



**Caribbean Property Management, Inc.**

*Professional Community Association Management*

---

**Bridgepoint HOA, Inc.**

**February 28, 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

02/28/2025

### Assets

#### Current Assets

##### Checking/ Savings

City National - OPERATING	5,179.79
City National Bank - SEC.DEPT.	48,869.16
U.S. Century Bank - Operating	5,754.96
U.S. Century Bank - Reserves	138,181.74
U.S. Century Bank - Special Assess	15,675.73
U.S. Century Bank - Drain Modification	32,791.37

TOTAL Checking/ Savings 246,452.75

**TOTAL Current Assets** 246,452.75

**Owner Receivables** 32,680.10

#### Other Current Assets

Allowance for Bad Debt	(6,400.00)
Prepaid Expenses	3,400.00
Prepaid Insurance	22,437.57
Utility Deposits	224.61
Exchange/ Suspense	2,056.03
Unbilled Special Assessment	145,138.64

**TOTAL Other Current Assets** 166,856.85

**Total Assets** 445,989.70

### Liabilities

**Prepaid Owners Receivable** 35,565.14

**Accounts Payable - Net Total** 49,329.99

#### Other Current Liabilities

Security Rental Deposit 48,899.75

**TOTAL Other Current Liabilities** 48,899.75

#### LOAN

LOAN - US Century Bank 151,889.49

**TOTAL LOAN** 151,889.49

#### Special Assessment 2022

Special Assessment Income 730,840.32

Special Assessment Expenses (683,249.68)

Loan Interest Expense (48,682.21)

# Bridgepoint HOA, Inc.

## Balance Sheet

02/28/2025

<b>TOTAL Special Assessment 2022</b>	<u>(1,091.57)</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>282,092.80</u></u>
<b><u>Fund Balance</u></b>	
<b>Reserves</b>	
Reserve - Exterior Painting	63,114.92
Reserve - Pavement/ Sealcoating	19,035.11
Reserve - Asphalt Road Repaveme	2,833.50
Reserve - Tennis Ct Resurfacing	2,048.24
Reserve - Stamped Conc. Pavers	27,609.88
Reserve - Guardhouse/Pool Roofs	16,061.53
Reserve - Special/General Funds	24,336.36
Reserve - Fountains	3,124.13
Reserve - Drain Cleaning	5,000.04
Reserve - Pool Resurfacing	8,205.94
Reserve - Landscape Replacement	24,588.67
Reserve - Pool Furniture	6,590.32
Reserve - Interest Income	91.33
<b>TOTAL Reserves</b>	<u>202,639.97</u>
<b>Fund Balance - Operating</b>	(54,817.51)
<b>Net Income</b>	14,074.44
<b>Reserve - Lake Enbankment</b>	2,000.00
<b><u>Total Fund Balance</u></b>	<u><u>163,896.90</u></u>
<b><u>Total Fund Balance and Liabilities</u></b>	<u><u>445,989.70</u></u>

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

From : 02/01/2025 to 02/28/2025

<u>February 2025</u>		<u>January to February</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	109,217	109,283	99.94
<b>Reserve Assessments</b>	6,991	6,991	13,983	13,983	100.00
<b>Late Fees Income</b>	165	0	45	0	0.00
<b>Legal Fees Income</b>	0	0	1,270	0	0.00
<b>Security Remotes</b>	25	0	25	0	0.00
<b>Miscellaneous Income</b>	50	0	50	0	0.00
<b>Reserves Interest Income</b>	4	0	9	0	0.00
<b>Total Revenues</b>	<b>61,844</b>	<b>61,633</b>	<b>124,599</b>	<b>123,266</b>	<b>101.08</b>

**Expenses**

**Administrative**

Administrative Expenses	0	0	180	0	0.00
Bad Debt Expense	15	0	15	0	0.00
Corporate Annual Report	0	5	0	10	0.00
Pool Permit	0	50	0	100	0.00
Reimb. Printing & Off Supplies	1,027	500	1,839	1,000	183.90
<b>TOTAL Administrative</b>	<b>1,042</b>	<b>555</b>	<b>2,034</b>	<b>1,110</b>	<b>183.24</b>

**Insurance**

Commercial Property Package	5,726	6,871	11,452	13,742	83.34
<b>TOTAL Insurance</b>	<b>5,726</b>	<b>6,871</b>	<b>11,452</b>	<b>13,742</b>	<b>83.34</b>

**Contracted Expenses**

Janitorial Maintenance	1,335	1,100	2,670	2,200	121.36
Lake Maintenance	232	238	464	476	97.48
Landscape Maintenance	4,950	4,950	9,900	9,900	100.00
Management Fees	1,750	1,855	3,500	3,710	94.34
Pest Control/ Exterminating	1,000	368	1,000	735	136.05
Pool & Spa Maintenance	770	770	1,540	1,540	100.00
Security	15,937	15,000	33,248	30,000	110.83
Sprinkler Maintenance	0	500	0	1,000	0.00
T.V. Cable Services	8,018	8,024	16,042	16,048	99.96
<b>TOTAL Contracted Expenses</b>	<b>33,992</b>	<b>32,805</b>	<b>68,364</b>	<b>65,609</b>	<b>104.20</b>

**Professional Fees**

	<u>February 2025</u>		<u>January to February</u>		
	<u>Actual</u>	<u>Budget</u>	<u>Actual</u>	<u>Budget</u>	<u>% Used</u>
Audit, Review, and Compilation	0	417	0	833	0.00
Legal Services	1,539	833	2,926	1,667	175.52
Tax Return & Preparation Fees	0	42	0	83	0.00
<b>TOTAL Professional Fees</b>	<b>1,539</b>	<b>1,292</b>	<b>2,926</b>	<b>2,583</b>	<b>113.28</b>
<b>Repairs &amp; Maintenance</b>					
R&M: Drainage Refund	0	250	0	500	0.00
R&M: Electrical Repairs	0	167	0	333	0.00
R&M: Entry System Repairs	1,012	500	1,808	1,000	180.80
R&M: Fertilization	0	0	0	0	0.00
R&M: General Repairs & Maintenance	228	1,667	682	3,333	20.46
R&M: Gym Equipment	400	333	400	667	59.97
R&M: Lawn Ornamental Pest Control	0	0	0	0	0.00
R&M: Maintenance Supplies	24	250	142	500	28.40
R&M Misc. Landscape Replacement	0	833	0	1,667	0.00
R&M: Sprinkler Repairs	1,160	1,375	1,160	2,750	42.18
R&M: Tree Trimming / Yearly	0	1,542	750	3,083	24.33
R&M: Pool & Fountain Repair	0	167	1,800	333	540.54
<b>TOTAL Repairs &amp; Maintenance</b>	<b>2,824</b>	<b>7,084</b>	<b>6,742</b>	<b>14,166</b>	<b>47.59</b>
<b>Utilities</b>					
Electricity	2,112	1,800	4,747	3,600	131.86
Guardhouse Telephone/Internet	267	271	267	542	49.26
Water & Sewer	0	125	0	250	0.00
<b>TOTAL Utilities</b>	<b>2,379</b>	<b>2,196</b>	<b>5,014</b>	<b>4,392</b>	<b>114.16</b>
<b>Reserves</b>					
Reserve Transfer	6,991	6,991	13,983	13,983	100.00
Reserve Deficit	0	3,840	0	7,680	0.00
Reserves Interest Transfer	4	0	9	0	0.00
<b>TOTAL Reserves</b>	<b>6,995</b>	<b>10,831</b>	<b>13,992</b>	<b>21,663</b>	<b>64.59</b>
<b>Total Expenses</b>	<b>54,497</b>	<b>61,634</b>	<b>110,524</b>	<b>123,265</b>	<b>89.66</b>
<b>Net Income</b>	<b>7,347</b>	<b>(1)</b>	<b>14,075</b>	<b>1</b>	

# Bridgepoint HOA, Inc.

## Receivable Accounts

As of : 02/28/2025

Account	Unit	Balance	Account Name
4.00	4	72.00	Millet, Rosalba
7.00	7	620.26	Berrones, Leticia
10.00	10	2,443.25	Luaces, Norma & Luaces, Lissette
12.00	12	181.26	Santisteban, Michelle
13.00	13	867.52	Leza, Melba
20.01	20	71.90	Juan Correa & Melissa Freydel Vazquez
21.00	21	4,288.56	ATTORNEY - Sosa, Sara
23.00	23	2,413.82	Luaces, Norma & Lisette
28.00	28	2,531.19	ATTORNEY - Harward, Tresca & William
32.00	32	1.95	Manuel Cardenal & Mary Cardenal
40.01	40	1,477.52	ATTORNEY - Martinez, Christine
41.00	41	202.52	Marty, Rosemarie Rojas
42.00	42	1,497.00	ATTORNEY - Clarke, Evelina
48.00	48	338.84	LLC, 5510 SW 70TH Place & Brian Lawrence
49.00	49	72.00	Fernandez, Juan & Odette
50.00	50	14.94	Aleman, Doris & Alfredo
56.01	56	563.55	Tong, Richard & Tong, Linette
57.00	57	752.52	Trustee, Manju Khatani Torres,
59.00	59	1,358.00	Hernandez, Joseph
63.00	63	419.24	Iliffe, Bonifacio Lopez & Christi
64.00	64	226.05	Sauma, Vanessa
67.00	67	236.71	Parra, Dennisse
68.00	68	34.14	Concetta S, Carlos Astudillo
70.00	70	731.26	ATTORNEY - Kristin Zanowski, Jose Baron
73.00	73	1,008.52	Bossi, Adrian & Etcheberry, Mercedes
85.00	85	5,135.89	Belfort, Zayra
87.01	87	550.00	Jorin, Silvia
88.00	88	1,115.00	Diego, Vicente & Elizabeth
89.00	89	770.26	Chiron, Stewart & Melody
92.00	92	0.03	Perez, Maritza N. & Nicole
93.00	93	15.00	Baeza Dagger, Junney Maria & Vazquez Santiago, Melvin
102.00	102	240.58	Velasco, Laura
106.00	106	2,428.82	Luaces, Norma & Luaces, Lisette

Number	Amount	Details
33	32,680.10	= Total of Receivables (Debit )
		= Total paid in advance (Credit ) or zero
<b>33</b>	<b>32,680.10</b>	<b>= Net total of selected accounts</b>

# Bridgepoint HOA, Inc.

## Prepaid Receivables

As of : 02/28/2025

Account	Unit	Balance	Account Name
2.00	2	(560.00)	Corporation, RME
6.00	6	(550.00)	Tambini, Ana
8.01	8	(275.52)	Franye, Antonio & Patricia
9.00	9	(897.48)	Rojas Marty, Rose Marie
11.00	11	(145.26)	Sanchez, Rodolfo & Alina
18.00	18	(731.26)	Sara Nazari, Seyed Mohammad H.
19.00	19	(1,002.02)	Siman, Gabriela M. Saca
22.00	22	(294.67)	Viana, Melissa
29.00	29	(8,094.61)	Zeisler, Henry John & Ann S
30.00	30	(1,631.34)	Seivright, David & Pauline
33.00	33	(1,354.83)	Sanjurjo, Ernesto
34.00	34	(505.00)	Vidal, Nora
35.00	35	(550.07)	Ricker, Denise
37.00	37	(1,450.08)	Forns, Armentina
38.00	38	(256.00)	Saunders, Noreen
39.01	39	(550.00)	Valle, Blanca M.
45.00	45	(2,858.14)	Corp., La Gorda
47.00	47	(151.55)	Green, Thomas & Carole
51.00	51	(139.03)	Berron, Diana
53.01	53	(1,073.35)	AK, LLC, Juniper
58.00	58	(181.26)	Valdivia, Isabel
60.00	60	(90.54)	Goltzer, Roxanna
61.00	61	(39.48)	Parsons, Ana
62.00	62	(377.52)	Nieves, Gaston Alejandro
65.00	65	(767.26)	Tambini, Ana & Cuenca, Andrea
69.00	69	(596.26)	Molina, Maria, Trustee & Maria E. Molina Family Trust
72.00	72	(22.41)	Guerrero, Maria
78.00	78	(731.26)	Patty, Christopher
80.00	80	(1,620.88)	Lackey, Ana Maria
82.01	82	(0.30)	Delgado, Gustavo
84.00	84	(2,066.37)	Perez, Armando
96.00	96	(381.86)	LLC, 6940 SW 55 Terr,
97.00	97	(3,700.00)	RYAN HOUSING, LLC & Paulette Perez
103.00	103	(514.00)	Hernandez, Leticia
107.00	107	(641.61)	Sanchez, Gabriel & Sanchez, Maria
108.00	108	(701.48)	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 )
38	(35,565.14)	= Total paid in advance (Credit ) or zero
<b>38</b>	<b>(35,565.14)</b>	<b>= Net total of selected accounts</b>

