Seven hundred fifty and 00/100 Dollars \$ 750.00

To the order of RUBIO GARDEN  
 20195 SW 190 STREET  
 MIAMI FL 33187

By: *Carla Rees*  
 Bridgepoint HOA, Inc.

Note: Inv. 6599

⑈000554⑈ ⑆0570⑆ ⑆5397⑆ ⑆10⑆ ⑆20⑆ ⑆2920⑈

05/23/2025 554 \$750.00

BRIDGEPOINT HOA, Inc.  
 c/o Caribbean Property Management, Inc.  
 12301 SW 132nd CT  
 Miami FL 33186  
 USA

US Century Bank  
 Operating Account  
 2301 NW 87 Ave  
 Doral FL 33172

000555

Date: 05/20/2025

Pay \*\* Thirteen and 59/100 Dollars \$ 13.59

To the order of Carina Barcelo  
 6970 SW 54 ST  
 Miami FL 33155

By: *Carla Rees*  
 Bridgepoint HOA, Inc.

Note: REIMBURSE FLAG REPLACEMENT

⑈000555⑈ ⑆0570⑆ ⑆5397⑆ ⑆10⑆ ⑆20⑆ ⑆2920⑈

05/23/2025 555 \$13.59



# IMPORTANT NOTICE OF CHANGE IN TERMS

## NOTICE OF CHANGE TO OUR FUNDS AVAILABILITY POLICY OF YOUR ACCOUNT

**Effective: July 1, 2025**

We are making changes to our funds availability policy. The dollar amounts in **bold** have increased.

### Next-Day Availability

In some cases, we will not make all of the funds that you deposit by check available to you on the first business day after the day of your deposit. Depending on the type of check that you deposit, funds may not be available until the second business day after the day of your deposit. The first **\$275** of your deposit, however, will be available on the first business day.

### Safeguard Exceptions

In addition, funds you deposit by check may be delayed for a longer period under the following circumstances:

- > We believe a check you deposited will not be paid
- > You deposit checks totaling more than **\$6,725** on any one day
- > You redeposit a check that has been returned unpaid
- > **\$6,725** if you have overdrawn your account repeatedly in the last six months
- > If there is an emergency, such as failure of computer or communications equipment

### Special Rule for New Accounts

Funds from electronic direct deposits to your account will be available on the day we receive the deposit. Funds from deposits of cash, wire transfers, and the first **\$6,725** of a day's total deposits of cashier's, certified, teller's, traveler's, and federal, state and local government checks will be available on the first business day after the day of your deposit if the deposit meets certain conditions. For example, the checks must be payable to you (and you may have to use a special deposit slip). The excess over **\$6,725** will be available on the ninth business day after the day of your deposit. If your deposit of these checks (other than a U.S. Treasury check) is not made in person to one of our employees, the first **\$6,725** will not be available until the second business day after the day of your deposit.

**The result of this change is that, in the circumstance when the updated dollar amounts apply, more money will be made available to you sooner.**



**U.S. CENTURY BANK**

# Bridgepoint HOA, Inc.

## Bank Reconciliation : 05/31/2025

<b>US Century Bank - Reserves Account, Doral</b> <b>104200.00 - U.S. Century Bank - Reserves</b>	#	xxx6235
---	---	---------

Balance on the bank statement as of 05/31/2025:	138,198.90	
<b>PLUS:</b> Deposits not yet cleared at the bank as of this date	10,832.00	
<b>MINUS:</b> Checks not yet cleared at the bank as of this date	0.00	
Adjusted bank account balance as of the same date	149,030.90	
Balance of the account in our books as of the same date	149,030.90	
<b>Difference:</b>	<b>0.00</b>	

<b>Deposits and checks that have cleared in current period</b>
--

Date	Ch. #	Trx	Check	Deposits	Description
05/31/2025		18758		5.87	Interest 104200.00 - U.S. Century Bank - Reserves

<b>Totals</b>		<b>Checks</b>	<b>Deposits</b>	<b>Number</b>
		<b>0.00</b>	<b>5.87</b>	<b>1</b>

# Bridgepoint HOA, Inc.

## Bank Reconciliation : 05/31/2025

US Century Bank - Reserves Account, Doral	#	xxx6235
104200.00 - U.S. Century Bank - Reserves		

<b>Checks and Deposits still outstanding (not cleared at the bank yet)</b>
--

Date	Ch. #	Trx	Check	Deposits	Description
05/27/2025	561	18458		10,832.00	Check - BRIDGEPOINT HOMEOWNERS FEBRUARY RESERVE

<b>Totals</b>		<b>Checks</b>	<b>Deposits</b>	<b>Number</b>
		<b>0.00</b>	<b>10 832.00</b>	<b>1</b>



**BRIDGEPOINT HOMEOWNERS ASSOCIATION  
INC.  
CARIBBEAN PROPERTY MANAGEMENT, INC.  
RESERVE  
12301 SW 132ND CT  
MIAMI FL 33186-7299**

**Page Number** 1 of 2  
**Account Number:** 1014006235  
**Date** 05/31/25

You can view our privacy notice by visiting our website [www.uscentury.com](http://www.uscentury.com). If you wish to have a copy mailed to you, call (305) 715-5200.

**HOA BUSINESS MMK**

**Summary of Activity Since Your Last Statement**

Beginning Balance	5/01/25	138,193.03
Deposits / Misc Credits	1	5.87
Withdrawals / Misc Debits	0	.00
Ending Balance	5/31/25	138,198.90
Service Charge		.00
Interest Paid Thru 5/31/25		5.87
Interest Paid Year To Date		26.50
Average Balance		138,193
Average Collected Balance		138,193
Average Rate / Cycle Days		.05000 / 31

**Deposits and Credits**

Date	Amount	Activity Description
5/30	5.87	Interest Paid

**Daily Balance Summary**

Date	Balance	Date	Balance	Date	Balance
5/30	138,198.90				



# IMPORTANT NOTICE OF CHANGE IN TERMS

## NOTICE OF CHANGE TO OUR FUNDS AVAILABILITY POLICY OF YOUR ACCOUNT

**Effective: July 1, 2025**

We are making changes to our funds availability policy. The dollar amounts in **bold** have increased.

### Next-Day Availability

In some cases, we will not make all of the funds that you deposit by check available to you on the first business day after the day of your deposit. Depending on the type of check that you deposit, funds may not be available until the second business day after the day of your deposit. The first **\$275** of your deposit, however, will be available on the first business day.

### Safeguard Exceptions

In addition, funds you deposit by check may be delayed for a longer period under the following circumstances:

- > We believe a check you deposited will not be paid
- > You deposit checks totaling more than **\$6,725** on any one day
- > You redeposit a check that has been returned unpaid
- > **\$6,725** if you have overdrawn your account repeatedly in the last six months
- > If there is an emergency, such as failure of computer or communications equipment

### Special Rule for New Accounts

Funds from electronic direct deposits to your account will be available on the day we receive the deposit. Funds from deposits of cash, wire transfers, and the first **\$6,725** of a day's total deposits of cashier's, certified, teller's, traveler's, and federal, state and local government checks will be available on the first business day after the day of your deposit if the deposit meets certain conditions. For example, the checks must be payable to you (and you may have to use a special deposit slip). The excess over **\$6,725** will be available on the ninth business day after the day of your deposit. If your deposit of these checks (other than a U.S. Treasury check) is not made in person to one of our employees, the first **\$6,725** will not be available until the second business day after the day of your deposit.

**The result of this change is that, in the circumstance when the updated dollar amounts apply, more money will be made available to you sooner.**



**U.S. CENTURY BANK**

# Bridgepoint HOA, Inc.

## Bank Reconciliation : 05/31/2025

<b>US Century Bank - Special Assessment, Doral</b>	#	xxx2946
<b>104300.00 - U.S. Century Bank - Special Assess</b>		

Balance on the bank statement as of 05/31/2025:	17,773.62	
<b>PLUS:</b> Deposits not yet cleared at the bank as of this date	725.04	
<b>MINUS:</b> Checks not yet cleared at the bank as of this date	0.00	
Adjusted bank account balance as of the same date	18,498.66	
Balance of the account in our books as of the same date	18,498.66	
<b>Difference:</b>	<b>0.00</b>	

### Deposits and checks that have cleared in current period

Date	Ch. #	Trx	Check	Deposits	Description
05/01/2025	Dep. # 2611	18158		422.15	Lockbox deposit
05/02/2025	Dep. # 2614	18198		3,281.34	Lockbox deposit
05/05/2025	Dep. # 2620	18224		181.26	Lockbox deposit
05/05/2025	Dep. # 2618	18220		1,257.34	Lockbox deposit
05/06/2025	Dep. # 2625	18239		15.00	Lockbox deposit
05/06/2025	Dep. # 2627	18246		550.00	Lockbox deposit
05/06/2025	Dep. # 2623	18235		1,462.52	Lockbox deposit
05/07/2025	Dep. # 2631	18279		181.26	Lockbox deposit
05/07/2025	Dep. # 2629	18274		2,556.30	Lockbox deposit
05/08/2025	Dep. # 2634	18289		362.52	Lockbox deposit
05/09/2025	Dep. # 2639	18300		731.26	Lockbox deposit
05/09/2025	Dep. # 2638	18298		1,100.00	Lockbox deposit
05/09/2025	Dep. # 2642	18322		5,076.76	Deposit 104300.00 - U.S. Century Bank - Special Assess
05/12/2025	Dep. # 2646	18331		181.26	Lockbox deposit
05/12/2025	Dep. # 2647	18333		550.00	Lockbox deposit
05/12/2025	Dep. # 2644	18326		731.26	Lockbox deposit
05/13/2025	Dep. # 2650	18348		725.04	Lockbox deposit
05/15/2025	Dep. # 2654	18377		181.26	Lockbox deposit
05/16/2025	Dep. # 2656	18395		550.00	Lockbox deposit
05/19/2025	Dep. # 2660	18407		715.04	Deposit 104300.00 - U.S. Century Bank - Special Assess
05/19/2025	Dep. # 2657	18397		731.26	Lockbox deposit
05/21/2025	Dep. # 2663	18428		912.52	Lockbox deposit
05/27/2025		18490	19,349.74		Loan Payment
05/27/2025	Dep. # 2669	18453		181.26	Lockbox deposit
05/28/2025	Dep. # 2672	18470		550.00	Lockbox deposit
05/28/2025	Dep. # 2671	18468		1,477.52	Lockbox deposit

<b>Totals</b>	<b>Checks</b>	<b>Deposits</b>	<b>Number</b>
	<b>19 349.74</b>	<b>24 664.13</b>	<b>26</b>

# Bridgepoint HOA, Inc.

## Bank Reconciliation : 05/31/2025

US Century Bank - Special Assessment, Doral	#	xxx2946
104300.00 - U.S. Century Bank - Special Assess		

<b>Checks and Deposits still outstanding (not cleared at the bank yet)</b>
--

Date	Ch. #	Trx	Check	Deposits	Description
05/21/2025	Dep. # 2665	18438		725.04	Deposit 104300.00 - U.S. Century Bank - Special Assess

<b>Totals</b>		<b>Checks</b>	<b>Deposits</b>	<b>Number</b>
		<b>0.00</b>	<b>725.04</b>	<b>1</b>



**BRIDGEPOINT HOMEOWNERS ASSOCIATION  
INC.  
CARIBBEAN PROPERTY MANAGEMENT, INC.  
RESTRICTED-SPECIAL ASSESSMENT  
12301 SW 132ND CT  
MIAMI FL 33186-7299**

**Page Number** 1 of 5  
**Account Number:** 1012012946  
**Date** 05/31/25

You can view our privacy notice by visiting our website [www.uscentury.com](http://www.uscentury.com). If you wish to have a copy mailed to you, call (305) 715-5200.

**HOA BUSINESS CK**

**Summary of Activity Since Your Last Statement**

Beginning Balance	5/01/25	12,459.23
Deposits / Misc Credits	26	24,664.13
Withdrawals / Misc Debits	1	19,349.74
Ending Balance	5/31/25	17,773.62
Service Charge		.00
Average Balance		26,878
Average Collected Balance		26,692
Enclosures		3

**Deposits and Credits**

Date	Amount	Activity Description
5/01	422.15	BRIDGEPOINT HOA/Settlement Caribbean Property Man
5/02	3,281.34	BRIDGEPOINT HOA/Settlement Caribbean Property Man
5/05	181.26	BRIDGEPOINT HOA/Settlement Caribbean Property Man
5/05	362.52	BRIDGEPOINT HOA/Settlement Caribbean Property Man
5/05	894.82	BRIDGEPOINT HOA/Settlement Caribbean Property Man
5/06	15.00	ClickPay STL CC/CP STL CC BRIDGEPOINT HOA INC
5/06	550.00	VANCO PAYMENTS/GATEWAY CARIBBEAN PROPERTY MAN
5/06	1,462.52	BRIDGEPOINT HOA/Settlement Caribbean Property Man
5/07	181.26	ClickPay STL CC/CP STL CC BRIDGEPOINT HOA INC
5/07	2,556.30	BRIDGEPOINT HOA/Settlement



**BRIDGEPOINT HOMEOWNERS ASSOCIATION  
INC.  
CARIBBEAN PROPERTY MANAGEMENT, INC.  
RESTRICTED-SPECIAL ASSESSMENT  
12301 SW 132ND CT  
MIAMI FL 33186-7299**

**Page Number 2 of 5  
Account Number: 1012012946  
Date 05/31/25**

**Deposits and Credits**

Date	Amount	Activity Description
5/08	362.52	Caribbean Property Man BRIDGEPOINT HOA/Settlement
5/09	731.26	Caribbean Property Man ClickPay STL CC/CP STL CC
5/09	1,100.00	BRIDGEPOINT HOA INC BRIDGEPOINT HOA/Settlement
5/12	181.26	Caribbean Property Man ClickPay STL CC/CP STL CC
5/12	550.00	BRIDGEPOINT HOA INC BRIDGEPOINT HOA/Settlement
5/12	731.26	Caribbean Property Man BRIDGEPOINT HOA/Settlement
5/13	725.04	Caribbean Property Man BRIDGEPOINT HOA/Settlement
5/14	5,076.76	Caribbean Property Man Deposit
5/15	181.26	ClickPay STL CC/CP STL CC BRIDGEPOINT HOA INC
5/16	550.00	VANCO PAYMENTS/GATEWAY CARIBBEAN PROPERTY MAN
5/19	731.26	BRIDGEPOINT HOA/Settlement Caribbean Property Man
5/21	715.04	Deposit
5/21	912.52	BRIDGEPOINT HOA/Settlement Caribbean Property Man
5/27	181.26	BRIDGEPOINT HOA/Settlement Caribbean Property Man
5/28	550.00	BRIDGEPOINT HOA/Settlement Caribbean Property Man
5/28	1,477.52	BRIDGEPOINT HOA/Settlement Caribbean Property Man

**Withdrawals and Debits**

Date	Amount	Activity Description
5/29	19,349.74	500531918 BRIDGEPOINT PMT DUE 5/27/202

**Daily Balance Summary**

Date	Balance	Date	Balance	Date	Balance
5/01	12,881.38	5/06	19,628.84	5/09	24,560.18
5/02	16,162.72	5/07	22,366.40	5/12	26,022.70
5/05	17,601.32	5/08	22,728.92	5/13	26,747.74



**U.S. CENTURY BANK**

**BRIDGEPOINT HOMEOWNERS ASSOCIATION  
INC.  
CARIBBEAN PROPERTY MANAGEMENT, INC.  
RESTRICTED-SPECIAL ASSESSMENT  
12301 SW 132ND CT  
MIAMI FL 33186-7299**

**Page Number** 3 of 5  
**Account Number:** 1012012946  
**Date** 05/31/25

### Daily Balance Summary

---

Date	Balance	Date	Balance	Date	Balance
5/14	31,824.50	5/19	33,287.02	5/28	37,123.36
5/15	32,005.76	5/21	34,914.58	5/29	17,773.62
5/16	32,555.76	5/27	35,095.84		





# IMPORTANT NOTICE OF CHANGE IN TERMS

## NOTICE OF CHANGE TO OUR FUNDS AVAILABILITY POLICY OF YOUR ACCOUNT

**Effective: July 1, 2025**

We are making changes to our funds availability policy. The dollar amounts in **bold** have increased.

