



Caribbean Property Management, Inc.

Professional Community Association Management

Bridgepoint HOA, Inc.

November 30th, 2025

Monthly Financial Statement

Caribbean Property Management, Inc.

12301 SW 132 Ct. Miami, FL 33186

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*Unaudited for management purpose only



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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

11/30/2025

Assets

Current Assets

Checking/ Savings

City National - OPERATING	246.52
City National Bank - SEC.DEPT.	64,069.16
U.S. Century Bank - Operating	4,030.92
U.S. Century Bank - Reserves	157,238.59
U.S. Century Bank - Special Assess	46,160.68
U.S. Century Bank - Drain Modification	2,791.37

TOTAL Checking/ Savings 274,537.24

TOTAL Current Assets 274,537.24

Owner Receivables 7,189.74

Other Current Assets

Prepaid Insurance	42,614.16
Utility Deposits	224.61
Exchange/ Suspense	514.00

TOTAL Other Current Assets 43,352.77

Total Assets 325,079.75

Liabilities

Prepaid Owners Receivable 17,646.98

Accounts Payable - Net Total 57,253.84

Other Current Liabilities

Security Rental Deposit 67,624.75

TOTAL Other Current Liabilities 67,624.75

Special Assessment 2022

Special Assessment Income 730,840.32

Special Assessment Expenses (679,380.32)

Loan Interest Expense (52,547.64)

TOTAL Special Assessment 2022 (1,087.64)

Total Liabilities 141,437.93

Fund Balance

Bridgepoint HOA, Inc.

Balance Sheet

11/30/2025

Reserves

Reserve - Exterior Painting	78,184.40
Reserve - Pavement/ Sealcoating	32,660.32
Reserve - Asphalt Road Repaveme	5,366.66
Reserve - Tennis Ct Resurfacing	2,767.71
Reserve - Stamped Conc. Pavers	28,765.98
Reserve - Guardhouse/Pool Roofs	644.27
Reserve - Special/General Funds	33,420.84
Reserve - Fountains	3,508.69
Reserve - Drain Cleaning	5,002.24
Reserve - Lake Enbankment	3,425.00
Reserve - Pool Resurfacing	8,209.55
Reserve - Landscape Replacement	26,698.85
Reserve - Pool Furniture	6,999.44
Reserve - Interest Income	64.24
TOTAL Reserves	235,718.19
Fund Balance - Operating	(56,171.93)
Net Income	4,095.56
<u>Total Fund Balance</u>	<u>183,641.82</u>
<u>Total Fund Balance and Liabilities</u>	<u>325,079.75</u>

Bridgepoint HOA, Inc.
Income and Expense Comparative Statement

From : 11/01/2025 to 11/30/2025

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

Revenues

Maintenance Income	54,609	54,642	600,694	601,058	99.94
Reserve Assessments	6,991	6,991	76,906	76,906	100.00
Late Fees Income	0	0	685	0	0.00
Legal Fees Income	0	0	1,270	0	0.00
Security Remotes/Decals	175	0	1,725	0	0.00
Interest - Legal	0	0	795	0	0.00
Miscellaneous Income	150	0	1,625	0	0.00
Violation Income	0	0	6,428	0	0.00
Reserves Interest Income	6	0	64	0	0.00
Collection Fees	150	0	400	0	0.00
Total Revenues	62,081	61,633	690,592	677,964	101.86

Expenses

Administrative

Admin Costs (Communications, Printing & Storage)	463	500	6,672	5,500	121.31
Administrative Expenses	35	0	788	0	0.00
Bad Debt Expense	0	0	123	0	0.00
Corporate Annual Report	0	5	0	56	0.00
Pool Permit	0	50	517	550	94.00
TOTAL Administrative	498	555	8,100	6,106	132.66

Insurance

Commercial Property Package	6,088	6,871	64,800	75,583	85.73
TOTAL Insurance	6,088	6,871	64,800	75,583	85.73

Contracted Expenses

Janitorial Maintenance	1,335	1,100	14,685	12,100	121.36
Lake Maintenance	243	238	2,640	2,618	100.84
Landscape Maintenance	4,950	4,950	54,450	54,450	100.00
Management Fees	1,855	1,855	20,405	20,405	100.00
Pest Control/ Exterminating	685	368	8,040	4,042	198.91
Pool & Spa Maintenance	853	770	8,726	8,470	103.02
Security	18,594	15,000	190,329	165,000	115.35
Sprinkler Maintenance	0	500	0	5,500	0.00
T.V. Cable Services	8,427	8,024	91,071	88,264	103.18

	<u>November 2025</u>		<u>January to November</u>		
	<u>Actual</u>	<u>Budget</u>	<u>Actual</u>	<u>Budget</u>	<u>% Used</u>
TOTAL Contracted Expenses	36,942	32,805	390,346	360,849	108.17
Professional Fees					
Audit, Review, and Compilation	0	417	5,000	4,583	109.10
Legal Services	4,891	833	26,978	9,167	294.29
Tax Return & Preparation Fees	0	42	0	458	0.00
TOTAL Professional Fees	4,891	1,292	31,978	14,208	225.07
Repairs & Maintenance					
R&M: Drainage Refund	0	250	0	2,750	0.00
R&M: Building Repairs	0	0	300	0	0.00
R&M: Electrical Repairs	0	167	2,646	1,833	144.35
R&M: Entry System Repairs	988	500	18,961	5,500	344.75
R&M: Fertilization	0	0	0	0	0.00
R&M: General Repairs & Maintenance	2,300	1,667	11,712	18,333	63.88
R&M: Gym Equipment	0	333	400	3,667	10.91
R&M: Lawn Ornamental Pest Control	0	0	0	0	0.00
R&M: Lights, Bulbs, & Fixtures	1,210	0	2,847	0	0.00
R&M: Maintenance Supplies	0	250	2,836	2,750	103.13
R&M: Minor Gutter Repairs	0	0	490	0	0.00
MISC: Miscellaneous Expenses	0	0	771	0	0.00
R&M Misc. Landscape Replacement	0	833	9,600	9,167	104.72
R&M: Sprinkler Repairs	0	1,375	7,480	15,125	49.45
R&M: Tree Trimming / Yearly	0	1,542	18,865	16,958	111.25
R&M: Pool & Fountain Repair	0	167	10,613	1,833	579.00
TOTAL Repairs & Maintenance	4,498	7,084	87,521	77,916	112.33
Utilities					
Electricity	2,130	1,800	23,540	19,800	118.89
Guardhouse Telephone/Internet	387	271	3,440	2,979	115.47
Water & Sewer	0	125	(198)	1,375	-14.40
TOTAL Utilities	2,517	2,196	26,782	24,154	110.88
Reserves					
Reserve Transfer	6,991	6,991	76,906	76,906	100.00
Reserve Deficit	0	3,840	0	42,241	0.00
Reserves Interest Transfer	6	0	64	0	0.00
TOTAL Reserves	6,997	10,831	76,970	119,147	64.60
Total Expenses	62,431	61,634	686,497	677,963	101.26

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

Net Income	(350)	(1)	4,095	1
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Bridgepoint HOA, Inc.