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

As of 02/28/2025

Account	Unit	Name	Current	31-60	61-90	Over 90	Total
1.00	1	Torres, Jeanette					0.00
2.00	2	Corporation, RME	(560.00)				(560.00)
3.01	3	Salazar, Liliana					0.00
4.00	4	Millet, Rosalba	72.00				72.00
5.00	5	Brewer, Walter					0.00
6.00	6	Tambini, Ana	(480.57)	(69.43)			(550.00)
7.00	7	Berrones, Leticia	403.00	217.26			620.26
8.01	8	Franye, Antonio & Patricia	36.00	36.00			(275.52)
9.00	9	Rojas Marty, Rose Marie	(1,100.00)	202.52			(897.48)
10.00	10	Luaces, Norma & Luaces, Lissette	731.26	731.26	210.69	770.04	2,443.25
11.00	11	Sanchez, Rodolfo & Alina	(503.26)				(145.26)
12.00	12	Santisteban, Michelle	(188.74)	217.26		152.74	181.26
13.00	13	Leza, Melba	428.74	398.52	40.26		867.52
14.00	14	Mendez, Gladys M.					0.00
15.00	15	Zuleta & Laura L., Marco					0.00
16.01	16	Damas, Ricardo Eugenio & Lopez,	217.26	167.74			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	(748.26)	(603.76)			(1,002.02)
20.01	20	Juan Correa & Melissa Freydell Va	36.00	35.90			71.90
21.00	21	Sosa, Sara				4,288.56	4,288.56
			2 - 12/13/2024 - 30 Day Notice 3 - 3/13/2025 - ATP 4 - 3/18/2025 - LEGAL				
22.00	22	Viana, Melissa	(294.67)				(294.67)
23.00	23	Luaces, Norma & Lisette	731.26	731.26	196.26	755.04	2,413.82
24.00	24	Conde, Cristina					0.00
25.00	25	Caballero, Beatriz					0.00
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	746.26	731.26	514.00	539.67	2,531.19
			2 - 10/17/2024 - 30 Day Notice 3 - 3/13/2025 - ATP 4 - 3/18/2025 - LEGAL				
29.00	29	Zeisler, Henry John & Ann S	(912.52)	(550.00)	(1,426.52)	(5,205.57)	(8,094.61)
30.00	30	Seivright, David & Pauline	(1,631.34)				(1,631.34)
31.00	31	Branger, Alejandro					0.00
32.00	32	Manuel Cardenal & Mary Cardenal		515.95		(514.00)	1.95
33.00	33	Sanjurjo, Ernesto	(1,245.26)	(109.57)			(1,354.83)
34.00	34	Vidal, Nora	(505.00)				(505.00)
35.00	35	Ricker, Denise	(550.00)	(0.07)			(550.07)
36.00	36	Jose M. Gispert, Gabriela Del Car					0.00
37.00	37	Forns, Armentina	(368.74)	(1,081.34)			(1,450.08)
38.00	38	Saunders, Noreen	656.52	(181.26)	(731.26)		(256.00)
39.01	39	Valle, Blanca M.	(187.48)		(362.52)		(550.00)
40.01	40	Martinez, Christine	746.26	731.26			1,477.52
			1 - 1/17/2025 - First Warning Letter 2 - 2/13/2025 - 30 Day Notice 3 - 3/18/2025 - ATP 4 - 3/18/2025 - LEGAL				
41.00	41	Marty, Rosemarie Rojas	202.52				202.52
42.00	42	Clarke, Evelina	(566.26)	(566.26)	(132.96)	2,762.48	1,497.00
			2 - 9/16/2024 - 30 Day Notice 3 - 3/13/2025 - ATP 4 - 3/18/2025 - LEGAL				
43.01	43	Rivas-Fuentes, Sandra					0.00
44.00	44	Ruiz, Aldo					0.00
45.00	45	Corp., La Gorda			(514.00)	(2,344.14)	(2,858.14)
46.00	46	Bedoya, Jessica					0.00
47.00	47	Green, Thomas & Carole	(151.55)				(151.55)
48.00	48	LLC, 5510 SW 70TH Place & Bria	731.26	(392.42)			338.84
49.00	49	Fernandez, Juan & Odette	27.22			44.78	72.00
50.00	50	Aleman, Doris & Alfredo	(1,339.55)	50.97		1,303.52	14.94
51.00	51	Berron, Diana				(139.03)	(139.03)
52.00	52	Bejarano, Bruna					0.00
53.01	53	AK, LLC, Juniper			(695.26)	(378.09)	(1,073.35)

Account	Unit	Name	Current	31-60	61-90	Over 90	Total
54.00	54	Karen Alas					0.00
55.00	55	Gonzalez, Esperanza					0.00
56.01	56	Tong, Richard & Tong, Linette	253.26		181.26	129.03	563.55
57.00	57	Trustee, Manju Khatani Torres,	(385.00)	(385.00)	(769.04)	2,291.56	752.52
58.00	58	Valdivia, Isabel			535.10	(716.36)	(181.26)
59.00	59	Hernandez, Joseph	731.26	36.00	76.74	514.00	1,358.00
60.00	60	Goltzer, Roxanna	(805.80)		350.90	364.36	(90.54)
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	585.50			(166.26)	419.24
64.00	64	Sauma, Vanessa	(695.26)	(608.26)	514.00	1,015.57	226.05
65.00	65	Tambini, Ana & Cuenca, Andrea	(767.26)				(767.26)
66.00	66	Wang, He		(145.26)		145.26	0.00
67.00	67	Parra, Dennisse	368.74	(132.03)			236.71
68.00	68	Concetta S, Carlos Astudillo	34.14				34.14
69.00	69	Molina, Maria, Trustee & Maria E. M	(52.48)		(345.78)	(198.00)	(596.26)
70.00	70	Kristin Zanowski, Jose Baron	731.26	731.26	268.74	(1,000.00)	731.26
			2 - 1/6/2025 - 30 Day Notice 3 - 3/13/2025 - ATP 4 - 3/18/2025 - LEGAL				
71.00	71	Kritchman, William					0.00
72.00	72	Guerrero, Maria		(203.67)			(22.41)
73.00	73	Bossi, Adrian & Etcheberry, Merced	(281.74)	232.26	15.00	1,043.00	1,008.52
			1 - 1/17/2025 - First Warning Letter 2 - 3/18/2025 - 30 Day Notice				
74.00	74	Bakarat, Anwar & Munira Elneser, L					0.00
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			(181.26)	(1,439.62)	(1,620.88)
81.00	81	Salzverg, Gisela					0.00
82.01	82	Delgado, Gustavo	(0.30)				(0.30)

Account	Unit	Name	Current	31-60	61-90	Over 90	Total
83.00	83	Rafael Guilarte					0.00
84.00	84	Perez, Armando	(876.52)	(514.00)	(675.85)		(2,066.37)
85.00	85	Belfort, Zayra	(5,249.76) 2 - 2/23/2023 - 30 Day Notice	2,016.03	710.26	7,659.36	5,135.89
86.00	86	Pelaez, Gina					0.00
87.01	87	Jorin, Silvia	550.00				550.00
88.00	88	Diego, Vicente & Elizabeth	383.74 1 - 2/13/2025 - First Warning Letter	520.00	15.00	196.26	1,115.00
89.00	89	Chiron, Stewart & Melody	(15.00)	36.00	544.00	771.52	770.26
90.00	90	White, Roger		(110.76)	110.76		0.00
91.00	91	Serrano, Jacqueline R					0.00
92.00	92	Perez, Maritza N. & Nicole	217.26	(217.20)	(0.03)		0.03
93.00	93	Baeza Dagger, Junney Maria & Va		30.00	(15.00)		15.00
94.00	94	Fowler, Susan	181.26			(181.26)	0.00
95.01	95	Mega Holdings, LLC, Alvarez					0.00
96.00	96	LLC, 6940 SW 55 Terr,	161.92	(543.78)			(381.86)
97.00	97	RYAN HOUSING, LLC & Paulette P		(3,700.00)			(3,700.00)
98.00	98	Figueroa, Juan & Nilza	181.26	(181.26)			0.00
99.01	99	Rives-Gonzalez, Yamile A.					0.00
100.00	100	Senices, Julissa		478.74		(478.74)	0.00
101.01	101	Rodriguez, Otten & Rodriguez, De					0.00
102.00	102	Velasco, Laura	240.58				240.58
103.00	103	Hernandez, Leticia	181.26	(181.26)	(514.00)		(514.00)
104.00	104	Briceno, Mariela					0.00
105.01	105	Riera, Juan Carlos					0.00
106.00	106	Luaces, Norma & Luaces, Lisette	731.26	731.26	196.26	770.04	2,428.82
107.00	107	Sanchez, Gabriel & Sanchez, Mar	(641.61)				(641.61)
108.00	108	Gonzales, Rodolfo & Gonzalez, S	(550.00)	(151.48)			(701.48)
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	(550.00)	217.26		332.74	0.00

Account	Unit	Name	Current	31-60	61-90	Over 90	Total
112.00	112	Vega, Elizabeth & Hugo					0.00
<b>Totals</b>							
	<b>112</b>		(12,847.63)	(832.10)	(1,884.25)	13,088.46	(2,885.04)

# Bridgepoint HOA, Inc.

## Payable accounts

As of : 02/28/2025

Account	Balance	Account Name
250130.00	3,400.00	Caribbean Property Management
250145.00	1,012.50	CIRCLE SECURITY SOLUTIONS
250170.00	118.24	DISCOUNT LIGHTING & SUPPLIES, INC.
250200.00	17,058.75	FIRST INSURANCE FUNDING
250310.10	227.91	INSTANT SIGN OF SOUTH FLORIDA
250310.20	1,000.00	INVASIVE WILDLIFE REMOVAL MIAMI LLC
250400.00	124.95	Minuteman Press
250420.00	15,937.01	NATIONAL SENTINEL
250588.00	300.00	ROBERT C. EBER ATTORNEY AT LAW
250612.00	6,110.00	RUBIO GARDEN
250630.00	1,238.63	SIEGFRIED RIVERA
250660.00	232.00	THE LAKE DOCTORS, INC.
250702.10	2,570.00	Oliver's Pool

Number	Amount
13	49,329.99

# Bridgepoint HOA, Inc.

## Bank Reconciliation : 02/28/2025

<b>City National Bank - Operating Account, Miami</b>	#	xxx8327
<b>101500.00 - City National - OPERATING</b>		

Balance on the bank statement as of 02/28/2025:	10,147.74	
<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	-4,967.95	
Adjusted bank account balance as of the same date	5,179.79	
Balance of the account in our books as of the same date	5,179.79	
<b>Difference:</b>	<b>0.00</b>	

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

Date	Ch. #	Trx	Check	Deposits	Description
01/14/2025	387	17062	85.00		Check - J & J ELECTRICAL CONTRACTORS LLC Inv. 1740
01/15/2025	391	17068	1,750.00		Check - Caribbean Property Management Inv. 24234/February management f
01/15/2025	392	17073	195.00		Check - J & J ELECTRICAL CONTRACTORS LLC Inv. 1749
02/03/2025	Dep. # 2399	17264		695.26	Lockbox deposit
02/04/2025	Dep. # 2406	17300		550.00	Lockbox deposit
02/05/2025	Dep. # 2410	17311		181.26	Lockbox deposit
02/07/2025	Dep. # 2415	17326		514.00	Lockbox deposit
02/13/2025	Dep. # 2432	17381		217.26	Lockbox deposit
02/19/2025	Dep. # 2442	17413		550.00	Lockbox deposit
02/27/2025	Dep. # 2475	17528		1,066.57	Lockbox deposit
02/28/2025	Dep. # 2482	17564		514.00	Lockbox deposit