### Next-Day Availability

In some cases, we will not make all of the funds that you deposit by check available to you on the first business day after the day of your deposit. Depending on the type of check that you deposit, funds may not be available until the second business day after the day of your deposit. The first **\$275** of your deposit, however, will be available on the first business day.

### Safeguard Exceptions

In addition, funds you deposit by check may be delayed for a longer period under the following circumstances:

- > We believe a check you deposited will not be paid
- > You deposit checks totaling more than **\$6,725** on any one day
- > You redeposit a check that has been returned unpaid
- > **\$6,725** if you have overdrawn your account repeatedly in the last six months
- > If there is an emergency, such as failure of computer or communications equipment

### Special Rule for New Accounts

Funds from electronic direct deposits to your account will be available on the day we receive the deposit. Funds from deposits of cash, wire transfers, and the first **\$6,725** of a day's total deposits of cashier's, certified, teller's, traveler's, and federal, state and local government checks will be available on the first business day after the day of your deposit if the deposit meets certain conditions. For example, the checks must be payable to you (and you may have to use a special deposit slip). The excess over **\$6,725** will be available on the ninth business day after the day of your deposit. If your deposit of these checks (other than a U.S. Treasury check) is not made in person to one of our employees, the first **\$6,725** will not be available until the second business day after the day of your deposit.

**The result of this change is that, in the circumstance when the updated dollar amounts apply, more money will be made available to you sooner.**



**U.S. CENTURY BANK**

# Bridgepoint HOA, Inc.

## Bank Reconciliation : 05/31/2025

U.S. Century Bank - Drain Modification Account, Miami	#	xxx4452
104500.00 - U.S. Century Bank - Drain Modification		

Balance on the bank statement as of 05/31/2025:	32,791.37	
<b>PLUS:</b> Deposits not yet cleared at the bank as of this date	0.00	
<b>MINUS:</b> Checks not yet cleared at the bank as of this date	0.00	
Adjusted bank account balance as of the same date	32,791.37	
Balance of the account in our books as of the same date	32,791.37	
<b>Difference:</b>	<b>0.00</b>	

<b>Deposits and checks that have cleared in current period</b>
--

Date	Ch. #	Trx	Check	Deposits	Description
		0			None

<b>Totals</b>	<b>Checks</b>	<b>Deposits</b>	<b>Number</b>
			<b>0</b>

# Bridgepoint HOA, Inc.

## Bank Reconciliation : 05/31/2025

U.S. Century Bank - Drain Modification Account, Miami	#	xxx4452
104500.00 - U.S. Century Bank - Drain Modification		

**Checks and Deposits still outstanding (not cleared at the bank yet)**

Date	Ch. #	Trx	Check	Deposits	Description
		0			None

<b>Totals</b>		<b>Checks</b>	<b>Deposits</b>	<b>Number</b>
				<b>0</b>



**U.S. CENTURY BANK**

**BRIDGEPOINT HOMEOWNERS ASSOCIATION  
INC.  
C/O CARIBBEAN PROPERTY MANAGEMENT, INC.  
DRAIN MODIFICATION ACCOUNT  
12301 SW 132ND CT  
MIAMI FL 33186-7299**

**Page Number** 1 of 2  
**Account Number:** 1012014452  
**Date** 05/31/25

You can view our privacy notice by visiting our website [www.uscentury.com](http://www.uscentury.com). If you wish to have a copy mailed to you, call (305) 715-5200.

**HOA BUSINESS CK**

**Summary of Activity Since Your Last Statement**

Beginning Balance	5/01/25	32,791.37
Deposits / Misc Credits	0	.00
Withdrawals / Misc Debits	0	.00
Ending Balance	5/31/25	32,791.37
Service Charge		.00
Average Balance		32,791
Average Collected Balance		32,791



# IMPORTANT NOTICE OF CHANGE IN TERMS

## NOTICE OF CHANGE TO OUR FUNDS AVAILABILITY POLICY OF YOUR ACCOUNT

**Effective: July 1, 2025**

We are making changes to our funds availability policy. The dollar amounts in **bold** have increased.

### Next-Day Availability

In some cases, we will not make all of the funds that you deposit by check available to you on the first business day after the day of your deposit. Depending on the type of check that you deposit, funds may not be available until the second business day after the day of your deposit. The first **\$275** of your deposit, however, will be available on the first business day.

### Safeguard Exceptions

In addition, funds you deposit by check may be delayed for a longer period under the following circumstances:

- > We believe a check you deposited will not be paid
- > You deposit checks totaling more than **\$6,725** on any one day
- > You redeposit a check that has been returned unpaid
- > **\$6,725** if you have overdrawn your account repeatedly in the last six months
- > If there is an emergency, such as failure of computer or communications equipment

### Special Rule for New Accounts

Funds from electronic direct deposits to your account will be available on the day we receive the deposit. Funds from deposits of cash, wire transfers, and the first **\$6,725** of a day's total deposits of cashier's, certified, teller's, traveler's, and federal, state and local government checks will be available on the first business day after the day of your deposit if the deposit meets certain conditions. For example, the checks must be payable to you (and you may have to use a special deposit slip). The excess over **\$6,725** will be available on the ninth business day after the day of your deposit. If your deposit of these checks (other than a U.S. Treasury check) is not made in person to one of our employees, the first **\$6,725** will not be available until the second business day after the day of your deposit.

**The result of this change is that, in the circumstance when the updated dollar amounts apply, more money will be made available to you sooner.**



**U.S. CENTURY BANK**

# Bridgepoint HOA, Inc.

## Detailed General Ledger

From 05/01/2025 to 05/31/2025

Account Trx Date	Description	Invoice Date & No	Trx	Debit	Credit	Balance
<b>Payables Summary</b>				<b>Beginning Balance</b>		<b>27,414.21</b>
05/31/2025	Total of transactions			66,907.48	54,558.92	
<b>Totals</b>				<b>66,907.48</b>	<b>54,558.92</b>	<b>15,065.65</b>
<b>1.00 Jeanette Torres</b>				<b>Beginning Balance</b>		<b>0.00</b>
05/01/2025	Common charges - May 2025	15544	18162	550.00		550.00
05/01/2025	Special Assessment 2022 Unit 1	15656	18163	181.26		731.26
05/05/2025	Received by ch. A2505041202_XD9QH5 LB from Jeanette Torres. Thank you	15544,15656	18207		731.26	0.00
<b>Totals</b>				<b>731.26</b>	<b>731.26</b>	<b>0.00</b>
<b>2.00 RME Corporation</b>				<b>Beginning Balance</b>		<b>(10.00)</b>
05/01/2025	Common charges - May 2025	15545	18162	550.00		540.00
05/02/2025	Received by ch. A2505010442_ZM3HT2 LB from RME Corporation. Thank you	15545,15757	18184		550.00	(10.00)
<b>Totals</b>				<b>550.00</b>	<b>550.00</b>	<b>(10.00)</b>
<b>3.01 Liliana Salazar</b>				<b>Beginning Balance</b>		<b>0.00</b>
05/01/2025	Common charges - May 2025	15546	18162	550.00		550.00
05/01/2025	Special Assessment 2022 Unit 3	15657	18163	181.26		731.26
05/02/2025	Received by ch. A2505010542_AE8XM3 LB from Liliana Salazar. Thank you	15657	18169		181.26	550.00
05/06/2025	Received by ch. A2505050434_EE7MC5 LB from Liliana Salazar. Thank you	15546	18233		550.00	0.00
<b>Totals</b>				<b>731.26</b>	<b>731.26</b>	<b>0.00</b>
<b>4.00 Rosalba Millet</b>				<b>Beginning Balance</b>		<b>839.26</b>
05/01/2025	Common charges - May 2025	15547	18162	550.00		1,389.26
05/01/2025	Special Assessment 2022 Unit 4	15658	18163	181.26		1,570.52
<b>Totals</b>				<b>731.26</b>	<b>0.00</b>	<b>1,570.52</b>
<b>5.00 Walter &amp; Katherine Brewer</b>				<b>Beginning Balance</b>		<b>0.00</b>
05/01/2025	Common charges - May 2025	15548	18162	550.00		550.00
05/01/2025	Special Assessment 2022 Unit 5	15659	18163	181.26		731.26
05/07/2025	Received by ch. A2505052243_PB7XH3 LB from Walter & Katherine Brewer.	15548,15659	18272		731.26	0.00
<b>Totals</b>				<b>731.26</b>	<b>731.26</b>	<b>0.00</b>
<b>6.00 JRRAA INVESTMENTS LLC</b>				<b>Beginning Balance</b>		<b>181.26</b>
05/01/2025	Common charges - May 2025	15549	18162	550.00		731.26
05/01/2025	Special Assessment 2022 Unit 6	15660	18163	181.26		912.52
05/09/2025	Received by ch. 70883 from 6.00 - JRRAA INVESTMENTS LLC. Thank you	15388	18313		181.26	731.26
05/09/2025	Received by ch. 72244. Thank you	15388	18315		181.26	550.00
05/14/2025	Received by ch. 21698. Thank you	15549	18748		550.00	0.00
<b>Totals</b>				<b>731.26</b>	<b>912.52</b>	<b>0.00</b>
<b>7.00 Leticia Berrones</b>				<b>Beginning Balance</b>		<b>(620.26)</b>
05/01/2025	Common charges - May 2025	15550	18162	550.00		(70.26)
05/01/2025	Special Assessment 2022 Unit 7	15661	18163	181.26		111.00
05/07/2025	Received by ch. A2505060431_OQ8RU8 LB from Leticia Berrones. Thank you	15661	18259		111.00	0.00
<b>Totals</b>				<b>731.26</b>	<b>111.00</b>	<b>0.00</b>

# Bridgepoint HOA, Inc.

## Detailed General Ledger

From 05/01/2025 to 05/31/2025

Account Trx Date	Description	Invoice Date & No	Trx	Debit	Credit	Balance
<b>8.01 Antonio &amp; Patricia Franye</b>				<b>Beginning Balance</b>		<b>(203.52)</b>
05/01/2025	Common charges - May 2025	15551	18162	550.00		346.48
05/05/2025	Received by ch. B250502_TX4IB3 LB from Antonio & Patricia Franye. Than	14650,14947,15279,15551	18225		514.00	(167.52)
<b>Totals</b>				<b>550.00</b>	<b>514.00</b>	<b>(167.52)</b>
<b>9.00 Rose Marie Rojas Marty</b>				<b>Beginning Balance</b>		<b>(534.96)</b>
05/01/2025	Common charges - May 2025	15552	18162	550.00		15.04
05/01/2025	Special Assessment 2022 Unit 9	15662	18163	181.26		196.30
05/09/2025	Received by ch. 5492. Thank you	15772	18304		550.00	(353.70)
05/09/2025	Received by ch. 5494. Thank you	15662,15552	18316		725.04	(1,078.74)
05/09/2025	Credit the Correct Account Check # 5494	16054	18690	725.04		(353.70)
<b>Totals</b>				<b>1,456.30</b>	<b>1,275.04</b>	<b>(353.70)</b>
<b>10.00 Lissette &amp; Norma Luaces</b>				<b>Beginning Balance</b>		<b>0.00</b>
05/01/2025	Common charges - May 2025	15553	18162	550.00		550.00
05/01/2025	Special Assessment 2022 Unit 10	15663	18163	181.26		731.26
05/07/2025	Received by ch. A2505060429_OD9TB6 LB from Lissette & Norma Luaces. Th	15553	18266		550.00	181.26
05/07/2025	Received by ch. A2505060429_SF6RM9 LB from Lissette & Norma Luaces. Th	15663	18269		181.26	0.00
<b>Totals</b>				<b>731.26</b>	<b>731.26</b>	<b>0.00</b>
<b>11.00 Rodolfo &amp; Alina Sanchez</b>				<b>Beginning Balance</b>		<b>36.00</b>
05/01/2025	Common charges - May 2025	15554	18162	550.00		586.00
05/01/2025	Special Assessment 2022 Unit 11	15664	18163	181.26		767.26
05/14/2025	Received by ch. 48664. Thank you	15282,15664	18749		550.00	217.26
05/16/2025	Late payment fees	15782	18380	15.00		232.26
<b>Totals</b>				<b>746.26</b>	<b>550.00</b>	<b>232.26</b>
<b>12.00 Michelle Santisteben</b>				<b>Beginning Balance</b>		<b>0.00</b>
05/01/2025	Common charges - May 2025	15555	18162	550.00		550.00
05/01/2025	Special Assessment 2022 Unit 12	15665	18163	181.26		731.26
05/02/2025	Received by ch. A2505010503_XA2ZD7 LB from Michelle Santisteben. Thank	15555	18179		550.00	181.26
05/02/2025	Received by ch. A2505010503_FP0JY2 LB from Michelle Santisteben. Thank	15665	18194		181.26	0.00
<b>Totals</b>				<b>731.26</b>	<b>731.26</b>	<b>0.00</b>
<b>13.00 Melba Leza</b>				<b>Beginning Balance</b>		<b>895.04</b>
05/01/2025	Common charges - May 2025	15556	18162	550.00		1,445.04
05/01/2025	Special Assessment 2022 Unit 13	15666	18163	181.26		1,626.30
05/22/2025	Received by ch. A2505211428_MY9RU6 LB from Melba Leza. Thank you	14952,15284,15394	18440		750.00	876.30
<b>Totals</b>				<b>731.26</b>	<b>750.00</b>	<b>876.30</b>
<b>14.00 Gladys M. Mendez</b>				<b>Beginning Balance</b>		<b>0.00</b>
05/01/2025	Common charges - May 2025	15557	18162	550.00		550.00
05/01/2025	Special Assessment 2022 Unit 14	15667	18163	181.26		731.26
05/02/2025	Received by ch. A2505010527_GD1ZW7 LB from Gladys M. Mendez. Thank you	15557	18176		550.00	181.26

# Bridgepoint HOA, Inc.

## Detailed General Ledger

From 05/01/2025 to 05/31/2025

Account Trx Date	Description	Invoice Date & No	Trx	Debit	Credit	Balance
05/02/2025	Received by ch. A2505010527_SZ4XA8 LB from Gladys M. Mendez. Thank you	15667	18193		181.26	0.00
<b>Totals</b>				<b>731.26</b>	<b>731.26</b>	<b>0.00</b>
<b>15.00 Marco Zuleta &amp; Laura L Meyers</b>						<b>Beginning Balance</b>
						<b>0.00</b>
05/01/2025	Common charges - May 2025	15558	18162	550.00		550.00
05/01/2025	Special Assessment 2022 Unit 15	15668	18163	181.26		731.26
05/02/2025	Received by ch. A2505010529_AK6QF8 LB from Marco Zuleta & Laura L Meye	15668	18173		181.26	550.00
05/02/2025	Received by ch. A2505010529_DN7XP7 LB from Marco Zuleta & Laura L Meye	15558	18191		550.00	0.00
<b>Totals</b>				<b>731.26</b>	<b>731.26</b>	<b>0.00</b>
<b>16.01 Ricardo E. Damas &amp; Cristina M. Lopez</b>						<b>Beginning Balance</b>
						<b>0.00</b>
05/01/2025	Common charges - May 2025	15559	18162	550.00		550.00
05/01/2025	Special Assessment 2022 Unit 16	15669	18163	181.26		731.26
05/07/2025	Received by ch. A2505060430_DD5LA5 LB from Ricardo E. Damas & Cristina	15287,15559	18262		550.00	181.26
05/07/2025	Received by ch. A2505060430_LD6AH5 LB from Ricardo E. Damas & Cristina	15669	18267		181.26	0.00
<b>Totals</b>				<b>731.26</b>	<b>731.26</b>	<b>0.00</b>
<b>17.00 Florence Wechsberg</b>						<b>Beginning Balance</b>
						<b>0.00</b>
05/01/2025	Common charges - May 2025	15560	18162	550.00		550.00
05/01/2025	Special Assessment 2022 Unit 17	15670	18163	181.26		731.26
05/12/2025	Received by ch. T2505070431_TQ9PX5 LB from Florence Wechsberg. Thank y	15560,15670	18327		731.26	0.00
<b>Totals</b>				<b>731.26</b>	<b>731.26</b>	<b>0.00</b>
<b>18.00 Seyed Mohammad H. &amp; Sara Nazari</b>						<b>Beginning Balance</b>
						<b>(731.26)</b>
05/01/2025	Common charges - May 2025	15561	18162	550.00		(181.26)
05/01/2025	Special Assessment 2022 Unit 18	15671	18163	181.26		0.00
05/28/2025	Received by ch. A2505251116_WO5LT2 LB from Seyed Mohammad H. & Sara Na	15806	18466		731.26	(731.26)
<b>Totals</b>				<b>731.26</b>	<b>731.26</b>	<b>(731.26)</b>
<b>19.00 Gabriela M. Saca Siman</b>						<b>Beginning Balance</b>
						<b>(672.76)</b>
05/01/2025	Common charges - May 2025	15562	18162	550.00		(122.76)
05/01/2025	Special Assessment 2022 Unit 19	15672	18163	181.26		58.50
05/09/2025	Received by ch. 22045 from 19.00 - Gabriela M. Saca Siman. Thank you	15774	18309		182.00	(123.50)
05/09/2025	Received by ch. 33408 from 19.00 - Gabriela M. Saca Siman. Thank you	15775	18310		182.00	(305.50)
05/09/2025	Received by ch. 33409 from 19.00 - Gabriela M. Saca Siman. Thank you	15776	18311		181.26	(486.76)
05/09/2025	Received by ch. 22049. Thank you	15507	18317		181.26	(668.02)
05/14/2025	Received by ch. 633407. Thank you	16075	18750		385.00	(1,053.02)
<b>Totals</b>				<b>731.26</b>	<b>1,111.52</b>	<b>(1,053.02)</b>
<b>20.01 Juan Correa &amp; Melissa Freydell Vazquez</b>						<b>Beginning Balance</b>
						<b>15.00</b>
05/01/2025	Common charges - May 2025	15563	18162	550.00		565.00
05/12/2025	Received by ch. A2505090429_AW9RU2 LB from Juan Correa & Melissa Freyd	15234,15563	18323		565.00	0.00
<b>Totals</b>				<b>550.00</b>	<b>565.00</b>	<b>0.00</b>
<b>21.00 Sara Sosa</b>						<b>Beginning Balance</b>
						<b>5,766.08</b>