Receivable Accounts

As of : 11/30/2025

Account	Unit	Balance	Account Name
8.01	8	48.48	Franye, Antonio & Patricia
9.00	9	0.08	Rojas Marty, Rose Marie
13.00	13	637.60	Leza, Melba
21.00	21	550.00	Sosa, Sara
28.00	28	2,278.24	Harward, Tresca & William
30.00	30	387.52	Seivright, David & Pauline
31.00	31	25.00	Branger, Alejandro
37.00	37	550.00	Forns, Armentina
38.00	38	398.74	Saunders, Noreen
56.01	56	418.74	Tong, Richard & Tong, Linette
69.00	69	362.56	Molina, Maria, Trustee & Maria E. Molina Family Trust
72.00	72	13.59	Guerrero, Maria
73.00	73	25.00	Bossi, Adrian & Etcheberry, Mercedes
100.00	100	25.00	Senices, Julissa
101.01	101	550.00	Rodriguez, Otten & Rodriguez, Denysis
103.00	103	172.74	Hernandez, Leticia
107.00	107	570.17	Sanchez, Gabriel & Sanchez, Maria
109.00	109	176.28	Verdi, Jorge

Number	Amount	Details
18	7,189.74	= Total of Receivables (Debit)
		= Total paid in advance (Credit) or zero
18	7,189.74	= Net total of selected accounts

Bridgepoint HOA, Inc.

Prepaid Receivables

As of : 11/30/2025

Account	Unit	Balance	Account Name
2.00	2	(10.00)	Corporation, RME
4.00	4	(181.26)	Millet, Rosalba
6.00	6	(535.00)	Tambini, Ana
10.00	10	(181.26)	Luaces, Norma & Luaces, Lissette
12.00	12	(181.26)	Santisteban, Michelle
18.00	18	(731.26)	Sara Nazari, Seyed Mohammad H.
19.00	19	(1,336.28)	Siman, Gabriela M. Saca
23.00	23	(181.26)	Luaces, Norma & Lissette
27.00	27	(181.26)	Henderson, Lissette
29.00	29	(6,275.79)	Zeisler, Henry John & Ann S
33.00	33	(300.83)	Sanjurjo, Ernesto
35.00	35	(0.07)	Ricker, Denise
42.00	42	(181.26)	Clarke, Evelina
47.00	47	(1,819.75)	Green, Thomas & Carole
49.00	49	(181.26)	Fernandez, Juan & Odette
50.00	50	(101.32)	Aleman, Doris & Alfredo & ALEMAN MIRANDA, PLACIDO ALFREDO
51.00	51	(689.03)	Berron, Diana
53.01	53	(523.35)	AK, LLC, Juniper
59.00	59	(368.74)	Hernandez, Joseph
60.00	60	(181.26)	Goltzer, Roxanna
61.00	61	(220.74)	Parsons, Ana
62.00	62	(196.26)	Nieves, Gaston Alejandro
63.00	63	(181.76)	Iliffe, Bonifacio Lopez & Christi
64.00	64	(181.26)	Sauma, Vanessa
65.00	65	(181.26)	Tambini, Ana & Cuenca, Andrea
66.00	66	(181.26)	Wang, He
68.00	68	(122.12)	Concetta S, Carlos Astudillo
74.00	74	(166.26)	Bakarat, Anwar & Munira Elneser, Lina
78.00	78	(550.00)	Patty, Christopher
79.01	79	(0.10)	Stone, Kimberlee
81.00	81	(181.26)	Salzverg, Gisela
86.00	86	(181.26)	Pelaez, Gina
94.00	94	(166.26)	Fowler, Susan
95.01	95	(181.26)	Mega Holdings, LLC, Alvarez
102.00	102	(25.70)	Velasco, Laura
106.00	106	(181.26)	Luaces, Norma & Luaces, Lissette
108.00	108	(550.00)	Gonzales, Rodolfo & Gonzalez, Silvia
110.01	110	(57.46)	Gaffney, Charles P. & Gonzalez, Madelaine M.

Number	Amount	Details
		= Total of Receivables (Debit)
38	(17,646.98)	= Total paid in advance (Credit) or zero
38	(17,646.98)	= Net total of selected accounts

Bridgepoint HOA, Inc.
Summary Aged Accounts Receivable

As of 11/30/2025

Account	Unit	Name	Current	31-60	61-90	Over 90	Total
1.00	1	Torres, Jeanette					0.00
3.01	3	Salazar, Liliana					0.00
5.00	5	Brewer, Walter					0.00
7.00	7	Berrones, Leticia					0.00
8.01	8	Franye, Antonio & Patricia	396.00				48.48
9.00	9	Rojas Marty, Rose Marie	0.08				0.08
11.00	11	Sanchez, Rodolfo & Alina	217.00	(383.00)	(192.00)		0.00
13.00	13	Leza, Melba	575.00		62.60		637.60
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					0.00
20.01	20	Juan Correa & Melissa Freydell Va					0.00
21.00	21	Sosa, Sara	550.00				550.00
22.00	22	Viana, Melissa					0.00
24.00	24	Conde, Cristina					0.00
25.00	25	Caballero, Beatriz					0.00
26.00	26	Borr, Nancy					0.00
28.00	28	Harward, Tresca & William	550.00	64.46	781.26	882.52	2,278.24
30.00	30	Seivright, David & Pauline	387.52				387.52
31.00	31	Branger, Alejandro	25.00				25.00
32.00	32	Manuel Cardenal & Mary Cardenal					0.00
34.00	34	Vidal, Nora					0.00
36.00	36	Gabriela Del Carme					0.00
37.00	37	Forns, Armentina	550.00				550.00
38.00	38	Saunders, Noreen				398.74	398.74

Account	Unit	Name	Current	31-60	61-90	Over 90	Total
39.01	39	Valle, Blanca M.					0.00
40.01	40	Martinez, Christine					0.00
41.00	41	Marty, Rosemarie Rojas					0.00
43.01	43	Rivas-Fuentes, Sandra					0.00
44.01	44	Levey, Micheal Benjamin & Sukien					0.00
45.00	45	Corp., La Gorda					0.00
46.00	46	Bedoya, Jessica					0.00
48.00	48	LLC, 5510 SW 70TH Place & Bria					0.00
52.00	52	Bejarano, Bruna					0.00
54.00	54	Karen Alas					0.00
55.00	55	Gonzalez, Esperanza					0.00
56.01	56	Tong, Richard & Tong, Linette	443.74	(25.00)			418.74
57.00	57	Trustee, Manju Khatani Torres,					0.00
58.00	58	Valdivia, Isabel					0.00
67.00	67	Parra, Dennisse					0.00
69.00	69	Molina, Maria, Trustee & Maria E. M	362.56				362.56
70.00	70	Kristin Zanowski, Jose Baron					0.00
71.00	71	Kritchman, William					0.00
72.00	72	Guerrero, Maria	(167.67)				13.59
73.00	73	Bossi, Adrian & Etcheberry, Merced	25.00				25.00
75.00	75	Barcelo, Carina					0.00
76.00	76	Gutierrez, Nicholas Mark					0.00
77.02	77	Schatz Lapin, Laura					0.00
80.00	80	Lackey, Ana Maria					0.00
82.01	82	Delgado, Gustavo					0.00
83.00	83	Rafael Guilarte					0.00
84.00	84	Perez, Armando					0.00
85.00	85	Belfort, Zayra	(181.26)			181.26	0.00
87.01	87	Jorin, Silvia					0.00