<b>Totals</b>		<b>Checks</b>	<b>Deposits</b>	<b>Number</b>
		<b>2 030.00</b>	<b>4 288.35</b>	<b>11</b>

# Bridgepoint HOA, Inc.

## Bank Reconciliation : 02/28/2025

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

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

Date	Ch. #	Trx	Check	Deposits	Description
01/15/2025	390	17066	1,335.00		Check - Caribbean Property Management Inv. 24196/February janitorial f
02/18/2025	393	17393	522.50		Check - CIRCLE SECURITY SOLUTIONS Inv. 44471
02/18/2025	394	17394	272.50		Check - CIRCLE SECURITY SOLUTIONS Inv. 44482
02/18/2025	395	17395	23.52		Check - CHARLES GAFFNEY REIMBURSE PULLEY CABLE
02/25/2025	397	17436	1,387.50		Check - SIEGFRIED RIVERA Inv. 303652
02/25/2025	398	17437	1,026.93		Check - Caribbean Property Management Inv. 24373
02/25/2025	396	17435	400.00		Check - Carina Barcelo REIMBURSE OSCAR A LABOR MACHINE GYM&NEWB

<b>Totals</b>	<b>Checks</b>	<b>Deposits</b>	<b>Number</b>
	<b>4 967.95</b>	<b>0.00</b>	<b>7</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:41091 / 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:	\$7,889.39
Last Statement:	January 31, 2025	Ending Balance:	\$10,147.74
This Statement:	February 28, 2025	Average Ledger Balance:	\$9,240.40
		Low Balance:	\$8,304.65

**Daily Activity**

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
01-31	Beginning balance			7,889.39
02-03	City National Ba Ebp Paymen 000033	695.26		8,584.65
02-03	Check # 387		85.00	8,499.65
02-03	Check # 392		195.00	8,304.65
02-04	Lockbox Deposit	550.00		8,854.65
02-05	Lockbox Deposit	181.26		9,035.91
02-07	Lockbox Deposit	514.00		9,549.91
02-13	Lockbox Deposit	217.26		9,767.17
02-19	Lockbox Deposit	550.00		10,317.17
02-21	Check # 391		1,750.00	8,567.17
02-27	Lockbox Deposit	1,066.57		9,633.74
02-28	City National Ba Ebp Paymen 000033	514.00		10,147.74
02-28	Ending totals	4,288.35	2,030.00	10,147.74

**Checks**

Number	Date	Amount	Number	Date	Amount
387*	02-03	85.00	392	02-03	195.00
391	02-21	1,750.00			

\* Skip In Check Sequence

Continued on the next page

**Need financing for home projects or debt consolidation?**

Borrow what you need, when you need it, with a HELOC.

Scan the code to learn more.

NMLS #412469



**Put the equity in your home to work for you.<sup>1</sup>**

Ask your banker how to get started.

<sup>1</sup> Loan products are subject to credit approval and program requirements. Terms and conditions apply. This is not a commitment to lend. Loan programs, terms, rates, and conditions are subject to change without notice.

Check # 387 Amount: \$85.00 Date: 02/03/2025

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

000387

Date: 01/14/2025  
\$ 85.00

Pay \*\* Eighty-five and 00/100 Dollars

To the order of J & J ELECTRICAL CONTRACTORS LLC  
3535 NW 4 STREET  
MIAMI FL 33125

Note: Inv. 1740

By: *Dennise Paris*  
By: *Chris Reen*

⑆000387⑆ ⑆066004367⑆ ⑆30000358327⑆

Check # 387 Amount: \$85.00 Date: 02/03/2025

0092294388  
2025-02-03

J&J Electrical Contractors LLC  
Arlyn G. Gonzalez  
Acct # 872584206

⑆066004367⑆  
⑆30000358327⑆

FOR DEPOSIT ONLY  
CITY NATIONAL BANK  
0444670459

Check # 391 Amount: \$1,750.00 Date: 02/21/2025

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

000391

Date: 01/15/2025  
\$ 1,750.00

Pay \*\* One thousand seven hundred fifty and 00/100 Dollars

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

Note: Inv. 24234/February management fees

By: *Dennise Paris*  
By: *Chris Reen*

⑆000391⑆ ⑆066004367⑆ ⑆30000358327⑆

Check # 391 Amount: \$1,750.00 Date: 02/21/2025

⑆066004367⑆  
⑆30000358327⑆

CNB - London Square  
02-1-132-23  
0271381683  
Batch 275557040

FOR DEPOSIT ONLY  
CITY NATIONAL BANK  
0444670459

Check # 392 Amount: \$195.00 Date: 02/03/2025

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

000392

Date: 01/15/2025  
\$ 195.00

Pay \*\* One hundred ninety-five and 00/100 Dollars

To the order of J & J ELECTRICAL CONTRACTORS LLC  
3535 NW 4 STREET  
MIAMI FL 33125

Note: Inv. 1749

By: *Dennise Paris*  
By: *Chris Reen*

⑆000392⑆ ⑆066004367⑆ ⑆30000358327⑆

Check # 392 Amount: \$195.00 Date: 02/03/2025

0092294388  
2025-02-03

J&J Electrical Contractors LLC  
Arlyn G. Gonzalez  
Acct # 872584206

⑆066004367⑆  
⑆30000358327⑆

FOR DEPOSIT ONLY  
CITY NATIONAL BANK  
0444670459

# Bridgepoint HOA, Inc.

## Bank Reconciliation : 02/28/2025

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

Balance on the bank statement as of 02/28/2025:	48,869.16	
<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	0.00	
Adjusted bank account balance as of the same date	48,869.16	
Balance of the account in our books as of the same date	48,869.16	
<b>Difference:</b>	<b>0.00</b>	

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

Date	Ch. #	Trx	Check	Deposits	Description
02/24/2025	Dep. # 2445	17424		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 : 02/28/2025

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
		0			None

<b>Totals</b>		<b>Checks</b>	<b>Deposits</b>	<b>Number</b>
				<b>0</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:10553 / 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:	\$45,619.16
Last Statement:	January 31, 2025	Ending Balance:	\$48,869.16
This Statement:	February 28, 2025	Average Ledger Balance:	\$46,199.51
		Low Balance:	\$45,619.16

**Daily Activity**

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
01-31	Beginning balance			45,619.16
02-24	Deposit	3,250.00		48,869.16
02-28	Ending totals	3,250.00	0.00	48,869.16

**Need financing for  
home projects or  
debt consolidation?**

Borrow what you need, when you  
need it, with a HELOC.

Scan the code  
to learn more.



NMLS #412469



**Put the equity in your  
home to work for you.<sup>1</sup>**

Ask your banker how to get started.

<sup>1</sup> Loan products are subject to credit approval and program requirements. Terms and conditions apply. This is not a commitment to lend. Loan programs, terms, rates, and conditions are subject to change without notice.

# Bridgepoint HOA, Inc.

## Bank Reconciliation : 02/28/2025

<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 02/28/2025:	31,175.40	
<b>PLUS:</b> Deposits not yet cleared at the bank as of this date	75.00	
<b>MINUS:</b> Checks not yet cleared at the bank as of this date	-25,495.44	
Adjusted bank account balance as of the same date	5,754.96	
Balance of the account in our books as of the same date	5,754.96	
<b>Difference:</b>	<b>0.00</b>	

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

Date	Ch. #	Trx	Check	Deposits	Description
01/21/2025	484	17116	8,518.06		Check - NATIONAL SENTINEL Inv. 8723(1/1/25 - 1/15/25)
01/21/2025	485	17117	770.00		Check - Oliver's Pool Inv. 17
01/21/2025	486	17118	500.00		Check - INVASIVE WILDLIFE REMOVAL MIAMI LLC Inv. REMOVAL OF GR
01/21/2025	487	17119	210.00		Check - CIRCLE SECURITY SOLUTIONS Inv. 43949
01/27/2025	Dep. # 2373	17152		550.00	Deposit 104100.00 - U.S. Century Bank - Operating
01/28/2025	490	17166	687.33		Check - Caribbean Property Management Inv. 24257
01/28/2025	488	17164	358.04		Check - Gustavo Delgado REFUND EXTRA PMT ACCT #82.01
01/28/2025	489	17165	16.04		Check - Carina Barcelo REIMBURSE LARGE ZIPS TIES TENNIS CT
02/03/2025	DP-142	17208	267.21		Direct payment - COMCAST 1/13/25 - 2/12/25(1/30/25)
02/03/2025	Dep. # 2400	17271		3,172.26	Deposit 104100.00 - U.S. Century Bank - Operating
02/03/2025	Dep. # 2393	17238		3,373.83	Lockbox deposit
02/04/2025	491	17259	11,700.00		Check - BRIDGEPOINT HOMEOWNERS 12/1/24 RESERVE
02/04/2025	493	17262	4,950.00		Check - RUBIO GARDEN Inv. 6277
02/04/2025	492	17261	232.00		Check - THE LAKE DOCTORS, INC. Inv. 1961291
02/04/2025	Dep. # 2395	17251		1,576.51	Lockbox deposit
02/05/2025	Dep. # 2404	17297		731.26	Lockbox deposit
02/05/2025	Dep. # 2402	17282		3,481.26	Lockbox deposit
02/05/2025	Dep. # 2401	17275		6,495.02	Deposit 104100.00 - U.S. Century Bank - Operating
02/06/2025	Dep. # 2409	17309		1,831.26	Lockbox deposit
02/10/2025	DP-144	17327	8,018.15		Direct payment - COMCAST 2/1/25 - 2/28/25
02/10/2025	Dep. # 2413	17323		550.00	Lockbox deposit
02/10/2025	Dep. # 2429	17368		1,028.00	Deposit 104100.00 - U.S. Century Bank - Operating
02/11/2025	494	17337	478.00		Check - Alvarez Mega Holdings, LLC REFUND EXTRA PMT ACCT #95.01
02/11/2025	495	17338	180.00		Check - GERMAN NAVARRO REIMBURSE ADDITIONAL MATERIALS & LA
02/11/2025	Dep. # 2425	17357		566.26	Deposit 104100.00 - U.S. Century Bank - Operating
02/11/2025	Dep. # 2416	17333		731.26	Lockbox deposit
02/11/2025	Dep. # 2418	17336		731.26	Lockbox deposit
02/12/2025	495	17417		180.00	Reverse trx 17338, 02/11/25 Check - GERMAN NAVARRO REIMBURSE ADD
02/12/2025	Dep. # 2419	17344		571.00	Lockbox deposit
02/12/2025	Dep. # 2422	17350		731.26	Lockbox deposit
02/13/2025	Dep. # 2423	17352		731.26	Lockbox deposit
02/13/2025	Dep. # 2431	17378		1,999.00	Deposit 104100.00 - U.S. Century Bank - Operating
02/14/2025	Dep. # 2434	17385		550.00	Lockbox deposit
02/19/2025	Dep. # 2438	17405		550.00	Lockbox deposit
02/19/2025	Dep. # 2440	17409		731.26	Lockbox deposit
02/19/2025	Dep. # 2436	17401		1,502.90	Lockbox deposit
02/20/2025	DP-145	17418	2,080.84		Direct payment - FPL 1/10/25 - 2/11/25
02/20/2025	Dep. # 2441	17411		402.90	Lockbox deposit
02/25/2025	Dep. # 2447	17432		1,100.00	Lockbox deposit
02/26/2025	Dep. # 2457	17475		731.26	Lockbox deposit

# Bridgepoint HOA, Inc.

## Bank Reconciliation : 02/28/2025

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

Date	Dep. #	Check #	Amount	Description
02/26/2025	Dep. # 2459	17478	1,104.00	Lockbox deposit
02/27/2025	Dep. # 2511	17693	181.26	Deposit 104100.00 - U.S. Century Bank - Operating
02/27/2025	Dep. # 2530	17821	181.26	Deposit 104100.00 - U.S. Century Bank - Operating
02/27/2025	Dep. # 2467	17509	187.48	Lockbox deposit
02/27/2025	Dep. # 2469	17512	1,148.08	Lockbox deposit
02/27/2025	Dep. # 2470	17517	1,650.00	Lockbox deposit
02/28/2025	DP-154	17822	30.84	Check - FPL
02/28/2025	Dep. # 2472	17522	550.00	Lockbox deposit
02/28/2025	Dep. # 2474	17525	1,492.52	Lockbox deposit

Totals	Checks	Deposits	Number
	<b>38 996.51</b>	<b>41 093.62</b>	<b>49</b>

# Bridgepoint HOA, Inc.

## Bank Reconciliation : 02/28/2025

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

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

Date	Ch. #	Trx	Check	Deposits	Description
02/11/2025	496	17340	11,019.00		Check - BRIDGEPOINT HOMEOWNERS JANUARY 2025 RESERVE
02/25/2025	497	17433	8,792.83		Check - NATIONAL SENTINEL Inv. 8736(1/16/25 - 1/31/25)
02/25/2025	DP-146	17426	5,683.61		Direct payment - FIRST INSURANCE FUNDING Inv. QUOTE #65601304
02/28/2025	Dep. # 2476	17532		75.00	Deposit 104100.00 - U.S. Century Bank - Operating

<b>Totals</b>	<b>Checks</b>	<b>Deposits</b>	<b>Number</b>
	<b>25 495.44</b>	<b>75.00</b>	<b>4</b>



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

Page Number 1 of 6
Account Number: 1012012920
Date 02/28/25

You can view our privacy notice by visting our website
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

Table with 3 columns: Description, Date, Amount. Rows include Beginning Balance (2/01/25, 29,078.29), Deposits / Misc Credits (32, 40,913.62), Withdrawals / Misc Debits (25, 38,816.51), Ending Balance (2/28/25, 31,175.40), Service Charge (.00), Average Balance (39,832), Average Collected Balance (39,439), and Enclosures (14).