# Bridgepoint HOA, Inc.

## Detailed General Ledger

From 05/01/2025 to 05/31/2025

Account Trx Date	Description	Invoice Date & No	Trx	Debit	Credit	Balance
05/01/2025	Common charges - May 2025	15564	18162	550.00		6,316.08
05/01/2025	Special Assessment 2022 Unit 21	15673	18163	181.26		6,497.34
05/16/2025	Late payment fees	15783	18381	15.00		6,512.34
05/21/2025	Received by ch. 11703. Thank you		18430		3,436.13	3,076.21
		12451,12747,13044,1335 0,14960,15292				
<b>Totals</b>				<b>746.26</b>	<b>3,436.13</b>	<b>3,076.21</b>
<b>22.00 Melissa Viana</b>				<b>Beginning Balance</b>		<b>67.85</b>
05/01/2025	Common charges - May 2025	15565	18162	550.00		617.85
05/01/2025	Special Assessment 2022 Unit 22	15674	18163	181.26		799.11
05/02/2025	Received by ch. A2505010443_MY0ND2 LB from Melissa Viana. Thank you	15402,15565	18183		550.00	249.11
05/16/2025	Late payment fees	15784	18382	15.00		264.11
<b>Totals</b>				<b>746.26</b>	<b>550.00</b>	<b>264.11</b>
<b>23.00 Norma &amp; Lisette Luaces</b>				<b>Beginning Balance</b>		<b>0.00</b>
05/01/2025	Common charges - May 2025	15566	18162	550.00		550.00
05/01/2025	Special Assessment 2022 Unit 23	15675	18163	181.26		731.26
05/07/2025	Received by ch. A2505060429_CM1OV9 LB from Norma & Lisette Luaces. Tha	15675	18265		181.26	550.00
05/07/2025	Received by ch. A2505060429_RA8KP8 LB from Norma & Lisette Luaces. Tha	15566	18271		550.00	0.00
<b>Totals</b>				<b>731.26</b>	<b>731.26</b>	<b>0.00</b>
<b>24.00 Cristina Conde</b>				<b>Beginning Balance</b>		<b>0.00</b>
05/01/2025	Common charges - May 2025	15567	18162	550.00		550.00
05/01/2025	Special Assessment 2022 Unit 24	15676	18163	181.26		731.26
05/13/2025	Received by ch. A2505100428_HN8MN0 LB from Cristina Conde. Thank you	15567	18338		550.00	181.26
05/13/2025	Received by ch. A2505100428_RN1UA3 LB from Cristina Conde. Thank you	15676	18344		181.26	0.00
<b>Totals</b>				<b>731.26</b>	<b>731.26</b>	<b>0.00</b>
<b>25.00 Beatriz Lievano Caballero</b>				<b>Beginning Balance</b>		<b>(0.04)</b>
05/01/2025	Received by ch. A2504300443_IZ6QQ3 LB from Beatriz Lievano Caballero.	15540	18154		177.56	(177.60)
05/01/2025	Common charges - May 2025	15568	18162	550.00		372.40
05/01/2025	Special Assessment 2022 Unit 25	15677	18163	181.26		553.66
<b>Totals</b>				<b>731.26</b>	<b>177.56</b>	<b>553.66</b>
<b>26.00 Nancy Borr</b>				<b>Beginning Balance</b>		<b>0.00</b>
05/01/2025	Received by ch. L250430_IV8BE1 LB from Nancy Borr. Thank you	15542	18159		550.00	(550.00)
05/01/2025	Common charges - May 2025	15569	18162	550.00		0.00
05/01/2025	Special Assessment 2022 Unit 26	15678	18163	181.26		181.26
05/06/2025	Received by ch. L250505_ID1DP6 LB from Nancy Borr. Thank you	15678	18240		181.26	0.00
<b>Totals</b>				<b>731.26</b>	<b>731.26</b>	<b>0.00</b>
<b>27.00 Lisette Henderson</b>				<b>Beginning Balance</b>		<b>0.00</b>
05/01/2025	Common charges - May 2025	15570	18162	550.00		550.00
05/01/2025	Special Assessment 2022 Unit 27	15679	18163	181.26		731.26
05/02/2025	Received by ch. A2505010540_BU5QI9 LB from Lisette Henderson. Thank yo	15570	18170		550.00	181.26

# Bridgepoint HOA, Inc.

## Detailed General Ledger

From 05/01/2025 to 05/31/2025

Account Trx Date	Description	Invoice Date & No	Trx	Debit	Credit	Balance
05/02/2025	Received by ch. A2505010540_JF0YB1 LB from Lisette Henderson. Thank yo	15679	18187		181.26	0.00
<b>Totals</b>				<b>731.26</b>	<b>731.26</b>	<b>0.00</b>
				<b>Beginning Balance</b>		<b>4,008.71</b>
05/01/2025	Common charges - May 2025	15571	18162	550.00		4,558.71
05/01/2025	Special Assessment 2022 Unit 28	15680	18163	181.26		4,739.97
05/13/2025	Received by ch. 11668. Thank you		18349		4,186.45	553.52
		14122,14013,14297,1438 0,14489,14670				
<b>Totals</b>				<b>731.26</b>	<b>4,186.45</b>	<b>553.52</b>
				<b>Beginning Balance</b>		<b>(7,913.35)</b>
05/01/2025	Common charges - May 2025	15572	18162	550.00		(7,363.35)
05/01/2025	Special Assessment 2022 Unit 29	15681	18163	181.26		(7,182.09)
05/16/2025	Received by ch. B250515_JC4BD2 LB from Henry John & Ann S. Zeisler. Th	15796	18394		550.00	(7,732.09)
<b>Totals</b>				<b>731.26</b>	<b>550.00</b>	<b>(7,732.09)</b>
				<b>Beginning Balance</b>		<b>(168.82)</b>
05/01/2025	Common charges - May 2025	15573	18162	550.00		381.18
05/01/2025	Special Assessment 2022 Unit 30	15682	18163	181.26		562.44
05/02/2025	Received by ch. A2505010442_SB1RU2 LB from David & Pauline Seivright.	14781,15573,15682	18185		550.00	12.44
<b>Totals</b>				<b>731.26</b>	<b>550.00</b>	<b>12.44</b>
				<b>Beginning Balance</b>		<b>0.00</b>
05/01/2025	Common charges - May 2025	15574	18162	550.00		550.00
05/01/2025	Special Assessment 2022 Unit 31	15683	18163	181.26		731.26
05/13/2025	Received by ch. A2505112236_C11NQ9 LB from Alejandro B. Branger. Thank	15574	18337		550.00	181.26
05/13/2025	Received by ch. A2505112236_MP2YY6 LB from Alejandro B. Branger. Thank	15683	18343		181.26	0.00
<b>Totals</b>				<b>731.26</b>	<b>731.26</b>	<b>0.00</b>
				<b>Beginning Balance</b>		<b>0.00</b>
05/01/2025	Common charges - May 2025	15575	18162	550.00		550.00
05/01/2025	Special Assessment 2022 Unit 32	15684	18163	181.26		731.26
05/12/2025	Received by ch. A2505091936_UY8BW3 LB from Manuel I. & Mary L. Cardena	15575,15684	18324		731.26	0.00
<b>Totals</b>				<b>731.26</b>	<b>731.26</b>	<b>0.00</b>
				<b>Beginning Balance</b>		<b>(325.83)</b>
05/01/2025	Common charges - May 2025	15576	18162	550.00		224.17
05/01/2025	Special Assessment 2022 Unit 33	15685	18163	181.26		405.43
05/19/2025	Received by ch. L250516_TT0GF0 LB from Ernesto Sanjurjo. Thank you	15797	18401		550.00	(144.57)
05/19/2025	Received by ch. L250516_EL7LD5 LB from Ernesto Sanjurjo. Thank you	15798	18402		181.26	(325.83)
<b>Totals</b>				<b>731.26</b>	<b>731.26</b>	<b>(325.83)</b>
				<b>Beginning Balance</b>		<b>(490.00)</b>
05/01/2025	Common charges - May 2025	15577	18162	550.00		60.00
05/01/2025	Special Assessment 2022 Unit 34	15686	18163	181.26		241.26
<b>Totals</b>				<b>731.26</b>	<b>0.00</b>	<b>241.26</b>

# Bridgepoint HOA, Inc.

## Detailed General Ledger

From 05/01/2025 to 05/31/2025

Account Trx Date	Description	Invoice Date & No	Trx	Debit	Credit	Balance
<b>35.00 Denise Ricker</b>				<b>Beginning Balance</b>		<b>(550.07)</b>
05/01/2025	Common charges - May 2025	15578	18162	550.00		(0.07)
			<b>Totals</b>	<b>550.00</b>	<b>0.00</b>	<b>(0.07)</b>
<b>36.00 Gabriela Del Carmen &amp; Jose M. Gispert</b>				<b>Beginning Balance</b>		<b>0.00</b>
05/01/2025	Common charges - May 2025	15579	18162	550.00		550.00
05/01/2025	Special Assessment 2022 Unit 36	15687	18163	181.26		731.26
05/07/2025	Received by ch. T2505020451_FL8KO6 LB from Gabriela Del Carmen & Jose	15579	18276		550.00	181.26
05/07/2025	Received by ch. T2505020452_LD1IX0 LB from Gabriela Del Carmen & Jose	15687	18277		181.26	0.00
			<b>Totals</b>	<b>731.26</b>	<b>731.26</b>	<b>0.00</b>
<b>37.00 Armentina Forn</b>				<b>Beginning Balance</b>		<b>(1,087.56)</b>
05/01/2025	Common charges - May 2025	15580	18162	550.00		(537.56)
05/01/2025	Special Assessment 2022 Unit 37	15688	18163	181.26		(356.30)
05/09/2025	Received by ch. 137. Thank you	15262	18305		550.00	(906.30)
			<b>Totals</b>	<b>731.26</b>	<b>550.00</b>	<b>(906.30)</b>
<b>38.00 Noreen Saunders</b>				<b>Beginning Balance</b>		<b>1,050.26</b>
05/01/2025	Common charges - May 2025	15581	18162	550.00		1,600.26
05/01/2025	Special Assessment 2022 Unit 38	15689	18163	181.26		1,781.52
05/14/2025	Received by ch. 10152. Thank you	15528	18751		550.00	1,231.52
05/16/2025	Late payment fees	15785	18383	15.00		1,246.52
05/21/2025	Received by ch. 0013. Thank you	15528,15581	18431		1,231.52	15.00
05/21/2025	Received by ch. 994 from 38.00 - Noreen Saunders. Thank you	14498,14788,15309	18435		181.26	(166.26)
05/21/2025	Received by ch. 0014. Thank you	15803	18436		181.26	(347.52)
			<b>Totals</b>	<b>746.26</b>	<b>2,144.04</b>	<b>(347.52)</b>
<b>39.01 Blanca M. Valle</b>				<b>Beginning Balance</b>		<b>0.00</b>
05/01/2025	Common charges - May 2025	15582	18162	550.00		550.00
05/01/2025	Special Assessment 2022 Unit 39	15690	18163	181.26		731.26
05/02/2025	Received by ch. A2505010517_HG0EP2 LB from Blanca M. Valle. Thank you	15513,15582	18177		550.00	181.26
05/05/2025	Received by ch. A2505020442_OI5TZ4 LB from Blanca M. Valle. Thank you	15690	18218		181.26	0.00
			<b>Totals</b>	<b>731.26</b>	<b>731.26</b>	<b>0.00</b>
<b>40.01 Christine Martinez</b>				<b>Beginning Balance</b>		<b>2,955.04</b>
05/01/2025	Common charges - May 2025	15583	18162	550.00		3,505.04
05/01/2025	Special Assessment 2022 Unit 40	15691	18163	181.26		3,686.30
05/02/2025	Received by ch. 987. Thank you		18199		2,230.00	1,456.30
		14682,14979,15311,15583				
05/09/2025	Received by ch. 989 from 40.01 - Christine Martinez. Thank you	14500,14392,14790,15186,15087,15419	18314		1,268.82	187.48
05/09/2025	Received by ch. 988. Thank you	14392,14500	18318		725.04	(537.56)
			<b>Totals</b>	<b>731.26</b>	<b>4,223.86</b>	<b>(537.56)</b>
<b>41.00 Rosemarie Rojas Marty</b>				<b>Beginning Balance</b>		<b>565.04</b>
05/01/2025	Common charges - May 2025	15584	18162	550.00		1,115.04