Account	Unit	Name	Current	31-60	61-90	Over 90	Total	
88.00	88	Diego, Vicente & Elizabeth		52.29	(52.29)		0.00	
89.00	89	Chiron, Stewart & Melody	507.00		59.26		0.00	
90.00	90	White, Roger & Paulina White					0.00	
91.00	91	Serrano, Jacqueline R					0.00	
92.00	92	Perez, Maritza N. & Nicole					0.00	
93.00	93	Baeza Dagger, Junney Maria & Va					0.00	
96.00	96	LLC, 6940 SW 55 Terr,					0.00	
97.00	97	RYAN HOUSING, LLC & Perez, P					0.00	
98.00	98	Figueroa, Juan & Nilza					0.00	
99.01	99	Rives-Gonzalez, Yamile A.					0.00	
100.00	100	Senices, Julissa	50.00		(25.00)		25.00	
101.01	101	Rodriguez, Otten & Rodriguez, De	550.00				550.00	
103.00	103	Hernandez, Leticia	(181.26)	(145.26)	499.26		172.74	
104.00	104	Briceno, Mariela					0.00	
105.01	105	Riera, Juan Carlos					0.00	
107.00	107	Sanchez, Gabriel & Sanchez, Mar		(1,037.00)	756.26	850.91	570.17	
109.00	109	Verdi, Jorge	201.28		(25.00)		176.28	
111.00	111	Goncalves, Rosa					0.00	
112.00	112	Vega, Elizabeth & Hugo					0.00	
Totals			74	5,244.99	(1,473.51)	1,864.35	2,313.43	7,189.74

Bridgepoint HOA, Inc.

Payable accounts

As of : 11/30/2025

Account	Balance	Account Name
250145.00	1,370.75	CIRCLE SECURITY SOLUTIONS
250170.00	649.24	DISCOUNT LIGHTING & SUPPLIES, INC.
250200.00	10.54	FIRST INSURANCE FUNDING
250310.20	2,000.00	INVASIVE WILDLIFE REMOVAL MIAMI LLC
250310.30	30,882.84	IPFS CORPORATION
250315.10	1,430.00	J & J ELECTRICAL CONTRACTORS LLC
250420.00	9,449.47	NATIONAL SENTINEL
250465.00	2,300.00	PEDRAZA HOME IMPROVEMENTS LLC
250612.00	8,065.00	RUBIO GARDEN
250660.00	243.00	THE LAKE DOCTORS, INC.
250702.10	853.00	Oliver's Pool

Number	Amount
11	57,253.84

Bridgepoint HOA, Inc.

Bank Reconciliation : 11/30/2025

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

Balance on the bank statement as of 11/30/2025:	246.52	
PLUS: Deposits not yet cleared at the bank as of this date	0.00	
MINUS: 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	
Difference:	0.00	

Deposits and checks that have cleared in current period
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Date	Ch. #	Trx	Check	Deposits	Description
		0			None

Totals	Checks	Deposits	Number
			0

Bridgepoint HOA, Inc.

Bank Reconciliation : 11/30/2025

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

Checks and Deposits still outstanding (not cleared at the bank yet)
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Date	Ch. #	Trx	Check	Deposits	Description
		0			None

Totals		Checks	Deposits	Number
				0



100 S.E. 2nd Street, 19th Floor
 Miami, FL 33131-2151
 833-448-6500
 citynational.com

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 Account: XXXXXX8327

Client Services



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

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

For additional locations
 and hours, please visit
 citynational.com/locations

NMLS412469
Member
FDIC



Association Non-Interest Checking

Account Summary

Account:	XXXXXXX8327	Beginning Balance:	\$246.52
Last Statement:	October 31, 2025	Ending Balance:	\$246.52
This Statement:	November 28, 2025	Average Ledger Balance:	\$246.52
		Low Balance:	\$246.52

Daily Activity

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
11-01	Beginning Balance			\$246.52
	No activity this statement period			
11-28	Ending totals	\$0.00	\$0.00	\$246.52



**Excellence,
 earned
 together.**

- Best Private Bank
- Best Business Bank
- Best Community Bank
- Best Bank for Commercial Real Estate Lending
- Best Bank for Jumbo Loans
- Best Foreign National Mortgage Lenders



**Thank you
 for your trust.**

Your confidence continues to make City National Bank one of Florida's most recognized and awarded names in banking excellence.



Outstanding checks, withdrawals and debits:

Number	Description	Amount
		\$
Total →	\$	

Bank balance shown on this statement: _____

Add + _____

Deposits not credited on this statement (if any) _____

Total _____

→ **Subtract** – outstanding items _____

Balance* _____

**This balance should agree with your checkbook balance after deducting service charge (if any) or adding interest (if any) shown on this statement.*

In Case of Errors or Questions About Your Electronic Funds Transfer on a Consumer Account:

Contact your local City National Bank of Florida banking center, or for lost check card call us at 1-800-762-2489 24-hours a day or write us (City National Bank of Florida, c/o E.F.T. Department, P.O. Box 025606, Miami, Florida 33102-5606) as soon as possible. If you think your statement or receipt is wrong or if you need more information about a transfer on the statement or receipt, we must hear from you **no later than 60 days after we sent you the FIRST statement** on which the error or problem appeared. (1) Tell us your name and account number, (2) describe the error or the transfer you are unsure about and explain as clearly as you can why you believe there is an error or why you need more information, and (3) tell us the dollar amount of the suspected error and the date the transaction occurred. We will investigate your complaint and will correct any error promptly. If we take more than 10 business days to do this and this is a consumer account, we will credit your account for the amount you think is in error so that you will have use of the money during the time it takes us to complete our investigation. If you are asked to submit your complaint or question in writing and signed by you, and it is not received within 10 business days, we may not credit your account the disputed amount.

Consumer Lines of Credit Finance/Interest Charge Calculation Information:

City National Bank of Florida calculates FINANCE/INTEREST CHARGES on your account by applying the periodic rate to the "daily balance" of your account for each day in the billing cycle. These daily finance charges are added together to determine the finance charge for the billing cycle. To get the "daily balance" we take the beginning balance of your account each day of the billing cycle, add any new advances, and subtract any payments made or credits issued and any unpaid interest or other finance charges.