Deposits and Credits

Table with 3 columns: Date, Amount, Activity Description. Rows list various deposits and credits from 2/03 to 2/11, including HOA/Settlement amounts and a Lockbox Deposit.



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

**Page Number** 2 of 6  
**Account Number:** 1012012920  
**Date** 02/28/25

**Deposits and Credits**

Date	Amount	Activity Description
2/11	731.26	BRIDGEPOINT HOA INC BRIDGEPOINT HOA/Settlement Caribbean Property Man
2/11	566.26	Lockbox Deposit
2/12	6,495.02	Deposit
2/12	571.00	BRIDGEPOINT HOA/Settlement Caribbean Property Man
2/12	731.26	BRIDGEPOINT HOA/Settlement Caribbean Property Man
2/13	731.26	ClickPay STL CC/CP STL CC BRIDGEPOINT HOA INC
2/14	550.00	BRIDGEPOINT HOA/Settlement Caribbean Property Man
2/19	550.00	ClickPay STL CC/CP STL CC BRIDGEPOINT HOA INC
2/19	731.26	BRIDGEPOINT HOA/Settlement Caribbean Property Man
2/19	1,502.90	BRIDGEPOINT HOA/Settlement Caribbean Property Man
2/20	402.90	BRIDGEPOINT HOA/Settlement Caribbean Property Man
2/25	1,100.00	BRIDGEPOINT HOA/Settlement Caribbean Property Man
2/26	731.26	BRIDGEPOINT HOA/Settlement Caribbean Property Man
2/26	1,104.00	ClickPay STL CC/CP STL CC BRIDGEPOINT HOA INC
2/27	187.48	BRIDGEPOINT HOA/Settlement Caribbean Property Man
2/27	1,148.08	ClickPay STL CC/CP STL CC BRIDGEPOINT HOA INC
2/27	1,650.00	BRIDGEPOINT HOA/Settlement Caribbean Property Man
2/27	362.52	Lockbox Deposit
2/28	1,999.00	Deposit
2/28	550.00	BRIDGEPOINT HOA/Settlement Caribbean Property Man
2/28	1,492.52	ClickPay STL CC/CP STL CC BRIDGEPOINT HOA INC

**Checks in Check Number Order**

Date	Check No	Amount	Date	Check No	Amount	Date	Check No	Amount
------	----------	--------	------	----------	--------	------	----------	--------



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

**Page Number 3 of 6  
Account Number: 1012012920  
Date 02/28/25**

**Checks in Check Number Order**

Date	Check No	Amount	Date	Check No	Amount	Date	Check No	Amount
2/27	484	8,518.06	2/04	488	358.04	2/19	492	232.00
2/07	485	770.00	2/04	489	16.04	2/10	493	4,950.00
2/10	486	500.00	2/10	490	687.33	2/26	494	478.00
2/04	487	210.00	2/28	491	11,700.00			

\* indicates a break in check number sequence

**Withdrawals and Debits**

Date	Amount	Activity Description
2/05	267.21	COMCAST/CABLE BRIDGEPOINT *HOA
2/12	146.84	FPL DIRECT DEBIT/ELEC PYMT BRIDGEPOINT SUBDIVISIO
2/12	8,018.15	COMCAST/CABLE BRIDGEPOINT HOA *BRIDG
2/19	477.26	FPL DIRECT DEBIT/ELEC PYMT BRIDGEPOINT A FLORIDA
2/25	30.84	FPL DIRECT DEBIT/ELEC PYMT BRIDGEPOINT HOMEOWNERS
2/25	33.69	FPL DIRECT DEBIT/ELEC PYMT BRIDGEPOINT HOMEOWNERS
2/25	36.53	FPL DIRECT DEBIT/ELEC PYMT BRIDGEPOINT HOMEOWNERS
2/25	81.27	FPL DIRECT DEBIT/ELEC PYMT BRIDGEPOINT HOMEOWNERS
2/25	91.86	FPL DIRECT DEBIT/ELEC PYMT BRIDGEPOINT HOMEOWNERS
2/25	171.34	FPL DIRECT DEBIT/ELEC PYMT BRIDGEPOINT HOMEOWNERS
2/25	173.42	FPL DIRECT DEBIT/ELEC PYMT BRIDGEPOINT HOMEOWNERS
2/25	181.08	FPL DIRECT DEBIT/ELEC PYMT BRIDGEPOINT HOMEOWNERS
2/25	185.79	FPL DIRECT DEBIT/ELEC PYMT BRIDGEPOINT HOMEOWNERS
2/25	501.76	FPL DIRECT DEBIT/ELEC PYMT BRIDGEPOINT HOMEOWNERS



**U.S. CENTURY BANK**

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

**Page Number** 4 of 6  
**Account Number:** 1012012920  
**Date** 02/28/25

### Daily Balance Summary

---

Date	Balance	Date	Balance	Date	Balance
2/03	35,624.38	2/11	39,642.83	2/25	42,646.60
2/04	37,166.81	2/12	39,275.12	2/26	44,003.86
2/05	41,112.12	2/13	40,006.38	2/27	38,833.88
2/06	42,943.38	2/14	40,556.38	2/28	31,175.40
2/07	42,173.38	2/19	42,631.28		
2/10	37,614.05	2/20	43,034.18		

DEPOSIT TICKET  
U.S. CENTURY BANK  
For Bridgepoint HOA  
Date 1/27/2025  
DEPOSITS MAY NOT BE AVAILABLE FOR IMMEDIATE WITHDRAWAL  
CHECKS AND OTHER ITEMS ARE SUBJECT TO THE PROVISIONS OF THE UNIFORM COMMERCIAL CODE OR ANY APPLICABLE COLLECTION AGREEMENT

CURRENCY	AMOUNT
DOLLARS	550.00
CENT	00

ACCOUNT NUMBER: \* 1012012920 \$ 550.00  
#5012 5397#  
02/04/2025 \$550.00

THIS CHECK IS VOID WITHOUT A MULTI-COLORED BACKGROUND AND AN ARTIFICIAL WATERMARK ON THE BACK. HOLD AT AN ANGLE TO VIEW.

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: 01/21/2025  
Pay \*\* Two hundred ten and 00/100 Dollars \$ 210.00

To the order of: CIRCLE SECURITY SOLUTIONS  
MIAMI FL 33143

By: *Hernisse Pava*  
By: *Aim Deen*

Note: Inv. 43949

#000487# #067015397# 1012012920#  
02/04/2025 487 \$210.00

DEPOSIT TICKET  
U.S. CENTURY BANK  
For Bridgepoint HOA  
Date 2/5/2025  
DEPOSITS MAY NOT BE AVAILABLE FOR IMMEDIATE WITHDRAWAL  
CHECKS AND OTHER ITEMS ARE SUBJECT TO THE PROVISIONS OF THE UNIFORM COMMERCIAL CODE OR ANY APPLICABLE COLLECTION AGREEMENT

CURRENCY	AMOUNT
DOLLARS	6495.02
CENT	02

ACCOUNT NUMBER: \* 1012012920 \$ 6495.02  
#5012 5397#  
02/12/2025 \$6,495.02

THIS CHECK IS VOID WITHOUT A MULTI-COLORED BACKGROUND AND AN ARTIFICIAL WATERMARK ON THE BACK. HOLD AT AN ANGLE TO VIEW.

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: 01/28/2025  
Pay \*\* Three hundred fifty-eight and 04/100 Dollars \$ 358.04

To the order of: Gustavo Delgado  
5440 SW 89 PL  
Miami FL 33155

By: *Aim Deen*

Note: REFUND EXTRA PMT ACCT #82.01

#000488# #067015397# 1012012920#  
02/04/2025 488 \$358.04

DEPOSIT TICKET  
U.S. CENTURY BANK  
For Bridgepoint HOA  
Date 2/13/2025  
DEPOSITS MAY NOT BE AVAILABLE FOR IMMEDIATE WITHDRAWAL  
CHECKS AND OTHER ITEMS ARE SUBJECT TO THE PROVISIONS OF THE UNIFORM COMMERCIAL CODE OR ANY APPLICABLE COLLECTION AGREEMENT

CURRENCY	AMOUNT
DOLLARS	1999.00
CENT	00

ACCOUNT NUMBER: \* 1012012920 \$ 1999.00  
#5012 5397#  
02/28/2025 \$1,999.00

THIS CHECK IS VOID WITHOUT A MULTI-COLORED BACKGROUND AND AN ARTIFICIAL WATERMARK ON THE BACK. HOLD AT AN ANGLE TO VIEW.

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: 01/28/2025  
Pay \*\* Sixteen and 04/100 Dollars \$ 16.04

To the order of: Carina Barcola  
8970 SW 84 ST  
Miami FL 33155

By: *Aim Deen*

Note: REIMBURSE LARGE ZIPS TIES TENNIS CT

#000489# #067015397# 1012012920#  
02/04/2025 489 \$16.04

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: 01/21/2025  
Pay \*\* Eight thousand five hundred eighteen and 06/100 Dollars \$ 8,518.06

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

By: *Hernisse Pava*  
By: *Aim Deen*

Note: Inv. 8723(1/1/25 - 1/15/25)

#000484# #067015397# 1012012920#  
02/27/2025 484 \$8,518.06

THIS CHECK IS VOID WITHOUT A MULTI-COLORED BACKGROUND AND AN ARTIFICIAL WATERMARK ON THE BACK. HOLD AT AN ANGLE TO VIEW.

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: 01/28/2025  
Pay \*\* Six hundred eighty-seven and 33/100 Dollars \$ 687.33

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

By: *Aim Deen*

Note: Inv. 24257

#000490# #067015397# 1012012920#  
02/10/2025 490 \$687.33

THIS CHECK IS VOID WITHOUT A MULTI-COLORED BACKGROUND AND AN ARTIFICIAL WATERMARK ON THE BACK. HOLD AT AN ANGLE TO VIEW.

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: 01/21/2025  
Pay \*\* Seven hundred seventy and 00/100 Dollars \$ 770.00

To the order of: Oliver's Pool  
1907 SW 138th PL  
Miami FL 33175

By: *Hernisse Pava*  
By: *Aim Deen*

Note: Inv. 17

#000485# #067015397# 1012012920#  
02/07/2025 485 \$770.00

THIS CHECK IS VOID WITHOUT A MULTI-COLORED BACKGROUND AND AN ARTIFICIAL WATERMARK ON THE BACK. HOLD AT AN ANGLE TO VIEW.