# Bridgepoint HOA, Inc.

## Detailed General Ledger

From 05/01/2025 to 05/31/2025

Account Trx Date	Description	Invoice Date & No	Trx	Debit	Credit	Balance
05/01/2025	Special Assessment 2022 Unit 41	15692	18163	181.26		1,296.30
05/09/2025	Received by ch. 5495. Thank you	15584	18306		550.00	746.30
05/09/2025	Received by ch. 5496. Thank you	15312,15420,15692	18319		725.04	21.26
05/09/2025	Credit the Correct Account Check # 5494	15692,16055	18690		725.04	(703.78)
<b>Totals</b>				<b>731.26</b>	<b>2,000.08</b>	<b>(703.78)</b>
				<b>Beginning Balance</b>		<b>2,393.26</b>
05/01/2025	Common charges - May 2025	15585	18162	550.00		2,943.26
05/01/2025	Special Assessment 2022 Unit 42	15693	18163	181.26		3,124.52
05/16/2025	Late payment fees	15786	18384	15.00		3,139.52
05/28/2025	Received by ch. A2505271039_IV6RZ7 LB from Evelina Clarke. Thank you	15693	18463		165.00	2,974.52
<b>Totals</b>				<b>746.26</b>	<b>165.00</b>	<b>2,974.52</b>
				<b>Beginning Balance</b>		<b>0.00</b>
05/01/2025	Common charges - May 2025	15586	18162	550.00		550.00
05/05/2025	Received by ch. A2505021255_SC5PR3 LB from Sandra Rivas-Fuentes. Thank	15586	18213		550.00	0.00
<b>Totals</b>				<b>550.00</b>	<b>550.00</b>	<b>0.00</b>
				<b>Beginning Balance</b>		<b>0.00</b>
05/01/2025	Common charges - May 2025	15587	18162	550.00		550.00
05/01/2025	Special Assessment 2022 Unit 44	15694	18163	181.26		731.26
05/13/2025	Received by ch. A2505100428_WC1YD0 LB from Aldo Ruiz. Thank you	15694,15587	18336		731.26	0.00
<b>Totals</b>				<b>731.26</b>	<b>731.26</b>	<b>0.00</b>
				<b>Beginning Balance</b>		<b>(1,758.14)</b>
05/01/2025	Common charges - May 2025	15588	18162	550.00		(1,208.14)
<b>Totals</b>				<b>550.00</b>	<b>0.00</b>	<b>(1,208.14)</b>
				<b>Beginning Balance</b>		<b>0.00</b>
05/01/2025	Common charges - May 2025	15589	18162	550.00		550.00
05/07/2025	Received by ch. A2505060430_PX5SZ3 LB from Jesica Bedoya. Thank you	15589	18260		550.00	0.00
<b>Totals</b>				<b>550.00</b>	<b>550.00</b>	<b>0.00</b>
				<b>Beginning Balance</b>		<b>(1,638.37)</b>
05/01/2025	Common charges - May 2025	15590	18162	550.00		(1,088.37)
05/01/2025	Special Assessment 2022 Unit 47	15695	18163	181.26		(907.11)
05/15/2025	Received by ch. L250514_ZS6ND0 LB from Carol Green. Thank you	15781	18378		550.30	(1,457.41)
<b>Totals</b>				<b>731.26</b>	<b>550.30</b>	<b>(1,457.41)</b>
				<b>Beginning Balance</b>		<b>15.00</b>
05/01/2025	Common charges - May 2025	15591	18162	550.00		565.00
05/01/2025	Special Assessment 2022 Unit 48	15696	18163	181.26		746.26
05/06/2025	Received by ch. T2505021022_CZ2HW0 LB from 5510 SW 70TH Place, LLC. Th	15213	18236		15.00	731.26
05/06/2025	Received by ch. T2505021022_WZ3IX9 LB from 5510 SW 70TH Place, LLC. Th	15696	18237		15.00	716.26
05/23/2025	Received by ch. T2505201535_EM0YA5 LB from 5510 SW 70TH Place, LLC. Th	15696,15591	18444		716.26	0.00
<b>Totals</b>				<b>731.26</b>	<b>746.26</b>	<b>0.00</b>

# Bridgepoint HOA, Inc.

## Detailed General Ledger

From 05/01/2025 to 05/31/2025

Account Trx Date	Description	Invoice Date & No	Trx	Debit	Credit	Balance
<b>49.00 Juan &amp; Odette Fernandez</b>				<b>Beginning Balance</b>		<b>0.00</b>
05/01/2025	Common charges - May 2025	15592	18162	550.00		550.00
05/01/2025	Special Assessment 2022 Unit 49	15697	18163	181.26		731.26
05/07/2025	Received by ch. A2505060430_KW4AH6 LB from Juan & Odette Fernandez. Th	15697,15592	18263		731.26	0.00
<b>Totals</b>				<b>731.26</b>	<b>731.26</b>	<b>0.00</b>
<b>50.00 Alejandro Aleman Miranda &amp; Alfredo Placido Alem</b>				<b>Beginning Balance</b>		<b>29.94</b>
05/01/2025	Common charges - May 2025	15593	18162	550.00		579.94
05/01/2025	Special Assessment 2022 Unit 50	15698	18163	181.26		761.20
05/15/2025	Received by ch. T2505121130_JO9EJ4 LB from Alejandro Aleman Miranda &	15497,15214,15698,15593	18374		550.00	211.20
05/15/2025	Received by ch. T2505121130_YR1XO2 LB from Alejandro Aleman Miranda &	15593	18375		181.26	29.94
<b>Totals</b>				<b>731.26</b>	<b>731.26</b>	<b>29.94</b>
<b>51.00 Diana Berron</b>				<b>Beginning Balance</b>		<b>(507.77)</b>
05/01/2025	Common charges - May 2025	15594	18162	550.00		42.23
05/01/2025	Special Assessment 2022 Unit 51	15699	18163	181.26		223.49
05/08/2025	Received by ch. B250507_HX3NB4 LB from Diana Berron. Thank you	15699,15594,15770	18292		550.00	(326.51)
05/09/2025	Received by ch. 213713. Thank you	15770	18320		181.26	(507.77)
05/19/2025	Received by ch. 3052. Thank you	15770	18404		181.26	(689.03)
<b>Totals</b>				<b>731.26</b>	<b>912.52</b>	<b>(689.03)</b>
<b>52.00 Bruna Bejarano</b>				<b>Beginning Balance</b>		<b>0.00</b>
05/01/2025	Common charges - May 2025	15595	18162	550.00		550.00
05/01/2025	Special Assessment 2022 Unit 52	15700	18163	181.26		731.26
05/09/2025	Received by ch. A2505082046_QP9KE7 LB from Bruna Bejarano. Thank you	14694,15518	18294		181.26	550.00
05/09/2025	Received by ch. A2505082046_AW9VM4 LB from Bruna Bejarano. Thank you	15521,15522,15700	18295		550.00	0.00
<b>Totals</b>				<b>731.26</b>	<b>731.26</b>	<b>0.00</b>
<b>53.01 Juniper AK, LLC</b>				<b>Beginning Balance</b>		<b>(523.35)</b>
05/01/2025	Common charges - May 2025	15596	18162	550.00		26.65
05/02/2025	Received by ch. A2505010502_WE3OK0 LB from Juniper AK, LLC. Thank you	15596,15756	18181		550.00	(523.35)
<b>Totals</b>				<b>550.00</b>	<b>550.00</b>	<b>(523.35)</b>
<b>54.00 Karen Alas</b>				<b>Beginning Balance</b>		<b>0.00</b>
05/01/2025	Common charges - May 2025	15597	18162	550.00		550.00
05/01/2025	Special Assessment 2022 Unit 54	15701	18163	181.26		731.26
05/02/2025	Received by ch. A2505010543_RS9VO7 LB from Karen Alas. Thank you	15597	18168		550.00	181.26
05/02/2025	Received by ch. A2505010543_KH2NW5 LB from Karen Alas. Thank you	15701	18186		181.26	0.00
<b>Totals</b>				<b>731.26</b>	<b>731.26</b>	<b>0.00</b>
<b>55.00 Esperanza Gonzalez</b>				<b>Beginning Balance</b>		<b>0.00</b>
05/01/2025	Common charges - May 2025	15598	18162	550.00		550.00
05/01/2025	Special Assessment 2022 Unit 55	15702	18163	181.26		731.26
05/02/2025	Received by ch. A2505010540_XS4WI9 LB from Esperanza Gonzalez. Thank y	15598	18171		550.00	181.26

# Bridgepoint HOA, Inc.

## Detailed General Ledger

From 05/01/2025 to 05/31/2025

Account Trx Date	Description	Invoice Date & No	Trx	Debit	Credit	Balance
05/02/2025	Received by ch. A2505010540_HDOUK0 LB from Esperanza Gonzalez. Thank y	15702	18189		181.26	0.00
<b>Totals</b>				<b>731.26</b>	<b>731.26</b>	<b>0.00</b>
<b>56.01 Richard Tong &amp; Linette Tong</b>				<b>Beginning Balance</b>		<b>2,555.07</b>
05/01/2025	Common charges - May 2025	15599	18162	550.00		3,105.07
05/01/2025	Special Assessment 2022 Unit 56	15703	18163	181.26		3,286.33
05/16/2025	Late payment fees	15787	18385	15.00		3,301.33
<b>Totals</b>				<b>746.26</b>	<b>0.00</b>	<b>3,301.33</b>
<b>57.00 Manju Khiatani Torres, Trustee</b>				<b>Beginning Balance</b>		<b>0.00</b>
05/01/2025	Common charges - May 2025	15600	18162	550.00		550.00
05/01/2025	Special Assessment 2022 Unit 57	15704	18163	181.26		731.26
05/02/2025	Received by ch. A2505010530_KS4CV1 LB from Manju Khiatani Torres, Trus	14042,15600	18172		550.00	181.26
05/02/2025	Received by ch. A2505010530_ID0QY7 LB from Manju Khiatani Torres, Trus	15704	18190		181.26	0.00
<b>Totals</b>				<b>731.26</b>	<b>731.26</b>	<b>0.00</b>
<b>58.00 Isabel M Valdivia</b>				<b>Beginning Balance</b>		<b>0.00</b>
05/01/2025	Common charges - May 2025	15601	18162	550.00		550.00
05/01/2025	Special Assessment 2022 Unit 58	15705	18163	181.26		731.26
05/07/2025	Received by ch. A2505060430_JE1CI6 LB from Isabel M Valdivia. Thank yo	15705,15601	18268		731.26	0.00
<b>Totals</b>				<b>731.26</b>	<b>731.26</b>	<b>0.00</b>
<b>59.00 Joseph Hernandez</b>				<b>Beginning Balance</b>		<b>(1,281.26)</b>
05/01/2025	Common charges - May 2025	15602	18162	550.00		(731.26)
05/01/2025	Special Assessment 2022 Unit 59	15706	18163	181.26		(550.00)
<b>Totals</b>				<b>731.26</b>	<b>0.00</b>	<b>(550.00)</b>
<b>60.00 Roxanna A Goltzer</b>				<b>Beginning Balance</b>		<b>0.00</b>
05/01/2025	Common charges - May 2025	15603	18162	550.00		550.00
05/01/2025	Special Assessment 2022 Unit 60	15707	18163	181.26		731.26
05/13/2025	Received by ch. A2505100428_YZ9ZE6 LB from Roxanna A Goltzer. Thank yo	15603	18342		550.00	181.26
05/13/2025	Received by ch. A2505100428_ED3YU8 LB from Roxanna A Goltzer. Thank yo	15707	18346		181.26	0.00
<b>Totals</b>				<b>731.26</b>	<b>731.26</b>	<b>0.00</b>
<b>61.00 Ana M Parsons</b>				<b>Beginning Balance</b>		<b>(39.48)</b>
05/01/2025	Common charges - May 2025	15604	18162	550.00		510.52
05/01/2025	Special Assessment 2022 Unit 61	15708	18163	181.26		691.78
05/09/2025	Received by ch. L250508_SG4MQ0 LB from Ana M Parsons. Thank you	15708,15604	18301		550.00	141.78
05/09/2025	Received by ch. L250508_HZ3BI3 LB from Ana M Parsons. Thank you	15604,15771	18302		181.26	(39.48)
<b>Totals</b>				<b>731.26</b>	<b>731.26</b>	<b>(39.48)</b>
<b>62.00 Gaston Alejandro Nieves</b>				<b>Beginning Balance</b>		<b>(377.52)</b>
05/01/2025	Common charges - May 2025	15605	18162	550.00		172.48
05/01/2025	Special Assessment 2022 Unit 62	15709	18163	181.26		353.74
05/12/2025	Received by ch. B250509_LN9ZZ7 LB from Gaston Alejandro Nieves. Thank	15709,15605,15779	18334		550.00	(196.26)

# Bridgepoint HOA, Inc.

## Detailed General Ledger

From 05/01/2025 to 05/31/2025

Account Trx Date	Description	Invoice Date & No	Trx	Debit	Credit	Balance
05/14/2025	Received by ch. L250513_UF8UZ3 LB from Gaston Alejandro Nieves. Thank	15780	18370		181.26	(377.52)
<b>Totals</b>				<b>731.26</b>	<b>731.26</b>	<b>(377.52)</b>
<b>63.00 Bonifacio Lopez &amp; Christine Iliffe</b>				<b>Beginning Balance</b>		<b>(37.76)</b>
05/01/2025	Common charges - May 2025	15606	18162	550.00		512.24
05/01/2025	Special Assessment 2022 Unit 63	15710	18163	181.26		693.50
05/05/2025	Received by ch. A2505030429_AW5TE6 LB from Bonifacio Lopez & Christine	14262,14152,14705,15106	18211		550.00	143.50
05/06/2025	Received by ch. L250505_GE4BD1 LB from Bonifacio Lopez & Christine Ili	15106,15438,15767	18243		144.00	(0.50)
05/07/2025	Received by ch. L250506_UN4UV0 LB from Bonifacio Lopez & Christine Ili	15769	18280		181.26	(181.76)
<b>Totals</b>				<b>731.26</b>	<b>875.26</b>	<b>(181.76)</b>
<b>64.00 Vanessa sauma</b>				<b>Beginning Balance</b>		<b>0.00</b>
05/01/2025	Common charges - May 2025	15607	18162	550.00		550.00
05/01/2025	Special Assessment 2022 Unit 64	15711	18163	181.26		731.26
05/02/2025	Received by ch. A2505010501_QI4VT9 LB from Vanessa sauma. Thank you	15711	18182		181.26	550.00
05/02/2025	Received by ch. A2505010501_OP2VG7 LB from Vanessa sauma. Thank you	15607	18195		550.00	0.00
<b>Totals</b>				<b>731.26</b>	<b>731.26</b>	<b>0.00</b>
<b>65.00 Ana T. Tambini &amp; Anfrea S. Cuenca</b>				<b>Beginning Balance</b>		<b>(72.00)</b>
05/01/2025	Common charges - May 2025	15608	18162	550.00		478.00
05/01/2025	Special Assessment 2022 Unit 65	15712	18163	181.26		659.26
05/14/2025	Received by ch. 23935. Thank you	15608,15712	18752		767.26	(108.00)
<b>Totals</b>				<b>731.26</b>	<b>767.26</b>	<b>(108.00)</b>
<b>66.00 He Wang</b>				<b>Beginning Balance</b>		<b>0.00</b>
05/01/2025	Common charges - May 2025	15609	18162	550.00		550.00
05/01/2025	Special Assessment 2022 Unit 66	15713	18163	181.26		731.26
05/05/2025	Received by ch. A2505030429_EU4BU5 LB from He Wang. Thank you	14281,15519	18210		550.00	181.26
05/05/2025	Received by ch. A2505030429_LY2FS3 LB from He Wang. Thank you	15520	18215		181.26	0.00
<b>Totals</b>				<b>731.26</b>	<b>731.26</b>	<b>0.00</b>
<b>67.00 Dennisse Parra</b>				<b>Beginning Balance</b>		<b>49.23</b>
05/01/2025	Common charges - May 2025	15610	18162	550.00		599.23
05/01/2025	Special Assessment 2022 Unit 67	15714	18163	181.26		780.49
05/16/2025	Late payment fees	15788	18386	15.00		795.49
<b>Totals</b>				<b>746.26</b>	<b>0.00</b>	<b>795.49</b>
<b>68.00 Carlos Astudillo</b>				<b>Beginning Balance</b>		<b>34.14</b>
05/01/2025	Common charges - May 2025	15611	18162	550.00		584.14
05/01/2025	Special Assessment 2022 Unit 68	15715	18163	181.26		765.40
05/08/2025	Received by ch. A2505070430_BC0YF5 LB from Carlos Astudillo. Thank you	15339,15715,15611	18285		550.00	215.40
05/08/2025	Received by ch. A2505070430_DC3OO4 LB from Carlos Astudillo. Thank you	15611	18287		181.26	34.14
<b>Totals</b>				<b>731.26</b>	<b>731.26</b>	<b>34.14</b>
<b>69.00 Maria Molina, Trustee</b>				<b>Beginning Balance</b>		<b>0.00</b>