In Case of Errors or Questions About Your Line of Credit Bill or Mortgage Loan Statement:

If you think your bill is wrong, or if you need more information about a transaction on your bill, write us at City National Bank of Florida, c/o Loan Services Department, P.O. Box 025606, Miami, Florida 33102-5606 or call (305) 577-7343 or call toll free 1-800-230-0332 as soon as possible. We must hear from you **no later than 60 days after we sent you the first bill or statement on which the error or problem appeared**. Telephoning us will not preserve your rights. In your letter, please provide: (1) your name and account number, (2) the dollar amount of the suspected error, and (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 your question.

Mortgage Loan Servicing Errors or Request for Information:

Send a written request to City National Bank of Florida, c/o Loan Services Department, P.O. Box 025606, Miami, Florida 33102-5606. In your written request, please provide your name, loan account number, and the specific error you believe occurred or the loan information being requested.

Important - for Repurchase Agreements:

Investment products are not insured by the FDIC or by any federal government agency. They are not a deposit or other obligation of, or guaranteed by City National Bank of Florida or any of its affiliates. They are subject to investment risks, including possible loss of the principal amount invested.

Access your account(s) 24 hours a day via online banking, mobile apps and with CityTel by calling 800-762-CITY or 856-470-1000.

Bridgepoint HOA, Inc.

Bank Reconciliation : 11/30/2025

City National Bank - Security Deposit Account, Miami 103000.00 - City National Bank - SEC.DEP.	#	xxx4446
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Balance on the bank statement as of 11/30/2025:	64,069.16	
PLUS: Deposits not yet cleared at the bank as of this date	0.00	
MINUS: Checks not yet cleared at the bank as of this date	0.00	
Adjusted bank account balance as of the same date	64,069.16	
Balance of the account in our books as of the same date	64,069.16	
Difference:	0.00	

Deposits and checks that have cleared in current period
--

Date	Ch. #	Trx	Check	Deposits	Description
11/20/2025	Dep. # 3025	20371		750.00	Deposit 103000.00 - City National Bank - SEC.DEP.

Totals		Checks	Deposits	Number
		0.00	750.00	1

Bridgepoint HOA, Inc.

Bank Reconciliation : 11/30/2025

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

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

Date	Ch. #	Trx	Check	Deposits	Description
		0			None

Totals		Checks	Deposits	Number
				0



100 S.E. 2nd Street, 19th Floor
Miami, FL 33131-2151
833-448-6500
citynational.com

Page: 1 of 2
Account: XXXXXXX4446

Client Services

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

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

For additional locations
and hours, please visit
citynational.com/locations

NMLS412469
Member
FDIC



Association Non-Interest Checking

Account Summary

Account:	XXXXXXX4446	Beginning Balance:	\$63,319.16
Last Statement:	October 31, 2025	Ending Balance:	\$64,069.16
This Statement:	November 28, 2025	Average Ledger Balance:	\$63,594.16
		Low Balance:	\$63,319.16

Daily Activity

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
11-01	Beginning Balance			\$63,319.16
11-20	OFFICE DEPOSIT	\$750.00		\$64,069.16
11-28	Ending totals	\$750.00	\$0.00	\$64,069.16



**Excellence,
earned
together.**

- Best Private Bank
- Best Business Bank
- Best Community Bank
- Best Bank for Commercial Real Estate Lending
- Best Bank for Jumbo Loans
- Best Foreign National Mortgage Lenders



**Thank you
for your trust.**

Your confidence continues to make City National Bank one of Florida's most recognized and awarded names in banking excellence.

Bridgepoint HOA, Inc.

Bank Reconciliation : 11/30/2025

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

Balance on the bank statement as of 11/30/2025:	13,245.57	
PLUS: Deposits not yet cleared at the bank as of this date	0.00	
MINUS: Checks not yet cleared at the bank as of this date	-9,214.65	
Adjusted bank account balance as of the same date	4,030.92	
Balance of the account in our books as of the same date	4,030.92	
Difference:	0.00	

Deposits and checks that have cleared in current period

Date	Ch. #	Trx	Check	Deposits	Description
09/30/2025	641	19820	10,832.00		Check - BRIDGEPOINT HOMEOWNERS SEPTEMBER RESERVE
10/21/2025	660	20111	718.96		Check - J & J ELECTRICAL CONTRACTORS LLC Inv. ESTIMATE #1512
10/21/2025	659	20109	141.45		Check - ARMANDO FUMERO REIMBURSE FOR ENCONSTRUCTION
10/24/2025	671	20137	9,754.29		Check - NATIONAL SENTINEL Inv. 9039(10/16/25 - 10/31/25)
10/24/2025	670	20136	4,950.00		Check - RUBIO GARDEN Inv. 381
10/24/2025	664	20124	1,855.00		Check - Caribbean Property Management Inv. 25262/November management
10/24/2025	663	20123	1,335.00		Check - Caribbean Property Management Inv. 25227/November janitorial f
10/24/2025	666	20126	65.74		Check - OTTEN RODRIGUEZ REIMBURSE FUSES & BREAKER
10/30/2025	Dep. # 2980	20156		1,352.29	Deposit 104100.00 - U.S. Century Bank - Operating
10/31/2025	672	20167	250.00		Check - OTTEN RODRIGUEZ REIMBURSE FOR TINT APPLICATION
11/03/2025	Dep. # 2985	20218		2,905.26	Lockbox deposit
11/03/2025	Dep. # 2983	20210		14,112.52	Lockbox deposit
11/04/2025	674	20237	10,832.00		Check - BRIDGEPOINT HOMEOWNERS OCTOBER RESERVE
11/04/2025	676	20240	9,754.29		Check - NATIONAL SENTINEL Inv. 9023(10/1/25 - 10/15/25)
11/04/2025	675	20239	3,000.00		Check - RUBIO GARDEN Inv. 6739
11/04/2025	677	20241	710.00		Check - J & J ELECTRICAL CONTRACTORS LLC Inv. 2015
11/04/2025	Dep. # 2989	20235		514.00	Lockbox deposit
11/04/2025	Dep. # 2988	20232		550.00	Lockbox deposit
11/04/2025	Dep. # 2986	20229		3,846.00	Lockbox deposit
11/05/2025	Dep. # 2993	20251		550.00	Lockbox deposit
11/05/2025	Dep. # 2991	20248		1,648.50	Lockbox deposit
11/06/2025	DP-211	20916	185.00		Direct payment - PRO PEST CONTROL, INC.
11/06/2025	Dep. # 3000	20274		675.00	Deposit 104100.00 - U.S. Century Bank - Operating
11/06/2025	Dep. # 2994	20257		1,136.03	Lockbox deposit
11/06/2025	Dep. # 2996	20263		1,468.74	Lockbox deposit
11/06/2025	Dep. # 2998	20270		2,200.00	Lockbox deposit
11/07/2025	Dep. # 3001	20287		2,381.26	Lockbox deposit
11/10/2025	Dep. # 3005	20296		550.00	Lockbox deposit
11/10/2025	Dep. # 3003	20293		1,650.00	Lockbox deposit
11/12/2025	Dep. # 3010	20321		1,100.00	Lockbox deposit
11/12/2025	Dep. # 3012	20325		1,100.00	Lockbox deposit
11/12/2025	Dep. # 3006	20301		1,510.00	Deposit 104100.00 - U.S. Century Bank - Operating
11/12/2025	Dep. # 3008	20316		3,850.00	Lockbox deposit
11/13/2025	DP-198	20336	8,426.95		Direct payment - COMCAST 11/1/25 - 11/30/25
11/13/2025	Dep. # 3013	20330		550.00	Lockbox deposit
11/13/2025	Dep. # 3015	20333		550.00	Lockbox deposit
11/13/2025	Dep. # 3016	20335		550.00	Lockbox deposit
11/14/2025	682	20347	4,950.00		Check - RUBIO GARDEN Inv. 435
11/14/2025	683	20348	4,440.87		Check - SIEGFRIED RIVERA Inv. 316097
11/14/2025	678	20343	465.45		Check - CIRCLE SECURITY SOLUTIONS Inv. 50738