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: 02/04/2025  
Pay \*\* Eleven thousand seven hundred and 00/100 Dollars \$ 11,700.00

To the order of: BRIDGEPOINT HOMEOWNERS  
12301 SW 132 CT  
MIAMI FL 33186

By: *Aim Deen*

Note: 12/1/24 RESERVE

#000491# #067015397# 1012012920#  
02/28/2025 491 \$11,700.00

THIS CHECK IS VOID WITHOUT A MULTI-COLORED BACKGROUND AND AN ARTIFICIAL WATERMARK ON THE BACK. HOLD AT AN ANGLE TO VIEW.

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: 01/21/2025  
Pay \*\* Five hundred and 00/100 Dollars \$ 500.00

To the order of: INVASIVE WILDLIFE REMOVAL MIAMI LLC  
12830 SW 84 ST  
MIAMI FL 33183

By: *Hernisse Pava*  
By: *Aim Deen*

Note: Inv. REMOVAL OF GREEN IGUANAS 12/30/24

#000486# #067015397# 1012012920#  
02/10/2025 486 \$500.00

THIS CHECK IS VOID WITHOUT A MULTI-COLORED BACKGROUND AND AN ARTIFICIAL WATERMARK ON THE BACK. HOLD AT AN ANGLE TO VIEW.

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: 02/04/2025  
Pay \*\* Two hundred thirty-two and 00/100 Dollars \$ 232.00

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

By: *Aim Deen*

Note: Inv. 1961291

#000492# #067015397# 1012012920#  
02/19/2025 492 \$232.00

THIS CHECK IS VOID WITHOUT A MULTI-COLORED BACKGROUND AND AN ARTIFICIAL WATERMARK ON THE BACK - HOLD AT AN ANGLE TO VIEW

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

000493

Date: 02/04/2025

Pay \*\* Four thousand nine hundred fifty and 00/100 Dollars \$ 4,950.00  
018-OK-00269

To the RUBIO GARDEN  
order of 20155 SW 150 STREET  
MIAMI FL 33167

By: *Clean Deen*

Note: Inv. 6277

⑆000493⑆ ⑆0670⑆5397⑆ ⑆0120⑆2920⑆

519 OK

02/10/2025 493 \$4,950.00

THIS CHECK IS VOID WITHOUT A MULTI-COLORED BACKGROUND AND AN ARTIFICIAL WATERMARK ON THE BACK - HOLD AT AN ANGLE TO VIEW

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

000494

Date: 02/11/2025

Pay \*\* Four hundred seventy-eight and 00/100 Dollars \$ 478.00

To the Alvarez Mega Holdings, LLC  
order of 7438 SW 46 St  
Suite B  
Miami FL 33155

By: *Clean Deen*

Note: REFUND EXTRA PMT ACCT #95.01

⑆000494⑆ ⑆0670⑆5397⑆ ⑆0120⑆2920⑆

02/26/2025 494 \$478.00

**HOW TO BALANCE YOUR ACCOUNT**

1. COMPARE THIS STATEMENT TO YOUR CHECKBOOK CHECKING OFF PAID ITEMS AND DEPOSITS IN THE COLUMN PROVIDED IN YOUR CHECK REGISTER.
2. SUBTRACT ALL BANK CHARGES SHOWN ON THIS STATEMENT, ADD ANY CREDITS OR INTEREST.
3. LIST ITEMS NOT SHOWN ON THIS STATEMENT IN THE APPROPRIATE COLUMN PROVIDED.
4. CALCULATE YOUR BALANCE USING THE FORM BELOW.

**DEPOSITS AND CREDITS**

Checks, Credits, and 24 Hour Teller Transfers not shown on statement		
DATE	DESCRIPTION	
TOTALS \$		

**CHECKS AND DEBITS**

Checks, debits, and 24 Hour Teller withdrawals or transfers not shown on statement					
DATE	#	AMOUNT	DATE	#	AMOUNT

Balance shown on this Statement	\$	_____
Add Deposits and Credits	+	_____
Subtotal		_____
Subtract Checks and Debits	-	_____
Checkbook Balance	\$	_____

**U.S. CENTURY BANK**

**TO REPORT A LOST OR STOLEN DEBIT CARD, PLEASE CALL 1 (800) 500-1044  
FOR TOLL FREE 24-HOUR TELEPHONE BANKING SERVICE PLEASE CALL 1 (888) 488-8980**

**CONSUMER ACCOUNTS ONLY  
CONSUMER DEPOSIT ACCOUNT INFORMATION**

**IN CASE OF ERRORS OR QUESTIONS ABOUT YOUR ELECTRONIC TRANSFERS.**

Please call or write us at the phone number or address on the front of the statement as soon as you can if you think your statement or receipt is wrong or if you need more information about a transfer or receipt. We must hear from you no later than sixty (60) days after we sent the FIRST statement on which the problem or error appeared.

1. Tell us your name and account number (if any).
2. Describe the error or the transfer you are unsure about and explain, as clearly as you can, why you believe it is an error or why you need more information.
3. Tell us the dollar amount of the suspected error.

We will investigate your complaint and will correct any error promptly. If we take more than ten (10) business days (or 20 business days for new accounts) to do this, we will recredit your account for the amount you think is in error, so that you will have use of the money during the time it takes to complete our investigation.

**LINE OF CREDIT INFORMATION  
(Please disregard if you do not have a Line of Credit)**

**HOW FINANCE CHARGES ARE COMPUTED**

Actual Daily Balance Method (including current transactions)

To get the actual daily balance we take the Previous Balance (under the BALANCE INFORMATION section) and subtract the previous month's finance charge from your previous statement, add any new advances / purchases and subtract any payments of principal reductions or credits for each day. We then calculate your finance charges by multiplying the daily periodic rate(s) by the Actual Daily Balance(s) listed in this monthly statement period (under the FINANCE CHARGE SUMMARY section). We then add all of the calculated finance charge amounts to arrive at your Total Finance Charge. Daily periodic rates may vary.

**BILLING RIGHTS SUMMARY**

**IN CASE OF ERRORS OR QUESTIONS ABOUT YOUR BILL, TELEPHONE US AT 1(305) 715-5200 OR WRITE US AT 2301 S.W. 87 AVENUE, DORAL, FL 33172**

If you think your bill is wrong, or if you need more information about a transaction on your bill; write us on a separate sheet at the address shown on your bill as soon as possible. We must hear from you no later than sixty (60) days after we sent you the first bill on which the error or problem appeared. You can telephone us, but doing so will not preserve your rights. In your letter, give us the following information:

1. Your name and account number.
2. The dollar amount of the suspected error.
3. Describe the error and explain, if you can, why you believe there is an error. If you need more information, describe the item you are unsure about.

You do not have to pay any amount in question while we are investigating, but you are still obligated to pay the parts of your bill that are not in question. While we investigate your question, we cannot report you as delinquent or take any action to collect the amount you question.

If you have authorized us to pay your bill automatically from your savings or checking account, you can stop the payment on any amount you think is wrong. To stop the payment your letter must reach us three (3) business days before the automatic payment is scheduled to occur.

# Bridgepoint HOA, Inc.

## Bank Reconciliation : 02/28/2025

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

Balance on the bank statement as of 02/28/2025:	127,162.74	
<b>PLUS:</b> Deposits not yet cleared at the bank as of this date	11,019.00	
<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	138,181.74	
Balance of the account in our books as of the same date	138,181.74	
<b>Difference:</b>	<b>0.00</b>	

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

Date	Ch. #	Trx	Check	Deposits	Description
02/04/2025	491	17259		11,700.00	Check - BRIDGEPOINT HOMEOWNERS 12/1/24 RESERVE
02/28/2025		17824		4.44	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>11 704.44</b>	<b>2</b>

# Bridgepoint HOA, Inc.

## Bank Reconciliation : 02/28/2025

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
02/11/2025	496	17340		11,019.00	Check - BRIDGEPOINT HOMEOWNERS JANUARY 2025 RESERVE

<b>Totals</b>			<b>Checks</b>	<b>Deposits</b>	<b>Number</b>
			<b>0.00</b>	<b>11 019.00</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 02/28/25**

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	2/01/25	115,458.30
Deposits / Misc Credits	2	11,704.44
Withdrawals / Misc Debits	0	.00
Ending Balance	2/28/25	127,162.74
Service Charge		.00
Interest Paid Thru 2/28/25		4.44
Interest Paid Year To Date		9.34
Average Balance		115,876
Average Collected Balance		115,876
Average Rate / Cycle Days		.05000 / 28
Enclosures		1

**Deposits and Credits**

Date	Amount	Activity Description
2/28	11,700.00	Deposit
2/28	4.44	Interest Paid

**Daily Balance Summary**

Date	Balance	Date	Balance	Date	Balance
2/28	127,162.74				





# Bridgepoint HOA, Inc.

## Bank Reconciliation : 02/28/2025

<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 02/28/2025:	15,313.21	
<b>PLUS:</b> Deposits not yet cleared at the bank as of this date	181.26	
<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	15,494.47	
Balance of the account in our books as of the same date	15,494.47	
<b>Difference:</b>	<b>0.00</b>	

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

Date	Ch. #	Trx	Check	Deposits	Description
02/03/2025	Dep. # 2428	17365		1,993.86	Deposit 104300.00 - U.S. Century Bank - Special Assess
02/03/2025	Dep. # 2394	17239		2,668.90	Lockbox deposit
02/04/2025	Dep. # 2397	17254		181.26	Lockbox deposit
02/04/2025	Dep. # 2396	17252		3,429.04	Lockbox deposit
02/05/2025	Dep. # 2427	17362		362.52	Deposit 104300.00 - U.S. Century Bank - Special Assess
02/05/2025	Dep. # 2403	17285		1,138.68	Lockbox deposit
02/05/2025	Dep. # 2405	17298		6,400.08	Lockbox deposit
02/06/2025	Dep. # 2407	17302		550.00	Lockbox deposit
02/06/2025	Dep. # 2408	17304		731.26	Lockbox deposit
02/07/2025	Dep. # 2412	17317		550.00	Lockbox deposit
02/07/2025	Dep. # 2411	17315		746.05	Lockbox deposit
02/10/2025	Dep. # 2414	17324		1,412.52	Lockbox deposit
02/11/2025	Dep. # 2417	17334		2,193.78	Lockbox deposit
02/12/2025	Dep. # 2420	17345		181.26	Lockbox deposit
02/12/2025	Dep. # 2421	17347		731.26	Lockbox deposit
02/13/2025	Dep. # 2430	17373		725.78	Deposit 104300.00 - U.S. Century Bank - Special Assess
02/14/2025	Dep. # 2433	17383		185.00	Lockbox deposit
02/14/2025	Dep. # 2531	17825		731.26	Deposit 104300.00 - U.S. Century Bank - Special Assess
02/18/2025	Dep. # 2435	17387		731.26	Lockbox deposit
02/19/2025	Dep. # 2439	17406		181.26	Lockbox deposit
02/19/2025	Dep. # 2437	17402		402.90	Lockbox deposit
02/21/2025	Dep. # 2443	17416		731.26	Lockbox deposit
02/24/2025	Dep. # 2460	17480		181.26	Deposit 104300.00 - U.S. Century Bank - Special Assess
02/24/2025	Dep. # 2510	17691		181.26	Deposit 104300.00 - U.S. Century Bank - Special Assess
02/24/2025	Dep. # 2444	17421		434.52	Lockbox deposit
02/26/2025	Dep. # 2458	17476		20.00	Lockbox deposit
02/27/2025		17830	19,349.74		Loan Payment
02/27/2025	Dep. # 2468	17510		181.26	Lockbox deposit
02/27/2025	Dep. # 2471	17518		181.26	Lockbox deposit
02/27/2025	Dep. # 2512	17695		181.26	Deposit 104300.00 - U.S. Century Bank - Special Assess
02/28/2025	Dep. # 2473	17523		878.47	Lockbox deposit
02/28/2025	Dep. # 2532	17829		1,643.78	Deposit 104300.00 - U.S. Century Bank - Special Assess

<b>Totals</b>	<b>Checks</b>	<b>Deposits</b>	<b>Number</b>
	<b>19 349.74</b>	<b>30 842.26</b>	<b>32</b>

# Bridgepoint HOA, Inc.

## Bank Reconciliation : 02/28/2025

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

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

Date	Ch. #	Trx	Check	Deposits	Description
02/28/2025	Dep. # 2477	17534		181.26	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>181.26</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 4  
**Account Number:** 1012012946  
**Date** 02/28/25