# Bridgepoint HOA, Inc.

## Detailed General Ledger

From 05/01/2025 to 05/31/2025

Account Trx Date	Description	Invoice Date & No	Trx	Debit	Credit	Balance
05/01/2025	Common charges - May 2025	15612	18162	550.00		550.00
05/01/2025	Special Assessment 2022 Unit 69	15716	18163	181.26		731.26
05/20/2025	Received by ch. A2505170801_BA1WE7 LB from Maria Molina, Trustee. Than	15716,15612	18410		731.26	0.00
<b>Totals</b>				<b>731.26</b>	<b>731.26</b>	<b>0.00</b>
<b>70.00 Jose G Baron &amp; Kristin Zanowski</b>				<b>Beginning Balance</b>		<b>1,165.78</b>
05/01/2025	Common charges - May 2025	15613	18162	550.00		1,715.78
05/01/2025	Special Assessment 2022 Unit 70	15717	18163	181.26		1,897.04
05/19/2025	Received by ch. T2505141614_OG9GH7 LB from Jose G Baron & Kristin Zano	14055,14159,14300,1452 6,14422	18398		696.76	1,200.28
05/19/2025	Received by ch. T2505141609_OU0NW5 LB from Jose G Baron & Kristin Zano	14422,14816,14712,1534 1	18399		1,200.00	0.28
<b>Totals</b>				<b>731.26</b>	<b>1,896.76</b>	<b>0.28</b>
<b>71.00 William Kritchman</b>				<b>Beginning Balance</b>		<b>0.00</b>
05/01/2025	Common charges - May 2025	15614	18162	550.00		550.00
05/01/2025	Special Assessment 2022 Unit 71	15718	18163	181.26		731.26
05/08/2025	Received by ch. A2505070430_IA3HW3 LB from William Kritchman. Thank yo	15614	18284		550.00	181.26
05/08/2025	Received by ch. A2505070430_RL2TW1 LB from William Kritchman. Thank yo	15718	18286		181.26	0.00
<b>Totals</b>				<b>731.26</b>	<b>731.26</b>	<b>0.00</b>
<b>72.00 Maria M Guerrero</b>				<b>Beginning Balance</b>		<b>(22.41)</b>
05/01/2025	Common charges - May 2025	15615	18162	550.00		527.59
05/01/2025	Special Assessment 2022 Unit 72	15719	18163	181.26		708.85
<b>Totals</b>				<b>731.26</b>	<b>0.00</b>	<b>708.85</b>
<b>73.00 Adrian Bossi &amp; Mercedes Etcheberry</b>				<b>Beginning Balance</b>		<b>1,299.04</b>
05/01/2025	Common charges - May 2025	15616	18162	550.00		1,849.04
05/01/2025	Special Assessment 2022 Unit 73	15720	18163	181.26		2,030.30
05/09/2025	Received by ch. 575. Thank you	15344,15448,15616,1572 0	18307		2,030.30	0.00
<b>Totals</b>				<b>731.26</b>	<b>2,030.30</b>	<b>0.00</b>
<b>74.00 Anwar Bakarar &amp; Lina J Munira Elneser</b>				<b>Beginning Balance</b>		<b>15.00</b>
05/01/2025	Common charges - May 2025	15617	18162	550.00		565.00
05/01/2025	Special Assessment 2022 Unit 74	15721	18163	181.26		746.26
05/02/2025	Received by ch. A2505010527_FE6IF5 LB from Anwar Bakarar & Lina J Muni	15216,15721,15617	18174		731.26	15.00
<b>Totals</b>				<b>731.26</b>	<b>731.26</b>	<b>15.00</b>
<b>75.00 Carina Barcelo</b>				<b>Beginning Balance</b>		<b>0.00</b>
05/01/2025	Common charges - May 2025	15618	18162	550.00		550.00
05/05/2025	Received by ch. A2505040432_QE4PZ2 LB from Carina Barcelo. Thank you	15618	18208		550.00	0.00
<b>Totals</b>				<b>550.00</b>	<b>550.00</b>	<b>0.00</b>
<b>76.00 Nicholas Mark Gutierrez</b>				<b>Beginning Balance</b>		<b>0.00</b>
05/01/2025	Common charges - May 2025	15619	18162	550.00		550.00
05/01/2025	Special Assessment 2022 Unit 76	15722	18163	181.26		731.26

# Bridgepoint HOA, Inc.

## Detailed General Ledger

From 05/01/2025 to 05/31/2025

Account Trx Date	Description	Invoice Date & No	Trx	Debit	Credit	Balance
05/13/2025	Received by ch. A2505100428_HQ0SF2 LB from Nicholas Mark Gutierrez. Th	15722,15619	18341		731.26	0.00
<b>Totals</b>				<b>731.26</b>	<b>731.26</b>	<b>0.00</b>
<b>77.01 Chelsea Pittaluga</b>				<b>Beginning Balance</b>		<b>0.00</b>
05/01/2025	Common charges - May 2025	15620	18162	550.00		550.00
05/07/2025	Received by ch. A2505060430_EK2VS4 LB from Chelsea Pittaluga. Thank y	15620	18261		550.00	0.00
<b>Totals</b>				<b>550.00</b>	<b>550.00</b>	<b>0.00</b>
<b>78.00 Christopher J Patty</b>				<b>Beginning Balance</b>		<b>0.00</b>
05/01/2025	Common charges - May 2025	15621	18162	550.00		550.00
05/01/2025	Special Assessment 2022 Unit 78	15723	18163	181.26		731.26
05/12/2025	Received by ch. L250509_OW3RP7 LB from Christopher J Patty. Thank you	15621	18332		550.00	181.26
05/27/2025	Received by ch. L250523_SZ9OL7 LB from Christopher J Patty. Thank you	15723	18452		181.26	0.00
05/28/2025	Received by ch. L250527_YO9EY2 LB from Christopher J Patty. Thank you	15807	18469		550.00	(550.00)
05/30/2025	Received by ch. L250529_WU1SW2 LB from Christopher J Patty. Thank you	15814	18492		181.26	(731.26)
<b>Totals</b>				<b>731.26</b>	<b>1,462.52</b>	<b>(731.26)</b>
<b>79.01 Kimberlee Stone</b>				<b>Beginning Balance</b>		<b>0.00</b>
05/01/2025	Common charges - May 2025	15622	18162	550.00		550.00
05/01/2025	Special Assessment 2022 Unit 79	15724	18163	181.26		731.26
05/05/2025	Received by ch. L250502_VN4QI8 LB from Kimberlee Stone. Thank you	15622	18221		550.00	181.26
05/05/2025	Received by ch. L250502_RU2QQ1 LB from Kimberlee Stone. Thank you	15724	18222		181.26	0.00
<b>Totals</b>				<b>731.26</b>	<b>731.26</b>	<b>0.00</b>
<b>80.00 Ana Maria Lackey</b>				<b>Beginning Balance</b>		<b>(158.36)</b>
05/01/2025	Common charges - May 2025	15623	18162	550.00		391.64
05/01/2025	Special Assessment 2022 Unit 80	15725	18163	181.26		572.90
05/28/2025	Received by ch. A2505251217_PV0TF4 LB from Ana Maria Lackey. Thank you	15725,15623	18464		572.90	0.00
<b>Totals</b>				<b>731.26</b>	<b>572.90</b>	<b>0.00</b>
<b>81.00 Gisela Gomar Salzverg</b>				<b>Beginning Balance</b>		<b>0.00</b>
05/01/2025	Common charges - May 2025	15624	18162	550.00		550.00
05/01/2025	Special Assessment 2022 Unit 81	15726	18163	181.26		731.26
05/13/2025	Received by ch. A2505100428_MB3AT6 LB from Gisela Gomar Salzverg. Than	15624	18339		550.00	181.26
05/13/2025	Received by ch. A2505100428_KB2KK7 LB from Gisela Gomar Salzverg. Than	15726	18345		181.26	0.00
<b>Totals</b>				<b>731.26</b>	<b>731.26</b>	<b>0.00</b>
<b>82.01 Gustavo Delgado</b>				<b>Beginning Balance</b>		<b>(0.90)</b>
05/01/2025	Common charges - May 2025	15625	18162	550.00		549.10
05/01/2025	Special Assessment 2022 Unit 82	15727	18163	181.26		730.36
05/02/2025	Received by ch. A2505010517_GU6EP7 LB from Gustavo Delgado. Thank you	15727	18178		181.26	549.10
05/05/2025	Received by ch. A2505020511_RC8ZT9 LB from Gustavo Delgado. Thank you	15625,15762	18217		550.30	(1.20)
<b>Totals</b>				<b>731.26</b>	<b>731.56</b>	<b>(1.20)</b>

# Bridgepoint HOA, Inc.

## Detailed General Ledger

From 05/01/2025 to 05/31/2025

Account Trx Date	Description	Invoice Date & No	Trx	Debit	Credit	Balance
<b>83.00 Rafael Guilarte</b>				<b>Beginning Balance</b>		<b>0.00</b>
05/01/2025	Common charges - May 2025	15626	18162	550.00		550.00
05/01/2025	Special Assessment 2022 Unit 83	15728	18163	181.26		731.26
05/08/2025	Received by ch. A2505072018_VN5MC3 LB from Rafael Guilarte. Thank you	15626,15728	18282		731.26	0.00
<b>Totals</b>				<b>731.26</b>	<b>731.26</b>	<b>0.00</b>
<b>84.00 Armando C. Perez</b>				<b>Beginning Balance</b>		<b>(1,813.11)</b>
05/01/2025	Common charges - May 2025	15627	18162	550.00		(1,263.11)
05/01/2025	Special Assessment 2022 Unit 84	15729	18163	181.26		(1,081.85)
<b>Totals</b>				<b>731.26</b>	<b>0.00</b>	<b>(1,081.85)</b>
<b>85.00 Zayra Belfort</b>				<b>Beginning Balance</b>		<b>240.89</b>
05/01/2025	Received by ch. A2504301515_PT5SV1 LB from Zayra Belfort. Thank you	11596	18155		240.89	0.00
05/01/2025	Common charges - May 2025	15628	18162	550.00		550.00
05/01/2025	Special Assessment 2022 Unit 85	15730	18163	181.26		731.26
05/19/2025	Received by ch. A2505161712_ZU4TR6 LB from Zayra Belfort. Thank you	11995,11891,12329	18396		731.26	0.00
<b>Totals</b>				<b>731.26</b>	<b>972.15</b>	<b>0.00</b>
<b>86.00 Gina Pelaez</b>				<b>Beginning Balance</b>		<b>0.00</b>
05/01/2025	Common charges - May 2025	15629	18162	550.00		550.00
05/01/2025	Special Assessment 2022 Unit 86	15731	18163	181.26		731.26
05/02/2025	Received by ch. A2505010527_HT7QG4 LB from Gina Pelaez. Thank you	15629	18175		550.00	181.26
05/02/2025	Received by ch. A2505010527_IH6XV2 LB from Gina Pelaez. Thank you	15731	18192		181.26	0.00
<b>Totals</b>				<b>731.26</b>	<b>731.26</b>	<b>0.00</b>
<b>87.01 Silvia Jorrin</b>				<b>Beginning Balance</b>		<b>0.00</b>
05/01/2025	Common charges - May 2025	15630	18162	550.00		550.00
05/06/2025	Received by ch. A2505050443_ZN0MR7 LB from Silvia Jorrin. Thank you	15630	18230		550.00	0.00
<b>Totals</b>				<b>550.00</b>	<b>550.00</b>	<b>0.00</b>
<b>88.00 Vicente &amp; Elizabeth Diego</b>				<b>Beginning Balance</b>		<b>1,311.26</b>
05/01/2025	Common charges - May 2025	15631	18162	550.00		1,861.26
05/01/2025	Special Assessment 2022 Unit 88	15732	18163	181.26		2,042.52
05/02/2025	Received by ch. 1636. Thank you	15759	18200		1,311.26	731.26
05/16/2025	Late payment fees	15789	18387	15.00		746.26
05/19/2025	Received by ch. 1630. Thank you	15460,15732	18405		352.52	393.74
<b>Totals</b>				<b>746.26</b>	<b>1,663.78</b>	<b>393.74</b>
<b>89.00 Stewart &amp; Melody Chiron</b>				<b>Beginning Balance</b>		<b>(18.00)</b>
05/01/2025	Common charges - May 2025	15632	18162	550.00		532.00
05/01/2025	Special Assessment 2022 Unit 89	15733	18163	181.26		713.26
05/05/2025	Received by ch. A2505021837_AP6QN2 LB from Stewart & Melody Chiron. Th	15360,15461	18212		532.00	181.26
05/05/2025	Received by ch. A2505021837_KX0BU9 LB from Stewart & Melody Chiron. Th	15461,15632	18216		163.26	18.00
<b>Totals</b>				<b>731.26</b>	<b>695.26</b>	<b>18.00</b>
<b>90.00 Roger M White</b>				<b>Beginning Balance</b>		<b>(3.24)</b>

# Bridgepoint HOA, Inc.

## Detailed General Ledger

From 05/01/2025 to 05/31/2025

Account Trx Date	Description	Invoice Date & No	Trx	Debit	Credit	Balance
05/01/2025	Common charges - May 2025	15633	18162	550.00		546.76
05/01/2025	Special Assessment 2022 Unit 90	15734	18163	181.26		728.02
05/02/2025	Received by ch. A2505010503_KZ5ZK1 LB from Roger M White. Thank you	14267,15510,15511	18180		700.00	28.02
05/06/2025	Received by ch. A2505051831_NJ1NW5 LB from Roger M White. Thank you	15511	18228		28.02	0.00
<b>Totals</b>				<b>731.26</b>	<b>728.02</b>	<b>0.00</b>
<b>91.00 Jacqueline R Serrano</b>				<b>Beginning Balance</b>		<b>0.00</b>
05/01/2025	Common charges - May 2025	15634	18162	550.00		550.00
05/01/2025	Special Assessment 2022 Unit 91	15735	18163	181.26		731.26
05/05/2025	Received by ch. A2505030431_LU7ZL6 LB from Jacqueline R Serrano. Thank	15634	18209		550.00	181.26
05/05/2025	Received by ch. A2505030431_JG5NP2 LB from Jacqueline R Serrano. Thank	15735	18214		181.26	0.00
<b>Totals</b>				<b>731.26</b>	<b>731.26</b>	<b>0.00</b>
<b>92.00 Maritza N. &amp; Nicole Perez</b>				<b>Beginning Balance</b>		<b>(513.97)</b>
05/01/2025	Common charges - May 2025	15635	18162	550.00		36.03
05/01/2025	Special Assessment 2022 Unit 92	15736	18163	181.26		217.29
05/06/2025	Received by ch. A2505050445_RG1AB0 LB from Maritza N. & Nicole Perez.	15635,15736,15764	18229		550.00	(332.71)
05/06/2025	Received by ch. A2505050434_FM8ZI6 LB from Maritza N. & Nicole Perez.	15765	18232		181.26	(513.97)
<b>Totals</b>				<b>731.26</b>	<b>731.26</b>	<b>(513.97)</b>
<b>93.00 Melvin Vazquez Santiago</b>				<b>Beginning Balance</b>		<b>181.26</b>
05/01/2025	Common charges - May 2025	15636	18162	550.00		731.26
05/01/2025	Special Assessment 2022 Unit 93	15737	18163	181.26		912.52
05/06/2025	Received by ch. B250505_FK8UD2 LB from Melvin Vazquez Santiago. Thank	15364,15465,15636	18245		550.00	362.52
05/16/2025	Late payment fees	15790	18388	15.00		377.52
05/16/2025	Rev. of Late payment fees	15790	18562		15.00	362.52
<b>Totals</b>				<b>746.26</b>	<b>565.00</b>	<b>362.52</b>
<b>94.00 Susan Fowler</b>				<b>Beginning Balance</b>		<b>731.26</b>
05/01/2025	Common charges - May 2025	15637	18162	550.00		1,281.26
05/01/2025	Special Assessment 2022 Unit 94	15738	18163	181.26		1,462.52
05/16/2025	Late payment fees	15791	18389	15.00		1,477.52
05/21/2025	Received by ch. 2497 from 94.00 - Susan Fowler. Thank you	15365	18429		550.00	927.52
05/21/2025	Received by ch. 2492. Thank you	15637	18432		550.00	377.52
05/21/2025	Received by ch. 2491 from 94.00 - Susan Fowler. Thank you	15466	18434		181.26	196.26
05/21/2025	Received by ch. 2496. Thank you	15466	18437		181.26	15.00
<b>Totals</b>				<b>746.26</b>	<b>1,462.52</b>	<b>15.00</b>
<b>95.01 Alvarez Mega Holdings, LLC</b>				<b>Beginning Balance</b>		<b>0.00</b>
05/01/2025	Common charges - May 2025	15638	18162	550.00		550.00
05/01/2025	Special Assessment 2022 Unit 95	15739	18163	181.26		731.26
05/02/2025	Received by ch. A2505010445_NJ3KA0 LB from Alvarez Mega Holdings, LLC	15638,15739	18196		731.26	0.00
<b>Totals</b>				<b>731.26</b>	<b>731.26</b>	<b>0.00</b>
<b>96.00 6940 SW 55 Terr, LLC</b>				<b>Beginning Balance</b>		<b>(530.66)</b>