Bridgepoint HOA, Inc.

Bank Reconciliation : 11/30/2025

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

Date	Check #	Check #	Amount	Amount	Description
11/14/2025	679	20344	462.86		Check - Caribbean Property Management Inv. 25323
11/14/2025	684	20349	450.00		Check - SIEGFRIED RIVERA Inv. 316098
11/14/2025	680	20345	137.29		Check - DISCOUNT LIGHTING & SUPPLIES, INC. Inv. 19349
11/14/2025	Dep. # 3017	20340		550.00	Lockbox deposit
11/17/2025	Dep. # 3019	20351		550.00	Lockbox deposit
11/18/2025	Dep. # 3021	20357		550.00	Lockbox deposit
11/18/2025	Dep. # 3022	20359		550.00	Lockbox deposit
11/18/2025	Dep. # 3020	20355		1,650.00	Lockbox deposit
11/21/2025	DP-200	20408	2,099.20		Direct payment - FPL 10/10/25 - 11/10/25
11/21/2025	Dep. # 3027	20391		550.00	Lockbox deposit
11/24/2025	DP-199	20403	5,158.14		Direct payment - IPFS CORPORATION Inv. QUOTE #31114296
11/24/2025	DP-212	20918	30.80		Direct payment - FPL
11/24/2025	Dep. # 3028	20402		550.00	Lockbox deposit
11/25/2025		20915		175.00	Deposit
11/25/2025	Dep. # 3029	20405		550.00	Lockbox deposit
11/26/2025	DP-201	20412	386.65		Direct payment - COMCAST 11/13/25 - 12/12/25
11/28/2025	Dep. # 3032	20415		550.00	Lockbox deposit

Totals	Checks	Deposits	Number
	81 391.94	50 974.60	57

Bridgepoint HOA, Inc.

Bank Reconciliation : 11/30/2025

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

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

Date	Ch. #	Trx	Check	Deposits	Description
10/31/2025	673	20169	70.00		Check - Oliver's Pool REIMBURSE SPA THERMOMETER
11/14/2025	681	20346	9,144.65		Check - NATIONAL SENTINEL Inv. 9057(11/1/25 - 11/15/25)

Totals		Checks	Deposits	Number
		9 214.65	0.00	2



**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 11/30/25

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.

ASSOCIATION BUS CK

Summary of Activity Since Your Last Statement

Beginning Balance	11/01/25	43,662.91
Deposits / Misc Credits	33	50,974.60
Withdrawals / Misc Debits	35	81,391.94
Ending Balance	11/30/25	13,245.57
Service Charge		.00
Average Balance		38,071
Average Collected Balance		37,948
Enclosures		23

Deposits and Credits

Date	Amount	Activity Description
11/03	1,100.00	BRIDGEPOINT HOA/Settlement Caribbean Property Man
11/03	2,905.26	BRIDGEPOINT HOA/Settlement Caribbean Property Man
11/03	13,012.52	BRIDGEPOINT HOA/Settlement Caribbean Property Man
11/04	514.00	VANCO PAYMENTS/GATEWAY CARIBBEAN PROPERTY MAN
11/04	550.00	BRIDGEPOINT HOA/Settlement Caribbean Property Man
11/04	3,846.00	BRIDGEPOINT HOA/Settlement Caribbean Property Man
11/05	1,352.29	Deposit
11/05	550.00	BRIDGEPOINT HOA/Settlement Caribbean Property Man
11/05	1,648.50	BRIDGEPOINT HOA/Settlement Caribbean Property Man
11/06	1,136.03	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 2 of 6
Account Number: 1012012920
Date 11/30/25

Deposits and Credits

Date	Amount	Activity Description
11/06	1,468.74	ClickPay STL CC/CP STL CC BRIDGEPOINT HOA INC
11/06	2,200.00	BRIDGEPOINT HOA/Settlement Caribbean Property Man
11/07	2,381.26	BRIDGEPOINT HOA/Settlement Caribbean Property Man
11/10	550.00	ClickPay STL CC/CP STL CC BRIDGEPOINT HOA INC
11/10	1,650.00	BRIDGEPOINT HOA/Settlement Caribbean Property Man
11/12	1,100.00	VANCO PAYMENTS/GATEWAY CARIBBEAN PROPERTY MAN
11/12	1,100.00	ClickPay STL CC/CP STL CC BRIDGEPOINT HOA INC
11/12	3,850.00	BRIDGEPOINT HOA/Settlement Caribbean Property Man
11/13	550.00	ClickPay STL CC/CP STL CC BRIDGEPOINT HOA INC
11/13	550.00	BRIDGEPOINT HOA/Settlement Caribbean Property Man
11/13	550.00	BRIDGEPOINT HOA/Settlement Caribbean Property Man
11/14	550.00	ClickPay STL CC/CP STL CC BRIDGEPOINT HOA INC
11/17	675.00	Deposit
11/17	1,510.00	Deposit
11/17	550.00	BRIDGEPOINT HOA/Settlement Caribbean Property Man
11/18	550.00	BRIDGEPOINT HOA/Settlement Caribbean Property Man
11/18	550.00	ClickPay STL CC/CP STL CC BRIDGEPOINT HOA INC
11/18	1,650.00	BRIDGEPOINT HOA/Settlement Caribbean Property Man
11/21	550.00	BRIDGEPOINT HOA/Settlement Caribbean Property Man
11/24	550.00	BRIDGEPOINT HOA/Settlement Caribbean Property Man
11/25	175.00	Deposit
11/25	550.00	BRIDGEPOINT HOA/Settlement Caribbean Property Man
11/28	550.00	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 6 Account Number: 1012012920 Date 11/30/25