You can view our privacy notice by visiting our website  
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	2/01/25	3,820.69
Deposits / Misc Credits	30	30,842.26
Withdrawals / Misc Debits	1	19,349.74
Ending Balance	2/28/25	15,313.21
Service Charge		.00
Average Balance		23,233
Average Collected Balance		22,914
Enclosures		2

**Deposits and Credits**

Date	Amount	Activity Description
2/03	2,668.90	BRIDGEPOINT HOA/Settlement Caribbean Property Man
2/03	1,993.86	Lockbox Deposit
2/04	181.26	BRIDGEPOINT HOA/Settlement Caribbean Property Man
2/04	3,429.04	BRIDGEPOINT HOA/Settlement Caribbean Property Man
2/05	1,138.68	ClickPay STL CC/CP STL CC BRIDGEPOINT HOA INC
2/05	6,400.08	BRIDGEPOINT HOA/Settlement Caribbean Property Man
2/05	362.52	Lockbox Deposit
2/06	550.00	BRIDGEPOINT HOA/Settlement Caribbean Property Man
2/06	731.26	ClickPay STL CC/CP STL CC BRIDGEPOINT HOA INC
2/07	550.00	BRIDGEPOINT HOA/Settlement Caribbean Property Man
2/07	746.05	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 4  
**Account Number:** 1012012946  
**Date** 02/28/25

**Deposits and Credits**

Date	Amount	Activity Description
2/10	1,412.52	Caribbean Property Man BRIDGEPOINT HOA/Settlement
2/11	2,193.78	Caribbean Property Man BRIDGEPOINT HOA/Settlement
2/12	181.26	Caribbean Property Man BRIDGEPOINT HOA/Settlement
2/12	731.26	Caribbean Property Man ClickPay STL CC/CP STL CC
2/14	185.00	BRIDGEPOINT HOA INC BRIDGEPOINT HOA/Settlement
2/14	731.26	Caribbean Property Man Lockbox Deposit
2/18	731.26	BRIDGEPOINT HOA/Settlement Caribbean Property Man
2/19	181.26	ClickPay STL CC/CP STL CC BRIDGEPOINT HOA INC
2/19	402.90	BRIDGEPOINT HOA/Settlement Caribbean Property Man
2/21	731.26	BRIDGEPOINT HOA/Settlement Caribbean Property Man
2/24	434.52	BRIDGEPOINT HOA/Settlement Caribbean Property Man
2/24	181.26	Lockbox Deposit
2/26	20.00	BRIDGEPOINT HOA/Settlement Caribbean Property Man
2/27	181.26	BRIDGEPOINT HOA/Settlement Caribbean Property Man
2/27	181.26	BRIDGEPOINT HOA/Settlement Caribbean Property Man
2/27	362.52	Lockbox Deposit
2/28	725.78	Deposit
2/28	878.47	BRIDGEPOINT HOA/Settlement Caribbean Property Man
2/28	1,643.78	Lockbox Deposit

**Withdrawals and Debits**

Date	Amount	Activity Description
2/27	19,349.74	500531918 BRIDGEPOINT PMT DUE 2/27/25



**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 4  
**Account Number:** 1012012946  
**Date** 02/28/25

### Daily Balance Summary

---

Date	Balance	Date	Balance	Date	Balance
2/03	8,483.45	2/11	26,178.64	2/24	30,669.88
2/04	12,093.75	2/12	27,091.16	2/26	30,689.88
2/05	19,995.03	2/14	28,007.42	2/27	12,065.18
2/06	21,276.29	2/18	28,738.68	2/28	15,313.21
2/07	22,572.34	2/19	29,322.84		
2/10	23,984.86	2/21	30,054.10		

DEPOSIT TICKET  
U.S. CENTURY BANK

For Bridgepoint HOA s/a  
Date 2/13/2025  
DEPOSITS MAY NOT BE AVAILABLE FOR IMMEDIATE WITHDRAWAL

DEBIT	CREDIT	DATE	DESCRIPTION
	181.26		
2870	181.26		
5000	181.26		
1173	182.-		
1161	181.26		

ACCOUNT NUMBER \* 1012012946 \$ 725.78

⑆5012⑆5397⑆

TOTAL 725.78

PLEASE REENTER TOTAL BELOW

02/28/2025 \$725.78



# Bridgepoint HOA, Inc.

## Bank Reconciliation : 02/28/2025

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

Balance on the bank statement as of 02/28/2025:	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 : 02/28/2025

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

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

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 1  
**Account Number:** 1012014452  
**Date** 02/28/25

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	2/01/25	32,791.37
Deposits / Misc Credits	0	.00
Withdrawals / Misc Debits	0	.00
Ending Balance	2/28/25	32,791.37
Service Charge		.00
Average Balance		32,791
Average Collected Balance		32,791



# Bridgepoint HOA, Inc.

## Detailed General Ledger

From 02/01/2025 to 02/28/2025

Account Trx Date	Description	Invoice Date & No	Trx	Debit	Credit	Balance
<b>Payables Summary</b>				<b>Beginning Balance</b>		<b>40,942.88</b>
02/28/2025	Total of transactions			56,187.43	64,574.54	
<b>Totals</b>				<b>56,187.43</b>	<b>64,574.54</b>	<b>49,329.99</b>
<b>Receivables Summary</b>				<b>Beginning Balance</b>		<b>(5,296.48)</b>
02/28/2025	Total of transactions			84,219.00	81,807.56	
<b>Totals</b>				<b>84,219.00</b>	<b>81,807.56</b>	<b>(2,885.04)</b>
<b>101500.00 City National - OPERATING</b>				<b>Beginning Balance</b>		<b>4,524.39</b>
02/03/2025	Lockbox deposit		17264	695.26		5,219.65
02/04/2025	Lockbox deposit		17300	550.00		5,769.65
02/05/2025	Lockbox deposit		17311	181.26		5,950.91
02/07/2025	Lockbox deposit		17326	514.00		6,464.91
02/13/2025	Lockbox deposit		17381	217.26		6,682.17
02/18/2025	Check - CIRCLE SECURITY SOLUTIONS Inv. 44471 ch. # 393	44471	17393		522.50	6,159.67
02/18/2025	Check - CIRCLE SECURITY SOLUTIONS Inv. 44482 ch. # 394	44482	17394		272.50	5,887.17
02/18/2025	Check - CHARLES GAFFNEY REIMBURSE PULLEY CABLE ch. # 395		17395		23.52	5,863.65
02/19/2025	Lockbox deposit		17413	550.00		6,413.65
02/25/2025	Check - Carina Barcelo REIMBURSE OSCAR A LABOR MACHINE GYM&NEWBIKE ch. # 396		17435		400.00	6,013.65
02/25/2025	Check - SIEGFRIED RIVERA Inv. 303652 ch. # 397	303652	17436		1,387.50	4,626.15
02/25/2025	Check - Caribbean Property Management Inv. 24373 ch. # 398	24373	17437		1,026.93	3,599.22
02/27/2025	Lockbox deposit		17528	1,066.57		4,665.79
02/28/2025	Lockbox deposit		17564	514.00		5,179.79
<b>Totals</b>				<b>4,288.35</b>	<b>3,632.95</b>	<b>5,179.79</b>
<b>103000.00 City National Bank - SEC.DEP.</b>				<b>Beginning Balance</b>		<b>45,619.16</b>
02/24/2025	Deposit 103000.00 - City National Bank - SEC.DEP. Dep. # 2445		17424	3,250.00		48,869.16
<b>Totals</b>				<b>3,250.00</b>	<b>0.00</b>	<b>48,869.16</b>
<b>104100.00 U.S. Century Bank - Operating</b>				<b>Beginning Balance</b>		<b>18,568.82</b>
02/03/2025	Direct payment - COMCAST 1/13/25 - 2/12/25(1/30/25)		17208		267.21	18,301.61
02/03/2025	Lockbox deposit		17238	3,373.83		21,675.44
02/03/2025	Deposit 104100.00 - U.S. Century Bank - Operating Dep. # 2400		17271	3,172.26		24,847.70
02/04/2025	Lockbox deposit		17251	1,576.51		26,424.21
02/04/2025	Check - BRIDGEPOINT HOMEOWNERS 12/1/24 RESERVE ch. # 491		17259		11,700.00	14,724.21
02/04/2025	Check - THE LAKE DOCTORS, INC. Inv. 1961291 ch. # 492	1961291	17261		232.00	14,492.21
02/04/2025	Check - RUBIO GARDEN Inv. 6277 ch. # 493	6277	17262		4,950.00	9,542.21
02/05/2025	Deposit 104100.00 - U.S. Century Bank - Operating Dep. # 2401		17275	6,495.02		16,037.23
02/05/2025	Lockbox deposit		17282	3,481.26		19,518.49
02/05/2025	Lockbox deposit		17297	731.26		20,249.75
02/06/2025	Lockbox deposit		17309	1,831.26		22,081.01
02/10/2025	Lockbox deposit		17323	550.00		22,631.01

# Bridgepoint HOA, Inc.

## Detailed General Ledger

From 02/01/2025 to 02/28/2025

Account Trx Date	Description	Invoice Date & No	Trx	Debit	Credit	Balance
02/10/2025	Direct payment - COMCAST 2/1/25 - 2/28/25		17327		8,018.15	14,612.86
02/10/2025	Deposit 104100.00 - U.S. Century Bank - Operating Dep. # 2429		17368	1,028.00		15,640.86
02/11/2025	Lockbox deposit		17333	731.26		16,372.12
02/11/2025	Lockbox deposit		17336	731.26		17,103.38
02/11/2025	Check - Alvarez Mega Holdings, LLC REFUND EXTRA PMT ACCT #95.01 ch. # 494		17337		478.00	16,625.38
02/11/2025	Check - GERMAN NAVARRO REIMBURSE ADDITIONAL MATERIALS & LABOR ch. # 495		17338		180.00	16,445.38
02/11/2025	Check - BRIDGEPOINT HOMEOWNERS JANUARY 2025 RESERVE ch. # 496		17340		11,019.00	5,426.38
02/11/2025	Deposit 104100.00 - U.S. Century Bank - Operating Dep. # 2425		17357	566.26		5,992.64
02/12/2025	Lockbox deposit		17344	571.00		6,563.64
02/12/2025	Lockbox deposit		17350	731.26		7,294.90
02/12/2025	Reverse trx 17338, 02/11/25 Check - GERMAN NAVARRO REIMBURSE ADDITIONA		17417	180.00		7,474.90
02/13/2025	Lockbox deposit		17352	731.26		8,206.16
02/13/2025	Deposit 104100.00 - U.S. Century Bank - Operating Dep. # 2431		17378	1,999.00		10,205.16
02/14/2025	Lockbox deposit		17385	550.00		10,755.16
02/19/2025	Lockbox deposit		17401	1,502.90		12,258.06
02/19/2025	Lockbox deposit		17405	550.00		12,808.06
02/19/2025	Lockbox deposit		17409	731.26		13,539.32
02/20/2025	Lockbox deposit		17411	402.90		13,942.22
02/20/2025	Direct payment - FPL 1/10/25 - 2/11/25		17418		2,080.84	11,861.38
02/25/2025	Direct payment - FIRST INSURANCE FUNDING Inv. QUOTE #65601304	QUOTE #65601304	17426		5,683.61	6,177.77
02/25/2025	Lockbox deposit		17432	1,100.00		7,277.77
02/25/2025	Check - NATIONAL SENTINEL Inv. 8736(1/16/25 - 1/31/25) ch. # 497	8736	17433		8,792.83	(1,515.06)
02/26/2025	Lockbox deposit		17475	731.26		(783.80)
02/26/2025	Lockbox deposit		17478	1,104.00		320.20
02/27/2025	Lockbox deposit		17509	187.48		507.68
02/27/2025	Lockbox deposit		17512	1,148.08		1,655.76
02/27/2025	Lockbox deposit		17517	1,650.00		3,305.76
02/27/2025	Deposit 104100.00 - U.S. Century Bank - Operating Dep. # 2511		17693	181.26		3,487.02
02/27/2025	Deposit 104100.00 - U.S. Century Bank - Operating Dep. # 2530		17821	181.26		3,668.28
02/28/2025	Lockbox deposit		17522	550.00		4,218.28
02/28/2025	Lockbox deposit		17525	1,492.52		5,710.80
02/28/2025	Deposit 104100.00 - U.S. Century Bank - Operating Dep. # 2476		17532	75.00		5,785.80
02/28/2025	Check - FPL		17822		30.84	5,754.96
<b>Totals</b>				<b>40,618.62</b>	<b>53,432.48</b>	<b>5,754.96</b>