# Bridgepoint HOA, Inc.

## Detailed General Ledger

From 05/01/2025 to 05/31/2025

Account Trx Date	Description	Invoice Date & No	Trx	Debit	Credit	Balance
05/01/2025	Common charges - May 2025	15639	18162	550.00		19.34
05/01/2025	Special Assessment 2022 Unit 96	15740	18163	181.26		200.60
05/23/2025	Received by ch. T2505201535_EM0YA5 LB from 6940 SW 55 Terr, LLC. Thank	15639,15740	18445		200.60	0.00
<b>Totals</b>				<b>731.26</b>	<b>200.60</b>	<b>0.00</b>
<b>97.00 RYAN HOUSING, LLC</b>				<b>Beginning Balance</b>		<b>0.00</b>
05/01/2025	Common charges - May 2025	15640	18162	550.00		550.00
05/08/2025	Received by ch. T2505050436_FB0WX5 LB from RYAN HOUSING, LLC. Thank yo	15640	18290		550.00	0.00
<b>Totals</b>				<b>550.00</b>	<b>550.00</b>	<b>0.00</b>
<b>98.00 Juan &amp; Nilza Figueroa</b>				<b>Beginning Balance</b>		<b>181.26</b>
05/01/2025	Common charges - May 2025	15641	18162	550.00		731.26
05/01/2025	Special Assessment 2022 Unit 98	15741	18163	181.26		912.52
05/06/2025	Received by ch. L250505_PU7PA9 LB from Juan & Nilza Figueroa. Thank yo	15469,15641	18242		550.00	362.52
05/15/2025	Rev. of Late payment fees	15792,15741	18491		15.00	347.52
05/16/2025	Late payment fees	15792	18390	15.00		362.52
05/21/2025	Received by ch. L250520_ZC4BQ4 LB from Juan & Nilza Figueroa. Thank yo	15641	18425		181.26	181.26
<b>Totals</b>				<b>746.26</b>	<b>746.26</b>	<b>181.26</b>
<b>99.01 Yamile A. Rives-Gonzalez</b>				<b>Beginning Balance</b>		<b>0.00</b>
05/01/2025	Common charges - May 2025	15642	18162	550.00		550.00
05/01/2025	Special Assessment 2022 Unit 99	15742	18163	181.26		731.26
05/06/2025	Received by ch. A2505051705_RC0SA5 LB from Yamile A. Rives-Gonzalez. T	15517,15516	18231		731.26	0.00
<b>Totals</b>				<b>731.26</b>	<b>731.26</b>	<b>0.00</b>
<b>100.00 Julissa Senices</b>				<b>Beginning Balance</b>		<b>0.00</b>
05/01/2025	Common charges - May 2025	15643	18162	550.00		550.00
05/01/2025	Special Assessment 2022 Unit 100	15743	18163	181.26		731.26
05/08/2025	Received by ch. A2505070431_MD2SJ2 LB from Julissa Senices. Thank you	15743	18283		181.26	550.00
05/09/2025	Received by ch. A2505080444_LU2VV9 LB from Julissa Senices. Thank you	15643	18296		550.00	0.00
<b>Totals</b>				<b>731.26</b>	<b>731.26</b>	<b>0.00</b>
<b>101.01 Otten &amp; Denysis Rodriguez</b>				<b>Beginning Balance</b>		<b>0.00</b>
05/01/2025	Common charges - May 2025	15644	18162	550.00		550.00
05/01/2025	Special Assessment 2022 Unit 101	15744	18163	181.26		731.26
05/09/2025	Received by ch. T2505061528_SY3IS0 LB from Otten & Denysis Rodriguez.	15644,15744	18299		731.26	0.00
<b>Totals</b>				<b>731.26</b>	<b>731.26</b>	<b>0.00</b>
<b>102.00 Laura C Velasco</b>				<b>Beginning Balance</b>		<b>255.56</b>
05/01/2025	Common charges - May 2025	15645	18162	550.00		805.56
05/01/2025	Special Assessment 2022 Unit 102	15745	18163	181.26		986.82
05/14/2025	Received by ch. L250513_EN3GH0 LB from Laura C Velasco. Thank you	15373,15473,15219,15645	18371		550.00	436.82
05/14/2025	Received by ch. L250513_ZC5OW7 LB from Laura C Velasco. Thank you	15645	18372		181.00	255.82
05/16/2025	Late payment fees	15793	18391	15.00		270.82

# Bridgepoint HOA, Inc.

## Detailed General Ledger

From 05/01/2025 to 05/31/2025

Account Trx Date	Description	Invoice Date & No	Trx	Debit	Credit	Balance
<b>Totals</b>				<b>746.26</b>	<b>731.00</b>	<b>270.82</b>
<b>103.00 Leticia Hernandez</b>				<b>Beginning Balance</b>		<b>449.52</b>
05/01/2025	Common charges - May 2025	15646	18162	550.00		999.52
05/01/2025	Special Assessment 2022 Unit 103	15746	18163	181.26		1,180.78
05/02/2025	Received by ch. 8657. Thank you	15760	18201		514.00	666.78
05/02/2025	Security Deposit - Security Rental Deposit	15761	18204	3,250.00		3,916.78
05/02/2025	Received by ch. 1084 from 103.00 - Leticia Hernandez. Thank you	15761	18205		3,250.00	666.78
05/06/2025	Refund of deposit # 33, Security Rental Deposit to 103.00 - Leticia He	14845,15142,15374,1547 4,15220,15646	18257		500.00	166.78
05/06/2025	Check - ANDRES MEJIA REFUND SECURITY DEPOSIT ACCT 103.00	15768	18258	500.00		666.78
05/09/2025	Received by ch. 65901 from 103.00 - Leticia Hernandez. Thank you	15746	18312		181.26	485.52
05/09/2025	Received by ch. 5910. Thank you	15746	18321		181.26	304.26
05/16/2025	Late payment fees	15794	18392	15.00		319.26
05/19/2025	Received by ch. 6103. Thank you	15799	18406		181.26	138.00
05/30/2025	Received by ch. 7701. Thank you	15815	18494		514.00	(376.00)
<b>Totals</b>				<b>4,496.26</b>	<b>5,321.78</b>	<b>(376.00)</b>
<b>104.00 Mariela V Briceno</b>				<b>Beginning Balance</b>		<b>15.00</b>
05/01/2025	Common charges - May 2025	15647	18162	550.00		565.00
05/01/2025	Special Assessment 2022 Unit 104	15747	18163	181.26		746.26
05/28/2025	Received by ch. A2505271219_JW2RY0 LB from Mariela V Briceno. Thank yo	15221,15747,15647	18462		746.26	0.00
05/28/2025	Received by ch. A2505271219_UE3DF7 LB from Mariela V Briceno. Thank yo	15805	18465		746.26	(746.26)
<b>Totals</b>				<b>731.26</b>	<b>1,492.52</b>	<b>(746.26)</b>
<b>105.01 Juan Carlos Riera &amp; Claudia De Stefano</b>				<b>Beginning Balance</b>		<b>0.00</b>
05/01/2025	Common charges - May 2025	15648	18162	550.00		550.00
05/01/2025	Special Assessment 2022 Unit 105	15748	18163	181.26		731.26
05/07/2025	Received by ch. T2505020451_OL5GT1 LB from Juan Carlos Riera & Claudia	15748,15648	18275		731.26	0.00
<b>Totals</b>				<b>731.26</b>	<b>731.26</b>	<b>0.00</b>
<b>106.00 Norma &amp; Lisette Luaces</b>				<b>Beginning Balance</b>		<b>0.00</b>
05/01/2025	Common charges - May 2025	15649	18162	550.00		550.00
05/01/2025	Special Assessment 2022 Unit 106	15749	18163	181.26		731.26
05/07/2025	Received by ch. A2505060429_IU7FN1 LB from Norma & Lisette Luaces. Tha	15649	18264		550.00	181.26
05/07/2025	Received by ch. A2505060429_WE1KG0 LB from Norma & Lisette Luaces. Tha	15749	18270		181.26	0.00
<b>Totals</b>				<b>731.26</b>	<b>731.26</b>	<b>0.00</b>
<b>107.00 Gabriel Sanchez</b>				<b>Beginning Balance</b>		<b>835.91</b>
05/01/2025	Common charges - May 2025	15650	18162	550.00		1,385.91
05/01/2025	Special Assessment 2022 Unit 107	15750	18163	181.26		1,567.17
05/16/2025	Late payment fees	15795	18393	15.00		1,582.17
05/21/2025	Received by ch. L250520_KF1IL5 LB from Gabriel Sanchez. Thank you	14092,14192,15046,1514	18424		731.26	850.91

# Bridgepoint HOA, Inc.

## Detailed General Ledger

From 05/01/2025 to 05/31/2025

Account Trx Date	Description	Invoice Date & No	Trx	Debit	Credit	Balance
05/21/2025	Received by ch. L250520_OU1QI7 LB from Gabriel Sanchez. Thank you	15478,15222,15750,15650	18426		731.26	119.65
<b>Totals</b>				<b>746.26</b>	<b>1,462.52</b>	<b>119.65</b>
<b>108.00 Rodolfo Gonzalez &amp; Silvia Gonzalez</b>						<b>Beginning Balance (550.00)</b>
05/01/2025	Common charges - May 2025	15651	18162	550.00		0.00
05/01/2025	Special Assessment 2022 Unit 108	15751	18163	181.26		181.26
05/02/2025	Received by ch. A2505010540_EG3YK5 LB from Rodolfo Gonzalez & Silvia G	15751	18188		181.26	0.00
05/23/2025	Received by ch. L250522_EL8HD7 LB from Rodolfo Gonzalez & Silvia Gonza	15804	18442		550.00	(550.00)
<b>Totals</b>				<b>731.26</b>	<b>731.26</b>	<b>(550.00)</b>
<b>109.00 Jorge A Verdi</b>						<b>Beginning Balance (4.98)</b>
05/01/2025	Received by ch. L250430_BT8EE8 LB from Jorge A Verdi. Thank you	15543	18160		550.00	(554.98)
05/01/2025	Common charges - May 2025	15652	18162	550.00		(4.98)
05/01/2025	Special Assessment 2022 Unit 109	15752	18163	181.26		176.28
05/06/2025	Received by ch. L250505_XV7SH9 LB from Jorge A Verdi. Thank you	15752,15766	18241		181.26	(4.98)
<b>Totals</b>				<b>731.26</b>	<b>731.26</b>	<b>(4.98)</b>
<b>110.01 Charles P. Gaffney &amp; Madelaine M. Gonzalez</b>						<b>Beginning Balance (57.46)</b>
05/01/2025	Common charges - May 2025	15653	18162	550.00		492.54
05/01/2025	Special Assessment 2022 Unit 110	15753	18163	181.26		673.80
05/12/2025	Received by ch. T2505070430_VL7WS4 LB from Charles P. Gaffney & Madela	15753,15653	18328		550.00	123.80
05/12/2025	Received by ch. T2505070430_WC5WA7 LB from Charles P. Gaffney & Madela	15653,15778	18329		181.26	(57.46)
<b>Totals</b>				<b>731.26</b>	<b>731.26</b>	<b>(57.46)</b>
<b>111.00 Rosa Goncalves</b>						<b>Beginning Balance 0.00</b>
05/01/2025	Received by ch. A2504300829_XK7NB7 LB from Rosa Goncalves. Thank you	15539	18153		550.00	(550.00)
05/01/2025	Received by ch. A2504300829_RZ0JR1 LB from Rosa Goncalves. Thank you	15541	18156		181.26	(731.26)
05/01/2025	Common charges - May 2025	15654	18162	550.00		(181.26)
05/01/2025	Special Assessment 2022 Unit 111	15754	18163	181.26		0.00
<b>Totals</b>				<b>731.26</b>	<b>731.26</b>	<b>0.00</b>
<b>112.00 Elizabeth &amp; Hugo Vega</b>						<b>Beginning Balance 457.23</b>
05/01/2025	Common charges - May 2025	15655	18162	550.00		1,007.23
05/01/2025	Special Assessment 2022 Unit 112	15755	18163	181.26		1,188.49
05/13/2025	Received by ch. A2505121327_RQ9CN3 LB from Elizabeth & Hugo Vega. Than	15512,15483,15755,15655	18340		1,188.49	0.00
<b>Totals</b>				<b>731.26</b>	<b>1,188.49</b>	<b>0.00</b>
<b>101500.00 City National - OPERATING</b>						<b>Beginning Balance 246.52</b>
<b>Totals</b>				<b>0.00</b>	<b>0.00</b>	<b>246.52</b>
<b>103000.00 City National Bank - SEC.DEP.</b>						<b>Beginning Balance 53,969.16</b>
05/02/2025	Deposit 103000.00 - City National Bank - SEC.DEP. Dep. # 2616		18206	3,250.00		57,219.16
05/06/2025	Check - ANDRES MEJIA REFUND SECURITY DEPOSIT ACCT 103.00 ch. # 614		18258		500.00	56,719.16

# Bridgepoint HOA, Inc.

## Detailed General Ledger

From 05/01/2025 to 05/31/2025

Account	Description	Invoice Date & No	Trx	Debit	Credit	Balance
Trx Date						
			<b>Totals</b>	<b>3,250.00</b>	<b>500.00</b>	<b>56,719.16</b>
<b>104100.00</b>	<b>U.S. Century Bank - Operating</b>			<b>Beginning Balance</b>		<b>9,362.25</b>
05/01/2025	Lockbox deposit		18157	727.56		10,089.81
05/01/2025	Lockbox deposit		18161	1,100.00		11,189.81
05/02/2025	Lockbox deposit		18197	8,756.30		19,946.11
05/02/2025	Deposit 104100.00 - U.S. Century Bank - Operating Dep. # 2615		18203	4,455.26		24,401.37
05/05/2025	Lockbox deposit		18219	4,013.26		28,414.63
05/05/2025	Lockbox deposit		18223	550.00		28,964.63
05/05/2025	Lockbox deposit		18226	514.00		29,478.63
05/06/2025	Lockbox deposit		18234	1,128.02		30,606.65
05/06/2025	Lockbox deposit		18238	15.00		30,621.65
05/06/2025	Lockbox deposit		18244	1,056.52		31,678.17
05/06/2025	Check - AMERI-CLEAN PUMPING INC. Inv. 16381 ch. # 536	16381	18249		3,400.00	28,278.17
05/06/2025	Check - NATIONAL SENTINEL Inv. 8837(4/16/25 - 4/30/25) ch. # 537	8837	18250		8,243.28	20,034.89
05/06/2025	Check - RUBIO GARDEN Inv. 6486 ch. # 538	6486	18251		4,950.00	15,084.89
05/06/2025	Check - RUBIO GARDEN Inv. 6448 ch. # 539	6448	18252		1,540.00	13,544.89
05/06/2025	Check - THE BEAUTIFUL MAILBOX COMPANY Inv. 177924 ch. # 540	177924	18254		94.70	13,450.19
05/06/2025	Check - THE BEAUTIFUL MAILBOX COMPANY Inv. 177928 ch. # 541	177928	18256		94.70	13,355.49
05/06/2025	Bank fees 104100.00 - U.S. Century Bank - Operating		18754		25.00	13,330.49
05/07/2025	Lockbox deposit		18273	3,773.52		17,104.01
05/07/2025	Lockbox deposit		18278	1,281.26		18,385.27
05/07/2025	Lockbox deposit		18281	181.26		18,566.53
05/08/2025	Lockbox deposit		18288	2,012.52		20,579.05
05/08/2025	Lockbox deposit		18291	550.00		21,129.05
05/08/2025	Lockbox deposit		18293	550.00		21,679.05
05/09/2025	Lockbox deposit		18297	181.26		21,860.31
05/09/2025	Lockbox deposit		18303	731.26		22,591.57
05/09/2025	Deposit 104100.00 - U.S. Century Bank - Operating Dep. # 2641		18308	3,680.30		26,271.87
05/12/2025	Lockbox deposit		18325	565.00		26,836.87
05/12/2025	Lockbox deposit		18330	1,281.26		28,118.13
05/12/2025	Lockbox deposit		18335	550.00		28,668.13
05/13/2025	Lockbox deposit		18347	4,851.01		33,519.14
05/13/2025	Deposit 104100.00 - U.S. Century Bank - Operating Dep. # 2651		18350	4,186.45		37,705.59
05/13/2025	Direct payment - COMCAST 5/1/25 - 5/31/25		18358		8,423.91	29,281.68
05/13/2025	Check - OTTEN RODRIGUEZ REIMBURSE FOR BENCHES & TENNIS COURTS ch. # 542		18360		356.00	28,925.68
05/13/2025	Check - Zenith Insurance Company Inv. DP136612706001/#Z136612706 ch. # 543	DP136612706001/#Z136 612706	18362		503.00	28,422.68
05/13/2025	Check - Oliver's Pool Inv. 52 ch. # 544	52	18363		770.00	27,652.68
05/13/2025	Check - DISCOUNT LIGHTING & SUPPLIES, INC. Inv. 19113 ch. # 545	19113	18364		89.08	27,563.60