Deposits and Credits

Table with 3 columns: Date, Amount, Activity Description

Checks in Check Number Order

Table with 9 columns: Date, Check No, Amount, Date, Check No, Amount, Date, Check No, Amount

* indicates a break in check number sequence

Withdrawals and Debits

Table with 3 columns: Date, Amount, Activity Description



**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 11/30/25**

Withdrawals and Debits

Date	Amount	Activity Description
11/25	488.66	FPL DIRECT DEBIT/ELEC PYMT BRIDGEPOINT HOMEOWNERS
11/25	5,158.14	IPFS866-223-4478/IPFSPMTNHN BRIDGEPOINT HOMEOWNERS
11/28	386.65	COMCAST-XFINITY/CABLE SVCS BRIDGEPOINT *HOA

Daily Balance Summary

Date	Balance	Date	Balance	Date	Balance
11/03	54,870.28	11/12	50,780.07	11/20	27,898.68
11/04	59,780.28	11/13	52,282.49	11/21	28,448.68
11/05	46,309.07	11/14	52,832.49	11/24	23,341.02
11/06	50,928.84	11/17	35,831.28	11/25	18,110.38
11/07	52,994.36	11/18	38,581.28	11/26	13,219.51
11/10	44,730.07	11/19	37,652.97	11/28	13,245.57

DEPOSIT TICKET
 U.S. CENTURY BANK

For: Bridgepoint HOA
 Date: 10-30-2025

DEPOSITS MAY NOT BE AVAILABLE FOR IMMEDIATE WITHDRAWAL

CURRENCY	AMOUNT	DATE	REMARKS
CASH	2,720	10/29	
DEPOSIT	17	25	
DEPOSIT	140	25	
TOTAL	1,352.29		

ACCOUNT NUMBER: * 1012012920 \$ 1352.29

11/05/2025 \$1,352.29

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: 10/21/2025

Pay ** Seven hundred eighteen and 96/100 Dollars \$ 718.96

To the order of: J & J ELECTRICAL CONTRACTORS LLC 5535 NW 4 STREET MIAMI FL 33125

Note: Inv. ESTIMATE #1512

11/03/2025 660 \$718.96

DEPOSIT TICKET
 U.S. CENTURY BANK

For: Bridgepoint HOA
 Date: 11/6/2025

DEPOSITS MAY NOT BE AVAILABLE FOR IMMEDIATE WITHDRAWAL

CURRENCY	AMOUNT	DATE	REMARKS
CASH	2,009		
DEPOSIT	550		
DEPOSIT	11		
DEPOSIT	688		
DEPOSIT	203		
DEPOSIT	25		
TOTAL	675.00		

ACCOUNT NUMBER: * 1012012920 \$ 675.00

11/17/2025 \$675.00

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: 10/24/2025

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

Note: Inv. 25227/November janitorial fees

11/05/2025 663 \$1,335.00

DEPOSIT TICKET
 U.S. CENTURY BANK

For: Bridgepoint
 Date: 11/17/25

DEPOSITS MAY NOT BE AVAILABLE FOR IMMEDIATE WITHDRAWAL

CURRENCY	AMOUNT	DATE	REMARKS
CASH	102		
DEPOSIT	590		
DEPOSIT	101		
DEPOSIT	185		
DEPOSIT	33		
TOTAL	1,510.00		

ACCOUNT NUMBER: * 1012012920 \$ 1510.00

11/17/2025 \$1,510.00

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: 10/24/2025

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

Note: Inv. 25262/November management fees

11/05/2025 664 \$1,855.00

DEPOSIT TICKET
 U.S. CENTURY BANK

For: Bridgepoint HOA
 Date: 11/20/2025

DEPOSITS MAY NOT BE AVAILABLE FOR IMMEDIATE WITHDRAWAL

CURRENCY	AMOUNT	DATE	REMARKS
CASH	307		
DEPOSIT	25		
DEPOSIT	206		
DEPOSIT	465		
DEPOSIT	165		
DEPOSIT	420		
DEPOSIT	307		
TOTAL	200.00		

ACCOUNT NUMBER: * 1012012920 \$ 200.00

11/25/2025 \$175.00

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: 10/24/2025

Pay ** Sixty-five and 74/100 Dollars \$ 65.74

To the order of: OTTEN RODRIGUEZ

Note: REIMBURSE FUSES & BREAKER

11/07/2025 666 \$65.74

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: 09/30/2025

Pay ** Ten thousand eight hundred thirty-two and 00/100 Dollars \$ 10,832.00

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

Note: SEPTEMBER RESERVE

11/05/2025 641 \$10,832.00

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: 10/24/2025

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

To the order of: RUBIO GARDEN 20195 SW 150 STREET MIAMI FL 33187

Note: Inv. 381

11/03/2025 670 \$4,950.00

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: 10/21/2025

Pay ** One hundred forty-one and 45/100 Dollars \$ 141.45

To the order of: ARMANDO FUMERO

Note: REIMBURSE FOR ENCONSTRUCTION

11/03/2025 659 \$141.45

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: 10/24/2025

Pay ** Nine thousand seven hundred fifty-four and 29/100 Dollars \$ 9,754.29

To the order of: NATIONAL SENTINEL 16715 SOUTH DIXIE HWY. STE 227 PALMETTO BAY FL 33157

Note: Inv. 9039(10/16/25 - 10/31/25)

11/10/2025 671 \$9,754.29

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

000672

Date: 10/31/2025

Pay ** Two hundred fifty and 00/100 Dollars \$ 250.00

To the order of OTTEN RODRIGUEZ

Bridgepoint HOA, Inc.

Note: REIMBURSE FOR TINT APPLICATION

⑈000672⑈ ⑆067015397⑆ 1012012920⑈

11/07/2025 672 \$250.00

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

000679

Date: 11/14/2025

Pay ** Four hundred sixty-two and 86/100 Dollars \$ 462.86

To the order of Caribbean Property Management

Bridgepoint HOA, Inc.

Note: Inv. 25323

⑈000679⑈ ⑆067015397⑆ 1012012920⑈

11/19/2025 679 \$462.86

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

000674

Date: 11/04/2025

Pay ** Ten thousand eight hundred thirty-two and 00/100 Dollars \$ 10,832.00

To the order of BRIDGEPOINT HOMEOWNERS

Bridgepoint HOA, Inc.

Note: OCTOBER RESERVE

⑈000674⑈ ⑆067015397⑆ 1012012920⑈

11/17/2025 674 \$10,832.00

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

000680

Date: 11/14/2025

Pay ** One hundred thirty-seven and 29/100 Dollars \$ 137.29

To the order of DISCOUNT LIGHTING & SUPPLIES, INC.

Bridgepoint HOA, Inc.

Note: Inv. 19349

⑈000680⑈ ⑆067015397⑆ 1012012920⑈

11/28/2025 680 \$137.29

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

000675

Date: 11/04/2025

Pay ** Three thousand and 00/100 Dollars \$ 3,000.00

To the order of RUBIO GARDEN

Bridgepoint HOA, Inc.