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

Account	Description	Trx	Debit	Credit	Balance
				<b>Beginning Balance</b>	<b>115,458.30</b>
02/04/2025	Check - BRIDGEPOINT HOMEOWNERS 12/1/24 RESERVE	17259	11,700.00		127,158.30
02/11/2025	Check - BRIDGEPOINT HOMEOWNERS JANUARY 2025 RESERVE	17340	11,019.00		138,177.30
02/28/2025	Interest 104200.00 - U.S. Century Bank - Reserves	17824	4.44		138,181.74

# Bridgepoint HOA, Inc.

## Detailed General Ledger

From 02/01/2025 to 02/28/2025

Account	Description	Invoice Date & No	Trx	Debit	Credit	Balance
Trx Date						
<b>Totals</b>				<b>22,723.44</b>	<b>0.00</b>	<b>138,181.74</b>
<b>104300.00 U.S. Century Bank - Special Assess</b>				<b>Beginning Balance</b>		<b>3,820.69</b>
02/03/2025	Lockbox deposit		17239	2,668.90		6,489.59
02/03/2025	Deposit 104300.00 - U.S. Century Bank - Special Assess Dep. # 2428		17365	1,993.86		8,483.45
02/04/2025	Lockbox deposit		17252	3,429.04		11,912.49
02/04/2025	Lockbox deposit		17254	181.26		12,093.75
02/05/2025	Lockbox deposit		17285	1,138.68		13,232.43
02/05/2025	Lockbox deposit		17298	6,400.08		19,632.51
02/05/2025	Deposit 104300.00 - U.S. Century Bank - Special Assess Dep. # 2427		17362	362.52		19,995.03
02/06/2025	Lockbox deposit		17302	550.00		20,545.03
02/06/2025	Lockbox deposit		17304	731.26		21,276.29
02/07/2025	Lockbox deposit		17315	746.05		22,022.34
02/07/2025	Lockbox deposit		17317	550.00		22,572.34
02/10/2025	Lockbox deposit		17324	1,412.52		23,984.86
02/11/2025	Lockbox deposit		17334	2,193.78		26,178.64
02/12/2025	Lockbox deposit		17345	181.26		26,359.90
02/12/2025	Lockbox deposit		17347	731.26		27,091.16
02/13/2025	Deposit 104300.00 - U.S. Century Bank - Special Assess Dep. # 2430		17373	725.78		27,816.94
02/14/2025	Lockbox deposit		17383	185.00		28,001.94
02/14/2025	Deposit 104300.00 - U.S. Century Bank - Special Assess Dep. # 2531		17825	731.26		28,733.20
02/18/2025	Lockbox deposit		17387	731.26		29,464.46
02/19/2025	Lockbox deposit		17402	402.90		29,867.36
02/19/2025	Lockbox deposit		17406	181.26		30,048.62
02/21/2025	Lockbox deposit		17416	731.26		30,779.88
02/24/2025	Lockbox deposit		17421	434.52		31,214.40
02/24/2025	Deposit 104300.00 - U.S. Century Bank - Special Assess Dep. # 2460		17480	181.26		31,395.66
02/24/2025	Deposit 104300.00 - U.S. Century Bank - Special Assess Dep. # 2510		17691	181.26		31,576.92
02/26/2025	Lockbox deposit		17476	20.00		31,596.92
02/27/2025	Lockbox deposit		17510	181.26		31,778.18
02/27/2025	Lockbox deposit		17518	181.26		31,959.44
02/27/2025	Deposit 104300.00 - U.S. Century Bank - Special Assess Dep. # 2512		17695	181.26		32,140.70
02/27/2025	Loan Payment		17830		19,349.74	12,790.96
02/28/2025	Lockbox deposit		17523	878.47		13,669.43
02/28/2025	Deposit 104300.00 - U.S. Century Bank - Special Assess Dep. # 2477		17534	181.26		13,850.69
02/28/2025	Deposit 104300.00 - U.S. Century Bank - Special Assess Dep. # 2532		17829	1,643.78		15,494.47
02/28/2025	Deposit 104300.00 - U.S. Century Bank - Special Assess Dep. # 2534		17832	181.26		15,675.73
<b>Totals</b>				<b>31,204.78</b>	<b>19,349.74</b>	<b>15,675.73</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>

# Bridgepoint HOA, Inc.

## Detailed General Ledger

From 02/01/2025 to 02/28/2025

Account	Description	Invoice Date & No	Trx	Debit	Credit	Balance
Trx Date						
<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>3,085.00</b>
02/01/2025	Monthly Prepaid Expenses		17206		3,085.00	0.00
02/18/2025	Caribbean Property Management	24337	17388	2,065.00		2,065.00
02/18/2025	Caribbean Property Management	24364	17389	1,335.00		3,400.00
<b>Totals</b>				<b>3,400.00</b>	<b>3,085.00</b>	<b>3,400.00</b>
<b>130300.00 Prepaid Insurance</b>				<b>Beginning Balance</b>		<b>28,163.59</b>
02/01/2025	Prepaid Insurance		17207		5,726.02	22,437.57
<b>Totals</b>				<b>0.00</b>	<b>5,726.02</b>	<b>22,437.57</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>163,264.64</b>
02/01/2025	Special Assessment 2022 - February 2025		17204		18,126.00	145,138.64
<b>Totals</b>				<b>0.00</b>	<b>18,126.00</b>	<b>145,138.64</b>
<b>140000.00 Exchange/ Suspense</b>				<b>Beginning Balance</b>		<b>(29.78)</b>
02/03/2025	50, unit 50, inv. 15229;-1 Credit for October 1st Payment, charged t	15229	17819	2,085.81		2,056.03
<b>Totals</b>				<b>2,085.81</b>	<b>0.00</b>	<b>2,056.03</b>
<b>149900.00 Undeposited Funds</b>				<b>Beginning Balance</b>		<b>0.00</b>
02/28/2025	Total of transactions			79,181.75	79,181.75	
<b>Totals</b>				<b>79,181.75</b>	<b>79,181.75</b>	<b>0.00</b>
<b>210000.00 Security Rental Deposit</b>				<b>Beginning Balance</b>		<b>45,649.75</b>
02/24/2025	27, unit 27, inv. 14905;1 Security Deposit - Security Rental Deposit,	14905	17422		3,250.00	48,899.75
<b>Totals</b>				<b>0.00</b>	<b>3,250.00</b>	<b>48,899.75</b>
<b>220000.00 US Century Bank - LOAN</b>				<b>Beginning Balance</b>		<b>170,506.43</b>
02/27/2025	Loan Payment		17830	18,616.94		151,889.49
<b>Totals</b>				<b>18,616.94</b>	<b>0.00</b>	<b>151,889.49</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>(47,949.41)</b>
02/27/2025	Loan Payment		17830	732.80		(48,682.21)
<b>Totals</b>				<b>732.80</b>	<b>0.00</b>	<b>(48,682.21)</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>54,608.82</b>
02/01/2025	Common charges - February 2025	14920	17203		61,600.00	116,208.82

# Bridgepoint HOA, Inc.

## Detailed General Ledger

From 02/01/2025 to 02/28/2025

Account Trx Date	Description	Invoice Date & No	Trx	Debit	Credit	Balance
02/01/2025	Reserve Income		17833	6,991.48		109,217.34
<b>Totals</b>				<b>6,991.48</b>	<b>61,600.00</b>	<b>109,217.34</b>
<b>301002.00 Reserve Assessments</b>				<b>Beginning Balance</b>		<b>6,991.18</b>
02/01/2025	Reserve Income		17833		6,991.48	13,982.66
<b>Totals</b>				<b>0.00</b>	<b>6,991.48</b>	<b>13,982.66</b>
<b>301003.00 Late Fees Income</b>				<b>Beginning Balance</b>		<b>(120.00)</b>
02/16/2025	Late payment fees - Unit 7		17703		15.00	(105.00)
02/16/2025	Late payment fees - Unit 13		17704		15.00	(90.00)
02/16/2025	Late payment fees - Unit 28		17705		15.00	(75.00)
02/16/2025	Late payment fees - Unit 40		17706		15.00	(60.00)
02/16/2025	Late payment fees - Unit 48		17707		15.00	(45.00)
02/16/2025	Late payment fees - Unit 50		17708		15.00	(30.00)
02/16/2025	Late payment fees - Unit 63		17709		15.00	(15.00)
02/16/2025	Late payment fees - Unit 64		17710		15.00	0.00
02/16/2025	Late payment fees - Unit 73		17711		15.00	15.00
02/16/2025	Late payment fees - Unit 88		17712		15.00	30.00
02/16/2025	Late payment fees - Unit 102		17714		15.00	45.00
<b>Totals</b>				<b>0.00</b>	<b>165.00</b>	<b>45.00</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>0.00</b>
02/28/2025	Received by ch. 1090. Thank you	12980	17531		25.00	25.00
<b>Totals</b>				<b>0.00</b>	<b>25.00</b>	<b>25.00</b>
<b>301009.00 Miscellaneous Income</b>				<b>Beginning Balance</b>		<b>0.00</b>
02/28/2025	99.01, unit 99, inv. 14939;1 Decal, ch. # 233/237 Yamile A. Rives-Go	14939	17529		25.00	25.00
02/28/2025	99.01, unit 99, inv. 14939;1 Decal, ch. # 233/237 Yamile A. Rives-Go	14939	17529		25.00	50.00
<b>Totals</b>				<b>0.00</b>	<b>50.00</b>	<b>50.00</b>
<b>301111.00 Reserves Interest Income</b>				<b>Beginning Balance</b>		<b>4.90</b>
02/28/2025	Interest 104200.00 - U.S. Century Bank - Reserves		17824		4.44	9.34
<b>Totals</b>				<b>0.00</b>	<b>4.44</b>	<b>9.34</b>
<b>401100.00 INSURANCE: Commercial Property Package</b>				<b>Beginning Balance</b>		<b>5,726.02</b>
02/01/2025	Prepaid Insurance		17207	5,726.02		11,452.04
<b>Totals</b>				<b>5,726.02</b>	<b>0.00</b>	<b>11,452.04</b>
<b>402200.00 PROFESSIONAL FEES: Legal Services</b>				<b>Beginning Balance</b>		<b>1,387.50</b>
02/04/2025	SIEGFRIED RIVERA (250630.00 - SIEGFRIED RIVERA)	02-04-2025 304872	17738	1,238.63		2,626.13
02/10/2025	ROBERT C. EBER ATTORNEY AT LAW (250588.00 - ROBERT C. EBER ATTORNEY AT LAW)	02-10-2025 CASE#2024-056797CC0 5/12926 SW 104PL	17743	300.00		2,926.13
<b>Totals</b>				<b>1,538.63</b>	<b>0.00</b>	<b>2,926.13</b>
<b>404100.00 CONTRACTED EXPENSE: Pest Control/ Exte</b>				<b>Beginning Balance</b>		<b>0.00</b>