# Bridgepoint HOA, Inc.

## Detailed General Ledger

From 05/01/2025 to 05/31/2025

Account Trx Date	Description	Invoice Date & No	Trx	Debit	Credit	Balance
05/13/2025	Check - Caribbean Property Management Inv. 24668 ch. # 546	24668	18365		651.85	26,911.75
05/13/2025	Check - Caribbean Property Management Inv. 24720/June janitorial fees ch. # 547	24720	18366		1,335.00	25,576.75
05/13/2025	Check - Caribbean Property Management Inv. 24756/June management fees ch. # 548	24756	18367		1,855.00	23,721.75
05/13/2025	Check - THE LAKE DOCTORS, INC. Inv. 2021267 ch. # 549	2021267	18369		243.00	23,478.75
05/14/2025	Lockbox deposit		18373	912.26		24,391.01
05/14/2025	Deposit 104100.00 - U.S. Century Bank - Operating Dep. # 2727		18753	2,802.26		27,193.27
05/15/2025	Lockbox deposit		18376	550.00		27,743.27
05/15/2025	Lockbox deposit		18379	550.30		28,293.57
05/19/2025	Lockbox deposit		18400	1,896.76		30,190.33
05/19/2025	Lockbox deposit		18403	731.26		30,921.59
05/20/2025	Lockbox deposit		18411	731.26		31,652.85
05/20/2025	Check - NATIONAL SENTINEL Inv. 8851(5/1/25 - 5/15/25) ch. # 550	8851	18416		8,792.83	22,860.02
05/20/2025	Check - Caribbean Property Management Inv. REIMB-GERMAN NAVARRO CONCRE ch. # 551	REIMB-GERMAN NAVARRO CONCRETE POLES	18417		140.00	22,720.02
05/20/2025	Check - RUBIO GARDEN Inv. 6597 ch. # 552	6597	18418		500.00	22,220.02
05/20/2025	Check - RUBIO GARDEN Inv. 6598 ch. # 553	6598	18419		1,650.00	20,570.02
05/20/2025	Check - RUBIO GARDEN Inv. 6599 ch. # 554	6599	18420		750.00	19,820.02
05/20/2025	Check - Carina Barcelo REIMBURSE FLAG REPLACEMENT ch. # 555		18421		13.59	19,806.43
05/20/2025	Direct payment - FPL 4/9/25 - 5/9/25		18422		2,163.17	17,643.26
05/21/2025	Lockbox deposit		18427	731.26		18,374.52
05/21/2025	Deposit 104100.00 - U.S. Century Bank - Operating Dep. # 2664		18433	5,767.65		24,142.17
05/22/2025	Lockbox deposit		18441	750.00		24,892.17
05/23/2025	Lockbox deposit		18443	550.00		25,442.17
05/23/2025	Lockbox deposit		18446	916.86		26,359.03
05/27/2025	Check - Carina Barcelo REIMBURSE ITEMS FOR POOL AREA ch. # 556		18449		365.69	25,993.34
05/27/2025	Check - OTTEN RODRIGUEZ REIMBURSE FOR STONES ch. # 557		18450		35.12	25,958.22
05/27/2025	Check - OTTEN RODRIGUEZ REIMBURSE CONTRACTORS LUNCH ch. # 558		18454		61.04	25,897.18
05/27/2025	Check - SIEGFRIED RIVERA Inv. 308507 ch. # 559	308507	18456		3,266.03	22,631.15
05/27/2025	Check - CIRCLE SECURITY SOLUTIONS Inv. 46524 ch. # 560	46524	18457		185.00	22,446.15
05/27/2025	Check - BRIDGEPOINT HOMEOWNERS FEBRUARY RESERVE ch. # 561		18458		10,832.00	11,614.15
05/27/2025	Direct payment - COMCAST 5/13/25 - 6/12/25		18460		271.04	11,343.11
05/28/2025	Lockbox deposit		18467	1,484.16		12,827.27
05/30/2025	Lockbox deposit		18493	181.26		13,008.53
05/30/2025	Deposit 104100.00 - U.S. Century Bank - Operating Dep. # 2679		18495	514.00		13,522.53
05/30/2025	Check - FIRST INSURANCE FUNDING	QUOTE #65601304	18755		5,680.99	7,841.54
05/31/2025	Check - FPL		18756		30.74	7,810.80
<b>Totals</b>				<b>65,760.31</b>	<b>67,311.76</b>	<b>7,810.80</b>

**104200.00 U.S. Century Bank - Reserves**

**Beginning Balance**

**138,193.03**

# Bridgepoint HOA, Inc.

## Detailed General Ledger

From 05/01/2025 to 05/31/2025

Account Trx Date	Description	Invoice Date & No	Trx	Debit	Credit	Balance
05/27/2025	Check - BRIDGEPOINT HOMEOWNERS FEBRUARY RESERVE		18458	10,832.00		149,025.03
05/31/2025	Interest 104200.00 - U.S. Century Bank - Reserves		18758	5.87		149,030.90
<b>Totals</b>				<b>10,837.87</b>	<b>0.00</b>	<b>149,030.90</b>
<b>104300.00 U.S. Century Bank - Special Assess</b>				<b>Beginning Balance</b>		<b>12,459.23</b>
05/01/2025	Lockbox deposit		18158	422.15		12,881.38
05/02/2025	Lockbox deposit		18198	3,281.34		16,162.72
05/05/2025	Lockbox deposit		18220	1,257.34		17,420.06
05/05/2025	Lockbox deposit		18224	181.26		17,601.32
05/06/2025	Lockbox deposit		18235	1,462.52		19,063.84
05/06/2025	Lockbox deposit		18239	15.00		19,078.84
05/06/2025	Lockbox deposit		18246	550.00		19,628.84
05/07/2025	Lockbox deposit		18274	2,556.30		22,185.14
05/07/2025	Lockbox deposit		18279	181.26		22,366.40
05/08/2025	Lockbox deposit		18289	362.52		22,728.92
05/09/2025	Lockbox deposit		18298	1,100.00		23,828.92
05/09/2025	Lockbox deposit		18300	731.26		24,560.18
05/09/2025	Deposit 104300.00 - U.S. Century Bank - Special Assess Dep. # 2642		18322	5,076.76		29,636.94
05/12/2025	Lockbox deposit		18326	731.26		30,368.20
05/12/2025	Lockbox deposit		18331	181.26		30,549.46
05/12/2025	Lockbox deposit		18333	550.00		31,099.46
05/13/2025	Lockbox deposit		18348	725.04		31,824.50
05/15/2025	Lockbox deposit		18377	181.26		32,005.76
05/16/2025	Lockbox deposit		18395	550.00		32,555.76
05/19/2025	Lockbox deposit		18397	731.26		33,287.02
05/19/2025	Deposit 104300.00 - U.S. Century Bank - Special Assess Dep. # 2660		18407	715.04		34,002.06
05/21/2025	Lockbox deposit		18428	912.52		34,914.58
05/21/2025	Deposit 104300.00 - U.S. Century Bank - Special Assess Dep. # 2665		18438	725.04		35,639.62
05/27/2025	Lockbox deposit		18453	181.26		35,820.88
05/27/2025	Loan Payment		18490		19,349.74	16,471.14
05/28/2025	Lockbox deposit		18468	1,477.52		17,948.66
05/28/2025	Lockbox deposit		18470	550.00		18,498.66
<b>Totals</b>				<b>25,389.17</b>	<b>19,349.74</b>	<b>18,498.66</b>
<b>104500.00 U.S. Century Bank - Drain Modification</b>				<b>Beginning Balance</b>		<b>32,791.37</b>
<b>Totals</b>				<b>0.00</b>	<b>0.00</b>	<b>32,791.37</b>
<b>130100.00 Allowance for Bad Debt</b>				<b>Beginning Balance</b>		<b>(6,400.00)</b>
<b>Totals</b>				<b>0.00</b>	<b>0.00</b>	<b>(6,400.00)</b>
<b>130200.00 Prepaid Expenses</b>				<b>Beginning Balance</b>		<b>3,190.00</b>
05/01/2025	Monthly Prepaid Expenses		18165		3,190.00	0.00
05/13/2025	Caribbean Property Management	24720	18355	1,335.00		1,335.00
05/13/2025	Caribbean Property Management	24756	18356	1,855.00		3,190.00
<b>Totals</b>				<b>3,190.00</b>	<b>3,190.00</b>	<b>3,190.00</b>

# Bridgepoint HOA, Inc.

## Detailed General Ledger

From 05/01/2025 to 05/31/2025

Account Trx Date	Description	Invoice Date & No	Trx	Debit	Credit	Balance
<b>130300.00 Prepaid Insurance</b>				<b>Beginning Balance</b>		<b>10,985.53</b>
05/01/2025	Prepaid Insurance		18166		5,726.02	5,259.51
05/13/2025	Zenith Insurance Company		18352	503.00		5,762.51
		DP136612706001/#Z136 612706				
<b>Totals</b>				<b>503.00</b>	<b>5,726.02</b>	<b>5,762.51</b>
<b>130400.00 Utility Deposits</b>				<b>Beginning Balance</b>		<b>224.61</b>
<b>Totals</b>				<b>0.00</b>	<b>0.00</b>	<b>224.61</b>
<b>135000.00 Unbilled Special Assessment</b>				<b>Beginning Balance</b>		<b>108,886.64</b>
05/01/2025	Special Assessment 2022 - May 2025		18163		18,126.00	90,760.64
<b>Totals</b>				<b>0.00</b>	<b>18,126.00</b>	<b>90,760.64</b>
<b>140000.00 Exchange/ Suspense</b>				<b>Beginning Balance</b>		<b>514.00</b>
<b>Totals</b>				<b>0.00</b>	<b>0.00</b>	<b>514.00</b>
<b>149900.00 Undeposited Funds</b>				<b>Beginning Balance</b>		<b>0.00</b>
05/31/2025	Total of transactions			94,399.48	94,399.48	
<b>Totals</b>				<b>94,399.48</b>	<b>94,399.48</b>	<b>0.00</b>
<b>210000.00 Security Rental Deposit</b>				<b>Beginning Balance</b>		<b>58,799.75</b>
05/02/2025	103, unit 103, inv. 15761;1 Security Deposit - Security Rental Deposi	15761	18204		3,250.00	62,049.75
05/06/2025	Refund of deposit # 33, Security Rental Deposit to 103.00 - Leticia He		18257	500.00		61,549.75
<b>Totals</b>				<b>500.00</b>	<b>3,250.00</b>	<b>61,549.75</b>
<b>220000.00 US Century Bank - LOAN</b>				<b>Beginning Balance</b>		<b>114,351.84</b>
05/27/2025	Loan Payment		18490	18,874.09		95,477.75
<b>Totals</b>				<b>18,874.09</b>	<b>0.00</b>	<b>95,477.75</b>
<b>220100.00 Special Assessment Income</b>				<b>Beginning Balance</b>		<b>730,840.32</b>
<b>Totals</b>				<b>0.00</b>	<b>0.00</b>	<b>730,840.32</b>
<b>220200.00 Special Assessment Expenses</b>				<b>Beginning Balance</b>		<b>(683,249.68)</b>
<b>Totals</b>				<b>0.00</b>	<b>0.00</b>	<b>(683,249.68)</b>
<b>220300.00 Loan Interest Expense</b>				<b>Beginning Balance</b>		<b>(49,844.04)</b>
05/27/2025	Loan Payment		18490	475.65		(50,319.69)
<b>Totals</b>				<b>475.65</b>	<b>0.00</b>	<b>(50,319.69)</b>
<b>230100.00 Special Assessment 2023 Income</b>				<b>Beginning Balance</b>		<b>75,808.32</b>
<b>Totals</b>				<b>0.00</b>	<b>0.00</b>	<b>75,808.32</b>
<b>230200.00 Special Assessment 2023 - Expenses</b>				<b>Beginning Balance</b>		<b>(78,308.32)</b>
<b>Totals</b>				<b>0.00</b>	<b>0.00</b>	<b>(78,308.32)</b>
<b>301001.00 Maintenance Income</b>				<b>Beginning Balance</b>		<b>218,434.38</b>
05/01/2025	Common charges - May 2025		18162		61,600.00	280,034.38
05/01/2025	Reserve Income		18164	6,991.48		273,042.90
<b>Totals</b>				<b>6,991.48</b>	<b>61,600.00</b>	<b>273,042.90</b>
<b>301002.00 Reserve Assessments</b>				<b>Beginning Balance</b>		<b>27,965.62</b>
05/01/2025	Reserve Income		18164		6,991.48	34,957.10
<b>Totals</b>				<b>0.00</b>	<b>6,991.48</b>	<b>34,957.10</b>

# Bridgepoint HOA, Inc.

## Detailed General Ledger

From 05/01/2025 to 05/31/2025

Account Trx Date	Description	Invoice Date & No	Trx	Debit	Credit	Balance
<b>301003.00 Late Fees Income</b>				<b>Beginning Balance</b>		<b>225.00</b>
05/15/2025	Rev. of Late payment fees - Unit 98		18491	15.00		210.00
05/16/2025	Late payment fees - Unit 11		18380		15.00	225.00
05/16/2025	Late payment fees - Unit 21		18381		15.00	240.00
05/16/2025	Late payment fees - Unit 22		18382		15.00	255.00
05/16/2025	Late payment fees - Unit 38		18383		15.00	270.00
05/16/2025	Late payment fees - Unit 42		18384		15.00	285.00
05/16/2025	Late payment fees - Unit 56		18385		15.00	300.00
05/16/2025	Late payment fees - Unit 67		18386		15.00	315.00
05/16/2025	Late payment fees - Unit 88		18387		15.00	330.00
05/16/2025	Late payment fees - Unit 93		18388		15.00	345.00
05/16/2025	Late payment fees - Unit 94		18389		15.00	360.00
05/16/2025	Late payment fees - Unit 98		18390		15.00	375.00
05/16/2025	Late payment fees - Unit 102		18391		15.00	390.00
05/16/2025	Late payment fees - Unit 103		18392		15.00	405.00
05/16/2025	Late payment fees - Unit 107		18393		15.00	420.00
05/16/2025	Rev. of Late payment fees - Unit 93		18562	15.00		405.00
			<b>Totals</b>	<b>30.00</b>	<b>210.00</b>	<b>405.00</b>
<b>301004.00 Legal Fees Income</b>				<b>Beginning Balance</b>		<b>1,269.77</b>
			<b>Totals</b>	<b>0.00</b>	<b>0.00</b>	<b>1,269.77</b>
<b>301006.00 Security Remotes</b>				<b>Beginning Balance</b>		<b>25.00</b>
05/02/2025	Received by ch. VRS CHKS. Thank you	12980	18202		400.00	425.00
			<b>Totals</b>	<b>0.00</b>	<b>400.00</b>	<b>425.00</b>
<b>301009.00 Miscellaneous Income</b>				<b>Beginning Balance</b>		<b>50.00</b>
			<b>Totals</b>	<b>0.00</b>	<b>0.00</b>	<b>50.00</b>
<b>301111.00 Reserves Interest Income</b>				<b>Beginning Balance</b>		<b>20.63</b>
05/31/2025	Interest 104200.00 - U.S. Century Bank - Reserves		18758		5.87	26.50
			<b>Totals</b>	<b>0.00</b>	<b>5.87</b>	<b>26.50</b>
<b>401100.00 INSURANCE: Commercial Property Package</b>				<b>Beginning Balance</b>		<b>22,904.08</b>
05/01/2025	Prepaid Insurance		18166	5,726.02		28,630.10
			<b>Totals</b>	<b>5,726.02</b>	<b>0.00</b>	<b>28,630.10</b>
<b>402200.00 PROFESSIONAL FEES: Legal Services</b>				<b>Beginning Balance</b>		<b>3,796.59</b>
05/02/2025	SIEGFRIED RIVERA (250630.00 - SIEGFRIED RIVERA)	05-02-2025 308507	18448	3,266.03		7,062.62
			<b>Totals</b>	<b>3,266.03</b>	<b>0.00</b>	<b>7,062.62</b>
<b>404100.00 CONTRACTED EXPENSE: Pest Control/ Exte</b>				<b>Beginning Balance</b>		<b>2,025.00</b>
			<b>Totals</b>	<b>0.00</b>	<b>0.00</b>	<b>2,025.00</b>
<b>404200.00 CONTRACTED EXPENSE: Janitorial Mainten</b>				<b>Beginning Balance</b>		<b>5,340.00</b>
05/01/2025	Monthly Janitorial Fees		18165	1,335.00		6,675.00
			<b>Totals</b>	<b>1,335.00</b>	<b>0.00</b>	<b>6,675.00</b>
<b>404300.00 CONTRACTED EXPENSE: Lake Maintenance</b>				<b>Beginning Balance</b>		<b>939.00</b>