Note: Inv. 6739

⑈000675⑈ ⑆067015397⑆ 1012012920⑈

11/05/2025 675 \$3,000.00

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

000682

Date: 11/14/2025

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

To the order of RUBIO GARDEN

Bridgepoint HOA, Inc.

Note: Inv. 455

⑈000682⑈ ⑆067015397⑆ 1012012920⑈

11/24/2025 682 \$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

000676

Date: 11/04/2025

Pay ** Nine thousand seven hundred fifty-four and 29/100 Dollars \$ 9,754.29

To the order of NATIONAL SENTINEL

Bridgepoint HOA, Inc.

Note: Inv. 9023(10/1/25 - 10/15/25)

⑈000676⑈ ⑆067015397⑆ 1012012920⑈

11/20/2025 676 \$9,754.29

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

000683

Date: 11/14/2025

Pay ** Four thousand four hundred forty and 87/100 Dollars \$ 4,440.87

To the order of SIEGFRIED RIVERA

Bridgepoint HOA, Inc.

Note: Inv. 316097

⑈000683⑈ ⑆067015397⑆ 1012012920⑈

11/26/2025 683 \$4,440.87

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

000677

Date: 11/04/2025

Pay ** Seven hundred ten and 00/100 Dollars \$ 710.00

To the order of J & J ELECTRICAL CONTRACTORS LLC

Bridgepoint HOA, Inc.

Note: Inv. 2015

⑈000677⑈ ⑆067015397⑆ 1012012920⑈

11/10/2025 677 \$710.00

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

000684

Date: 11/14/2025

Pay ** Four hundred fifty and 00/100 Dollars \$ 450.00

To the order of SIEGFRIED RIVERA

Bridgepoint HOA, Inc.

Note: Inv. 316098

⑈000684⑈ ⑆067015397⑆ 1012012920⑈

11/26/2025 684 \$450.00

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

000678

Date: 11/14/2025

Pay ** Four hundred sixty-five and 45/100 Dollars \$ 465.45

To the order of CIRCLE SECURITY SOLUTIONS

Bridgepoint HOA, Inc.

Note: Inv. 60738

⑈000678⑈ ⑆067015397⑆ 1012012920⑈

11/19/2025 678 \$465.45

Bridgepoint HOA, Inc.

Bank Reconciliation : 11/30/2025

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

Balance on the bank statement as of 11/30/2025:	157,238.59	
PLUS: Deposits not yet cleared at the bank as of this date	0.00	
MINUS: Checks not yet cleared at the bank as of this date	0.00	
Adjusted bank account balance as of the same date	157,238.59	
Balance of the account in our books as of the same date	157,238.59	
Difference:	0.00	

Deposits and checks that have cleared in current period

Date	Ch. #	Trx	Check	Deposits	Description
09/30/2025	641	19820		10,832.00	Check - BRIDGEPOINT HOMEOWNERS SEPTEMBER RESERVE
10/28/2025	15	20144	15,500.00		Check - BM ROOFING Inv. RE-ROOF CONCRETE TILE & FLAT ROOF
11/04/2025	674	20237		10,832.00	Check - BRIDGEPOINT HOMEOWNERS OCTOBER RESERVE
11/12/2025	16	20327	15,500.00		Check - BM ROOFING Inv.REROOF CONCRETE TILE & FLAT ROOF/RE-CU
11/12/2025	15	20326		15,500.00	Reverse trx 20144, 10/28/25 Check - BM ROOFING Inv. RE-ROOF CONCRET
11/23/2025		20921	35.00		Bank fees 104200.00 - U.S. Century Bank - Reserves
11/30/2025		20920		6.44	Interest 104200.00 - U.S. Century Bank - Reserves

Totals	Checks	Deposits	Number
	31 035.00	37 170.44	7

Bridgepoint HOA, Inc.

Bank Reconciliation : 11/30/2025

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

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

Date	Ch. #	Trx	Check	Deposits	Description
		0			None

Totals		Checks	Deposits	Number
				0



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

**Page Number 1 of 3
Account Number: 1014006235
Date 11/30/25**

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.

ASSOCIATION BUS MMK

Summary of Activity Since Your Last Statement

Beginning Balance	11/01/25	151,103.15
Deposits / Misc Credits	3	21,670.44
Withdrawals / Misc Debits	2	15,535.00
Ending Balance	11/30/25	157,238.59
Service Charge		.00
Interest Paid Thru 11/30/25		6.44
Interest Paid Year To Date		64.24
Average Balance		156,740
Average Collected Balance		156,740
Average Rate / Cycle Days		.05000 / 30
Enclosures		3

Deposits and Credits

Date	Amount	Activity Description
11/05	10,832.00	Deposit
11/17	10,832.00	Deposit
11/28	6.44	Interest Paid

Checks in Check Number Order

Date	Check No	Amount	Date	Check No	Amount	Date	Check No	Amount
11/14	16	15,500.00						

* indicates a break in check number sequence

Withdrawals and Debits

Date	Amount	Activity Description
11/12	35.00	Stop Payment Fee



U.S. CENTURY BANK

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

Page Number 2 of 3
Account Number: 1014006235
Date 11/30/25

Daily Balance Summary

Date	Balance	Date	Balance	Date	Balance
11/05	161,935.15	11/14	146,400.15	11/28	157,238.59
11/12	161,900.15	11/17	157,232.15		

DEPOSIT TICKET
U.S. CENTURY BANK

For Bridgepoint HOA
Date 10-30-2025
DEPOSITS MAY NOT BE AVAILABLE FOR IMMEDIATE WITHDRAWAL

CHECKS AND OTHER ITEMS ARE RECEIVED FOR DEPOSIT SUBJECT TO THE PROVISIONS OF THE LAWFUL COMMERCIAL CODE OR ANY APPLICABLE COLLECTION AGREEMENT

CURRENCY	AMOUNT	DATE	DESCRIPTION
CASH	10832.00		

ACCOUNT NUMBER: * 1014006235 \$ 10,832.00

11/05/2025 \$10,832.00

DEPOSIT TICKET
U.S. CENTURY BANK

For Bridgepoint
Date 11/12/25
DEPOSITS MAY NOT BE AVAILABLE FOR IMMEDIATE WITHDRAWAL

CHECKS AND OTHER ITEMS ARE RECEIVED FOR DEPOSIT SUBJECT TO THE PROVISIONS OF THE LAWFUL COMMERCIAL CODE OR ANY APPLICABLE COLLECTION AGREEMENT

CURRENCY	AMOUNT	DATE	DESCRIPTION
CASH	10832.00		

ACCOUNT NUMBER: * 1014006235 \$ 10,832.00

11/17/2025 \$10,832.00

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
Reserves Account
2301 NW 87 Ave
Doral FL 33172

Date: 11/12/2025

Pay ** Fifteen thousand five hundred and 00/100 Dollars \$ 15,500.00

To the order of BM ROOFING
8724 SUNSET DRIVE #224
MIAMI FL 33173

By: [Signature]
By: [Signature]

Note: Inv. RE-ROOF CONCRETE TILE & FLAT ROOF/RE-CUT

11/14/2025 16 \$15,500.00

Bridgepoint HOA, Inc.