# Bridgepoint HOA, Inc.

## Detailed General Ledger

From 02/01/2025 to 02/28/2025

Account Trx Date	Description	Invoice Date & No	Trx	Debit	Credit	Balance
02/28/2025	INVASIVE WILDLIFE REMOVAL MIAMI LLC (250310.20 - INVASIVE WILDLIFE REMOVAL MIAMI LLC)	02-28-2025 NOV 2024 & 2/28/25	17736	1,000.00		1,000.00
<b>Totals</b>				<b>1,000.00</b>	<b>0.00</b>	<b>1,000.00</b>
<b>404200.00 CONTRACTED EXPENSE: Janitorial Mainten</b>				<b>Beginning Balance</b>		<b>1,335.00</b>
02/01/2025	Monthly Janitorial Fees		17206	1,335.00		2,670.00
<b>Totals</b>				<b>1,335.00</b>	<b>0.00</b>	<b>2,670.00</b>
<b>404300.00 CONTRACTED EXPENSE: Lake Maintenance</b>				<b>Beginning Balance</b>		<b>232.00</b>
02/14/2025	THE LAKE DOCTORS, INC. (250660.00 - THE LAKE DOCTORS, INC.)	02-14-2025 1974370	17739	232.00		464.00
<b>Totals</b>				<b>232.00</b>	<b>0.00</b>	<b>464.00</b>
<b>404400.00 CONTRACTED EXPENSE: Landscape Maint</b>				<b>Beginning Balance</b>		<b>4,950.00</b>
02/25/2025	RUBIO GARDEN (250612.00 - RUBIO GARDEN)	02-25-2025 6363	17801	4,950.00		9,900.00
<b>Totals</b>				<b>4,950.00</b>	<b>0.00</b>	<b>9,900.00</b>
<b>404500.00 CONTRACTED EXPENSE: Management Fees</b>				<b>Beginning Balance</b>		<b>1,750.00</b>
02/01/2025	Monthly Management Fees		17206	1,750.00		3,500.00
<b>Totals</b>				<b>1,750.00</b>	<b>0.00</b>	<b>3,500.00</b>
<b>404600.00 CONTRACTED EXPENSE: Pool &amp; Spa Maint</b>				<b>Beginning Balance</b>		<b>770.00</b>
02/01/2025	Oliver's Pool (250702.10 - Oliver's Pool)	02-01-2025 27	17598	770.00		1,540.00
<b>Totals</b>				<b>770.00</b>	<b>0.00</b>	<b>1,540.00</b>
<b>404700.00 CONTRACTED EXPENSE: Security</b>				<b>Beginning Balance</b>		<b>17,310.89</b>
02/01/2025	NATIONAL SENTINEL (250420.00 - NATIONAL SENTINEL)	02-01-2025 8752	17597	8,792.83		26,103.72
02/16/2025	NATIONAL SENTINEL (250420.00 - NATIONAL SENTINEL)	02-16-2025 8773	17735	7,144.18		33,247.90
<b>Totals</b>				<b>15,937.01</b>	<b>0.00</b>	<b>33,247.90</b>
<b>404800.00 CONTRACTED EXPENSE: T.V. Cable Service</b>				<b>Beginning Balance</b>		<b>8,024.25</b>
02/10/2025	Direct payment - COMCAST 2/1/25 - 2/28/25		17327	8,018.15		16,042.40
<b>Totals</b>				<b>8,018.15</b>	<b>0.00</b>	<b>16,042.40</b>
<b>405100.00 R&amp;M: Entry System Repairs</b>				<b>Beginning Balance</b>		<b>795.00</b>
02/10/2025	CIRCLE SECURITY SOLUTIONS (250145.00 - CIRCLE SECURITY SOLUTIONS)	02-10-2025 44541	17599	802.50		1,597.50
02/24/2025	CIRCLE SECURITY SOLUTIONS (250145.00 - CIRCLE SECURITY SOLUTIONS)	02-24-2025 45052	17742	210.00		1,807.50
<b>Totals</b>				<b>1,012.50</b>	<b>0.00</b>	<b>1,807.50</b>
<b>405400.00 R&amp;M: General Repairs &amp; Maintence</b>				<b>Beginning Balance</b>		<b>453.95</b>
02/05/2025	INSTANT SIGN OF SOUTH FLORIDA (250310.10 - INSTANT SIGN OF SOUTH FLORIDA)	02-05-2025 63558	17802	227.91		681.86
02/11/2025	Check - GERMAN NAVARRO REIMBURSE ADDITIONAL MATERIALS & LABOR		17338	180.00		861.86
02/12/2025	Reverse trx 17338, 02/11/25 Check - GERMAN NAVARRO REIMBURSE ADDITIONA		17417		180.00	681.86
<b>Totals</b>				<b>407.91</b>	<b>180.00</b>	<b>681.86</b>
<b>405480.00 Gym Equipment</b>				<b>Beginning Balance</b>		<b>0.00</b>
02/25/2025	Check - Carina Barcelo REIMBURSE OSCAR A LABOR MACHINE GYM&NEWBIKE		17435	400.00		400.00
<b>Totals</b>				<b>400.00</b>	<b>0.00</b>	<b>400.00</b>
<b>405700.00 R&amp;M: Sprinkler Repairs</b>				<b>Beginning Balance</b>		<b>0.00</b>

# Bridgepoint HOA, Inc.

## Detailed General Ledger

From 02/01/2025 to 02/28/2025

Account Trx Date	Description	Invoice Date & No	Trx	Debit	Credit	Balance
02/20/2025	RUBIO GARDEN (250612.00 - RUBIO GARDEN)	02-20-2025 6328	17741	1,160.00		1,160.00
<b>Totals</b>				<b>1,160.00</b>	<b>0.00</b>	<b>1,160.00</b>
<b>405800.00 R&amp;M: Maintenance Supplies</b>						<b>Beginning Balance 118.24</b>
02/18/2025	Check - CHARLES GAFFNEY REIMBURSE PULLEY CABLE		17395	23.52		141.76
<b>Totals</b>				<b>23.52</b>	<b>0.00</b>	<b>141.76</b>
<b>405920.00 R&amp;M: Tree Trimming / Yearly</b>						<b>Beginning Balance 750.00</b>
<b>Totals</b>				<b>0.00</b>	<b>0.00</b>	<b>750.00</b>
<b>406100.00 MISC: Bad Debt Expense</b>						<b>Beginning Balance 0.00</b>
02/07/2025	95.01, unit 95, inv. 14879;-1 Credit Late Fee, charged to Alvarez	14879	17318	15.00		15.00
<b>Totals</b>				<b>15.00</b>	<b>0.00</b>	<b>15.00</b>
<b>406400.00 MISC: Administrative Expenses</b>						<b>Beginning Balance 180.50</b>
<b>Totals</b>				<b>0.00</b>	<b>0.00</b>	<b>180.50</b>
<b>406410.00 MISC: Reimb. Printing &amp; Off Supplies</b>						<b>Beginning Balance 812.28</b>
02/24/2025	Caribbean Property Management (250130.00 - Caribbean Property Management)	02-24-2025 24373	17425	1,026.93		1,839.21
<b>Totals</b>				<b>1,026.93</b>	<b>0.00</b>	<b>1,839.21</b>
<b>406500.00 R&amp;M: Pool &amp; Fountain Repair</b>						<b>Beginning Balance 1,800.00</b>
<b>Totals</b>				<b>0.00</b>	<b>0.00</b>	<b>1,800.00</b>
<b>407100.00 UTILITIES: Electricity</b>						<b>Beginning Balance 2,635.18</b>
02/20/2025	Direct payment - FPL 1/10/25 - 2/11/25		17418	2,080.84		4,716.02
02/28/2025	Check - FPL		17822	30.84		4,746.86
<b>Totals</b>				<b>2,111.68</b>	<b>0.00</b>	<b>4,746.86</b>
<b>407200.00 UTILITIES: Guardhouse Telephone/Internet</b>						<b>Beginning Balance 0.00</b>
02/03/2025	Direct payment - COMCAST 1/13/25 - 2/12/25(1/30/25)		17208	267.21		267.21
<b>Totals</b>				<b>267.21</b>	<b>0.00</b>	<b>267.21</b>
<b>411000.00 Reserve Transfer</b>						<b>Beginning Balance 6,991.48</b>
02/01/2025	Reserve Transfer		17506	6,991.48		13,982.96
<b>Totals</b>				<b>6,991.48</b>	<b>0.00</b>	<b>13,982.96</b>
<b>412000.00 RESERVES INT. TRANSFER</b>						<b>Beginning Balance 4.90</b>
02/28/2025	Reserve Interest Transfer		17838	4.44		9.34
<b>Totals</b>				<b>4.44</b>	<b>0.00</b>	<b>9.34</b>
<b>601100.00 Reserve - Exterior Painting</b>						<b>Beginning Balance 61,443.45</b>
02/01/2025	Reserve Transfer		17506		1,671.47	63,114.92
<b>Totals</b>				<b>0.00</b>	<b>1,671.47</b>	<b>63,114.92</b>
<b>601110.00 Reserve - Pavement/ Sealcoating</b>						<b>Beginning Balance 17,521.98</b>
02/01/2025	Reserve Transfer		17506		1,513.13	19,035.11
<b>Totals</b>				<b>0.00</b>	<b>1,513.13</b>	<b>19,035.11</b>
<b>601120.00 Reserve - Asphalt Road Repaveme</b>						<b>Beginning Balance 2,552.13</b>
02/01/2025	Reserve Transfer		17506		281.37	2,833.50
<b>Totals</b>				<b>0.00</b>	<b>281.37</b>	<b>2,833.50</b>

# Bridgepoint HOA, Inc.

## Detailed General Ledger

From 02/01/2025 to 02/28/2025

Account Trx Date	Description	Invoice Date & No	Trx	Debit	Credit	Balance
<b>601130.00 Reserve - Tennis Ct Resurfacing</b>				<b>Beginning Balance</b>		<b>1,968.41</b>
02/01/2025	Reserve Transfer		17506		79.83	2,048.24
<b>Totals</b>				<b>0.00</b>	<b>79.83</b>	<b>2,048.24</b>
<b>601150.00 Reserve - Stamped Conc. Pavers</b>				<b>Beginning Balance</b>		<b>27,482.76</b>
02/01/2025	Reserve Transfer		17506		127.12	27,609.88
<b>Totals</b>				<b>0.00</b>	<b>127.12</b>	<b>27,609.88</b>
<b>601160.00 Reserve - Guardhouse/Pool Roofs</b>				<b>Beginning Balance</b>		<b>16,053.12</b>
02/01/2025	Reserve Transfer		17506		8.41	16,061.53
<b>Totals</b>				<b>0.00</b>	<b>8.41</b>	<b>16,061.53</b>
<b>601170.00 Reserve - Special/General Funds</b>				<b>Beginning Balance</b>		<b>22,883.38</b>
02/01/2025	Reserve Transfer		17506		1,452.98	24,336.36
<b>Totals</b>				<b>0.00</b>	<b>1,452.98</b>	<b>24,336.36</b>
<b>601180.00 Reserve - Fountains</b>				<b>Beginning Balance</b>		<b>3,081.55</b>
02/01/2025	Reserve Transfer		17506		42.58	3,124.13
<b>Totals</b>				<b>0.00</b>	<b>42.58</b>	<b>3,124.13</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>23,819.22</b>
02/01/2025	Reserve Transfer		17506		769.45	24,588.67
<b>Totals</b>				<b>0.00</b>	<b>769.45</b>	<b>24,588.67</b>
<b>601202.00 Reserve - Lake Enbankment</b>				<b>Beginning Balance</b>		<b>1,000.00</b>
02/01/2025	Reserve Transfer		17506		1,000.00	2,000.00
<b>Totals</b>				<b>0.00</b>	<b>1,000.00</b>	<b>2,000.00</b>
<b>601205.00 Reserve - Pool Furniture</b>				<b>Beginning Balance</b>		<b>6,545.18</b>
02/01/2025	Reserve Transfer		17506		45.14	6,590.32
<b>Totals</b>				<b>0.00</b>	<b>45.14</b>	<b>6,590.32</b>
<b>601220.00 Reserve - Interest Income</b>				<b>Beginning Balance</b>		<b>86.89</b>
02/28/2025	Reserve Interest Transfer		17838		4.44	91.33
<b>Totals</b>				<b>0.00</b>	<b>4.44</b>	<b>91.33</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 02/01/2025 to 02/28/2025

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

### Transaction Totals

Total Debits	<u>408,177.88</u>
Total Credits	<u>408,177.88</u>
Difference	<u>0.00</u>
Total Assets	<u>410,424.56</u>
Total Liabilities	<u>164,641.90</u>
Total Equity	<u>149,822.46</u>
Total Income	<u>124,599.11</u>
Total Expense	<u>110,524.67</u>

### Ledger Totals

Beginning Debits	<u>1,369,429.83</u>
Beginning Credits	<u>1,369,429.83</u>
Difference	<u>0.00</u>
Ending Debits	<u>1,777,607.71</u>
Ending Credits	<u>1,777,607.71</u>
Difference	<u>0.00</u>