# Bridgepoint HOA, Inc.

## Detailed General Ledger

From 05/01/2025 to 05/31/2025

Account Trx Date	Description	Invoice Date & No	Trx	Debit	Credit	Balance
05/08/2025	THE LAKE DOCTORS, INC. (250660.00 - THE LAKE DOCTORS, INC.)	05-08-2025 2021267	18368	243.00		1,182.00
<b>Totals</b>				<b>243.00</b>	<b>0.00</b>	<b>1,182.00</b>
<b>404400.00 CONTRACTED EXPENSE: Landscape Maint</b>				<b>Beginning Balance</b>		<b>19,800.00</b>
05/20/2025	RUBIO GARDEN (250612.00 - RUBIO GARDEN)	05-20-2025 6569	18566	4,950.00		24,750.00
<b>Totals</b>				<b>4,950.00</b>	<b>0.00</b>	<b>24,750.00</b>
<b>404500.00 CONTRACTED EXPENSE: Management Fees</b>				<b>Beginning Balance</b>		<b>7,420.00</b>
05/01/2025	Monthly Management Fees		18165	1,855.00		9,275.00
<b>Totals</b>				<b>1,855.00</b>	<b>0.00</b>	<b>9,275.00</b>
<b>404600.00 CONTRACTED EXPENSE: Pool &amp; Spa Maint</b>				<b>Beginning Balance</b>		<b>3,080.00</b>
05/01/2025	Oliver's Pool (250702.10 - Oliver's Pool)	05-01-2025 52	18357	770.00		3,850.00
<b>Totals</b>				<b>770.00</b>	<b>0.00</b>	<b>3,850.00</b>
<b>404700.00 CONTRACTED EXPENSE: Security</b>				<b>Beginning Balance</b>		<b>66,770.57</b>
05/01/2025	NATIONAL SENTINEL (250420.00 - NATIONAL SENTINEL)	05-01-2025 8851	18351	8,792.83		75,563.40
05/16/2025	NATIONAL SENTINEL (250420.00 - NATIONAL SENTINEL)	05-16-2025 8869	18668	9,067.61		84,631.01
<b>Totals</b>				<b>17,860.44</b>	<b>0.00</b>	<b>84,631.01</b>
<b>404800.00 CONTRACTED EXPENSE: T.V. Cable Service</b>				<b>Beginning Balance</b>		<b>32,085.66</b>
05/13/2025	Direct payment - COMCAST 5/1/25 - 5/31/25		18358	8,423.91		40,509.57
<b>Totals</b>				<b>8,423.91</b>	<b>0.00</b>	<b>40,509.57</b>
<b>405100.00 R&amp;M: Entry System Repairs</b>				<b>Beginning Balance</b>		<b>1,807.50</b>
05/14/2025	CIRCLE SECURITY SOLUTIONS (250145.00 - CIRCLE SECURITY SOLUTIONS)	05-14-2025 46524	18447	185.00		1,992.50
05/19/2025	CIRCLE SECURITY SOLUTIONS (250145.00 - CIRCLE SECURITY SOLUTIONS)	05-19-2025 46546	18570	187.50		2,180.00
<b>Totals</b>				<b>372.50</b>	<b>0.00</b>	<b>2,180.00</b>
<b>405400.00 R&amp;M: General Repairs &amp; Maintence</b>				<b>Beginning Balance</b>		<b>4,691.26</b>
05/13/2025	Check - OTTEN RODRIGUEZ REIMBURSE FOR BENCHES & TENNIS COURTS		18360	356.00		5,047.26
05/15/2025	A.L.C AIR CONDITIONING & REFRIGERATION (250037.00 - A.L.C AIR CONDITIONING & REFRIGERATION)	05-15-2025 2025-0512	18589	350.00		5,397.26
05/20/2025	Caribbean Property Management (250130.00 - Caribbean Property Management)	05-20-2025 REIMB-GERMAN NAVARRO CONCRETE POLES	18412	140.00		5,537.26
05/20/2025	Check - Carina Barcelo REIMBURSE FLAG REPLACEMENT		18421	13.59		5,550.85
05/27/2025	Check - OTTEN RODRIGUEZ REIMBURSE FOR STONES		18450	35.12		5,585.97
05/27/2025	Check - OTTEN RODRIGUEZ REIMBURSE CONTRACTORS LUNCH		18454	61.04		5,647.01
<b>Totals</b>				<b>955.75</b>	<b>0.00</b>	<b>5,647.01</b>
<b>405480.00 Gym Equipment</b>				<b>Beginning Balance</b>		<b>400.00</b>
<b>Totals</b>				<b>0.00</b>	<b>0.00</b>	<b>400.00</b>
<b>405700.00 R&amp;M: Sprinkler Repairs</b>				<b>Beginning Balance</b>		<b>7,480.00</b>
<b>Totals</b>				<b>0.00</b>	<b>0.00</b>	<b>7,480.00</b>
<b>405800.00 R&amp;M: Maintenance Supplies</b>				<b>Beginning Balance</b>		<b>1,262.38</b>

# Bridgepoint HOA, Inc.

## Detailed General Ledger

From 05/01/2025 to 05/31/2025

Account Trx Date	Description	Invoice Date & No	Trx	Debit	Credit	Balance
05/01/2025	DISCOUNT LIGHTING & SUPPLIES, INC. (250170.00 - DISCOUNT LIGHTING & SUPPLIES, INC.)	05-01-2025 19113	18353	89.08		1,351.46
<b>Totals</b>				<b>89.08</b>	<b>0.00</b>	<b>1,351.46</b>
<b>405920.00 R&amp;M: Tree Trimming / Yearly</b>				<b>Beginning Balance</b>		<b>750.00</b>
<b>Totals</b>				<b>0.00</b>	<b>0.00</b>	<b>750.00</b>
<b>405930.00 R&amp;M Misc. Landscape Replacement</b>				<b>Beginning Balance</b>		<b>9,350.00</b>
<b>Totals</b>				<b>0.00</b>	<b>0.00</b>	<b>9,350.00</b>
<b>406100.00 MISC: Bad Debt Expense</b>				<b>Beginning Balance</b>		<b>105.00</b>
<b>Totals</b>				<b>0.00</b>	<b>0.00</b>	<b>105.00</b>
<b>406400.00 MISC: Administrative Expenses</b>				<b>Beginning Balance</b>		<b>579.50</b>
05/06/2025	Bank fees 104100.00 - U.S. Century Bank - Operating		18754	25.00		604.50
<b>Totals</b>				<b>25.00</b>	<b>0.00</b>	<b>604.50</b>
<b>406410.00 MISC: Reimb. Printing &amp; Off Supplies</b>				<b>Beginning Balance</b>		<b>2,764.64</b>
05/13/2025	Caribbean Property Management (250130.00 - Caribbean Property Management)	05-13-2025 24668	18354	651.85		3,416.49
<b>Totals</b>				<b>651.85</b>	<b>0.00</b>	<b>3,416.49</b>
<b>406500.00 R&amp;M: Pool &amp; Fountain Repair</b>				<b>Beginning Balance</b>		<b>5,759.00</b>
05/27/2025	Check - Carina Barcelo REIMBURSE ITEMS FOR POOL AREA		18449	365.69		6,124.69
<b>Totals</b>				<b>365.69</b>	<b>0.00</b>	<b>6,124.69</b>
<b>407100.00 UTILITIES: Electricity</b>				<b>Beginning Balance</b>		<b>9,491.49</b>
05/20/2025	Direct payment - FPL 4/9/25 - 5/9/25		18422	2,163.17		11,654.66
05/31/2025	Check - FPL		18756	30.74		11,685.40
<b>Totals</b>				<b>2,193.91</b>	<b>0.00</b>	<b>11,685.40</b>
<b>407200.00 UTILITIES: Guardhouse Telephone/Internet</b>				<b>Beginning Balance</b>		<b>1,080.57</b>
05/27/2025	Direct payment - COMCAST 5/13/25 - 6/12/25		18460	271.04		1,351.61
<b>Totals</b>				<b>271.04</b>	<b>0.00</b>	<b>1,351.61</b>
<b>407300.00 UTILITIES: Water &amp; Sewer</b>				<b>Beginning Balance</b>		<b>135.40</b>
<b>Totals</b>				<b>0.00</b>	<b>0.00</b>	<b>135.40</b>
<b>411000.00 Reserve Transfer</b>				<b>Beginning Balance</b>		<b>27,965.92</b>
05/01/2025	Reserve Transfer		18489	6,991.48		34,957.40
<b>Totals</b>				<b>6,991.48</b>	<b>0.00</b>	<b>34,957.40</b>
<b>412000.00 RESERVES INT. TRANSFER</b>				<b>Beginning Balance</b>		<b>20.63</b>
05/01/2025	Reserve Interest Transfer		18167	5.87		26.50
<b>Totals</b>				<b>5.87</b>	<b>0.00</b>	<b>26.50</b>
<b>601100.00 Reserve - Exterior Painting</b>				<b>Beginning Balance</b>		<b>66,457.86</b>
05/01/2025	Reserve Transfer		18489		1,671.47	68,129.33
<b>Totals</b>				<b>0.00</b>	<b>1,671.47</b>	<b>68,129.33</b>
<b>601110.00 Reserve - Pavement/ Sealcoating</b>				<b>Beginning Balance</b>		<b>22,061.37</b>
05/01/2025	Reserve Transfer		18489		1,513.13	23,574.50
<b>Totals</b>				<b>0.00</b>	<b>1,513.13</b>	<b>23,574.50</b>

# Bridgepoint HOA, Inc.

## Detailed General Ledger

From 05/01/2025 to 05/31/2025

Account Trx Date	Description	Invoice Date & No	Trx	Debit	Credit	Balance
<b>601120.00 Reserve - Asphalt Road Repaveme</b>				<b>Beginning Balance</b>		<b>3,396.24</b>
05/01/2025	Reserve Transfer		18489		281.37	3,677.61
<b>Totals</b>				<b>0.00</b>	<b>281.37</b>	<b>3,677.61</b>
<b>601130.00 Reserve - Tennis Ct Resurfacing</b>				<b>Beginning Balance</b>		<b>2,207.90</b>
05/01/2025	Reserve Transfer		18489		79.83	2,287.73
<b>Totals</b>				<b>0.00</b>	<b>79.83</b>	<b>2,287.73</b>
<b>601150.00 Reserve - Stamped Conc. Pavers</b>				<b>Beginning Balance</b>		<b>27,864.12</b>
05/01/2025	Reserve Transfer		18489		127.12	27,991.24
<b>Totals</b>				<b>0.00</b>	<b>127.12</b>	<b>27,991.24</b>
<b>601160.00 Reserve - Guardhouse/Pool Roofs</b>				<b>Beginning Balance</b>		<b>16,078.35</b>
05/01/2025	Reserve Transfer		18489		8.41	16,086.76
<b>Totals</b>				<b>0.00</b>	<b>8.41</b>	<b>16,086.76</b>
<b>601170.00 Reserve - Special/General Funds</b>				<b>Beginning Balance</b>		<b>27,242.32</b>
05/01/2025	Reserve Transfer		18489		1,452.98	28,695.30
<b>Totals</b>				<b>0.00</b>	<b>1,452.98</b>	<b>28,695.30</b>
<b>601180.00 Reserve - Fountains</b>				<b>Beginning Balance</b>		<b>3,209.29</b>
05/01/2025	Reserve Transfer		18489		42.58	3,251.87
<b>Totals</b>				<b>0.00</b>	<b>42.58</b>	<b>3,251.87</b>
<b>601185.00 Reserve - Drain Cleaning</b>				<b>Beginning Balance</b>		<b>5,000.04</b>
<b>Totals</b>				<b>0.00</b>	<b>0.00</b>	<b>5,000.04</b>
<b>601190.00 Reserve - Pool Resurfacing</b>				<b>Beginning Balance</b>		<b>8,205.94</b>
<b>Totals</b>				<b>0.00</b>	<b>0.00</b>	<b>8,205.94</b>
<b>601200.00 Reserve - Landscape Replacement</b>				<b>Beginning Balance</b>		<b>26,127.57</b>
05/01/2025	Reserve Transfer		18489		769.45	26,897.02
<b>Totals</b>				<b>0.00</b>	<b>769.45</b>	<b>26,897.02</b>
<b>601202.00 Reserve - Lake Embankment</b>				<b>Beginning Balance</b>		<b>4,000.00</b>
05/01/2025	Reserve Transfer		18489		1,000.00	5,000.00
<b>Totals</b>				<b>0.00</b>	<b>1,000.00</b>	<b>5,000.00</b>
<b>601205.00 Reserve - Pool Furniture</b>				<b>Beginning Balance</b>		<b>6,680.60</b>
05/01/2025	Reserve Transfer		18489		45.14	6,725.74
<b>Totals</b>				<b>0.00</b>	<b>45.14</b>	<b>6,725.74</b>
<b>601220.00 Reserve - Interest Income</b>				<b>Beginning Balance</b>		<b>102.62</b>
05/01/2025	Reserve Interest Transfer		18167		5.87	108.49
<b>Totals</b>				<b>0.00</b>	<b>5.87</b>	<b>108.49</b>
<b>611000.00 Fund Balance - Operating</b>				<b>Beginning Balance</b>		<b>(81,292.83)</b>
<b>Totals</b>				<b>0.00</b>	<b>0.00</b>	<b>(81,292.83)</b>

# Bridgepoint HOA, Inc.

## Detailed General Ledger

From 05/01/2025 to 05/31/2025

Account	Description	Invoice Date & No	Trx	Debit	Credit	Balance
Trx Date						

### Transaction Totals

Total Debits	<u>437,871.14</u>
Total Credits	<u>437,871.14</u>
Difference	<u>0.00</u>
Total Assets	<u>353,683.67</u>
Total Liabilities	<u>112,035.68</u>
Total Equity	<u>170,799.06</u>
Total Income	<u>310,176.27</u>
Total Expense	<u>294,155.76</u>

### Ledger Totals

Beginning Debits	<u>1,503,456.23</u>
Beginning Credits	<u>1,503,456.23</u>
Difference	<u>0.00</u>
Ending Debits	<u>1,941,327.37</u>
Ending Credits	<u>1,941,327.37</u>
Difference	<u>0.00</u>