Bank Reconciliation : 11/30/2025

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

Balance on the bank statement as of 11/30/2025:	46,160.68	
PLUS: Deposits not yet cleared at the bank as of this date	0.00	
MINUS: Checks not yet cleared at the bank as of this date	0.00	
Adjusted bank account balance as of the same date	46,160.68	
Balance of the account in our books as of the same date	46,160.68	
Difference:	0.00	

Deposits and checks that have cleared in current period

Date	Ch. #	Trx	Check	Deposits	Description
10/30/2025	Dep. # 2981	20158		181.26	Deposit 104300.00 - U.S. Century Bank - Special Assess
11/03/2025	Dep. # 2984	20211		4,387.56	Lockbox deposit
11/04/2025	Dep. # 2990	20236		550.00	Lockbox deposit
11/04/2025	Dep. # 2987	20230		912.52	Lockbox deposit
11/05/2025	Dep. # 2992	20249		550.00	Lockbox deposit
11/06/2025	Dep. # 2999	20271		181.26	Lockbox deposit
11/06/2025	Dep. # 2997	20264		368.74	Lockbox deposit
11/06/2025	Dep. # 2995	20258		550.00	Lockbox deposit
11/07/2025	Dep. # 3002	20288		1,225.04	Lockbox deposit
11/10/2025	Dep. # 3004	20294		181.26	Lockbox deposit
11/12/2025	Dep. # 3007	20304		363.26	Deposit 104300.00 - U.S. Century Bank - Special Assess
11/12/2025	Dep. # 3011	20322		550.00	Lockbox deposit
11/12/2025	Dep. # 3009	20317		1,850.04	Lockbox deposit
11/13/2025	Dep. # 3014	20331		550.00	Lockbox deposit
11/14/2025	Dep. # 3018	20341		181.26	Lockbox deposit
11/19/2025		20619	9,967.48		Loan Payoff
11/20/2025	Dep. # 3026	20374		362.52	Deposit 104300.00 - U.S. Century Bank - Special Assess
11/25/2025	Dep. # 3030	20407		650.00	Lockbox deposit
11/26/2025	Dep. # 3031	20411		550.00	Lockbox deposit

Totals		Checks	Deposits	Number
		9 967.48	14 144.72	19

Bridgepoint HOA, Inc.

Bank Reconciliation : 11/30/2025

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
		0			None

Totals		Checks	Deposits	Number
				0



U.S. CENTURY BANK

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

Page Number 1 of 3
Account Number: 1012012946
Date 11/30/25

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ASSOCIATION BUS CK

Summary of Activity Since Your Last Statement

Beginning Balance	11/01/25	41,983.44
Deposits / Misc Credits	18	14,144.72
Withdrawals / Misc Debits	1	9,967.48
Ending Balance	11/30/25	46,160.68
Service Charge		.00
Average Balance		46,488
Average Collected Balance		46,457
Enclosures		4

Deposits and Credits

Date	Amount	Activity Description
11/03	4,387.56	BRIDGEPOINT HOA/Settlement Caribbean Property Man
11/04	550.00	VANCO PAYMENTS/GATEWAY CARIBBEAN PROPERTY MAN
11/04	912.52	BRIDGEPOINT HOA/Settlement Caribbean Property Man
11/05	181.26	Deposit
11/05	550.00	BRIDGEPOINT HOA/Settlement Caribbean Property Man
11/06	181.26	BRIDGEPOINT HOA/Settlement Caribbean Property Man
11/06	368.74	ClickPay STL CC/CP STL CC BRIDGEPOINT HOA INC
11/06	550.00	BRIDGEPOINT HOA/Settlement Caribbean Property Man
11/07	1,225.04	BRIDGEPOINT HOA/Settlement Caribbean Property Man
11/10	181.26	BRIDGEPOINT HOA/Settlement Caribbean Property Man





U.S. CENTURY BANK

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

Page Number
Account Number:
Date

2 of 3
1012012946
11/30/25

Deposits and Credits

Date	Amount	Activity Description
11/12	550.00	ClickPay STL CC/CP STL CC BRIDGEPOINT HOA INC
11/12	1,850.04	BRIDGEPOINT HOA/Settlement Caribbean Property Man
11/13	550.00	BRIDGEPOINT HOA/Settlement Caribbean Property Man
11/14	181.26	ClickPay STL CC/CP STL CC BRIDGEPOINT HOA INC
11/17	363.26	Deposit
11/25	362.52	Deposit
11/25	650.00	BRIDGEPOINT HOA/Settlement Caribbean Property Man
11/26	550.00	BRIDGEPOINT HOA/Settlement Caribbean Property Man

Withdrawals and Debits

Date	Amount	Activity Description
11/13	9,967.48	500531918 BRIDGEPOINT PAYOFF

Daily Balance Summary

Date	Balance	Date	Balance	Date	Balance
11/03	46,371.00	11/07	50,889.82	11/14	44,234.90
11/04	47,833.52	11/10	51,071.08	11/17	44,598.16
11/05	48,564.78	11/12	53,471.12	11/25	45,610.68
11/06	49,664.78	11/13	44,053.64	11/26	46,160.68

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MEMBER
FDIC

EQUAL HOUSING
LENDER

Bridgepoint HOA, Inc.

Bank Reconciliation : 11/30/2025

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

Balance on the bank statement as of 11/30/2025:	2,791.37	
PLUS: Deposits not yet cleared at the bank as of this date	0.00	
MINUS: Checks not yet cleared at the bank as of this date	0.00	
Adjusted bank account balance as of the same date	2,791.37	
Balance of the account in our books as of the same date	2,791.37	
Difference:	0.00	

Deposits and checks that have cleared in current period
--

Date	Ch. #	Trx	Check	Deposits	Description
		0			None

Totals	Checks	Deposits	Number
			0

Bridgepoint HOA, Inc.

Bank Reconciliation : 11/30/2025

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

Totals		Checks	Deposits	Number
				0



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 11/30/25

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ASSOCIATION BUS CK

Summary of Activity Since Your Last Statement

Beginning Balance	11/01/25	2,791.37
Deposits / Misc Credits	0	.00
Withdrawals / Misc Debits	0	.00
Ending Balance	11/30/25	2,791.37
Service Charge		.00
Average Balance		2,791
Average Collected Balance		2,791

Bridgepoint HOA, Inc.

Detailed General Ledger

From 11/01/2025 to 11/30/2025

Account Trx Date	Description	Invoice Date & No	Trx	Debit	Credit	Balance
Payables Summary				Beginning Balance		60,935.59
11/30/2025	Total of transactions			76,134.15	72,452.40	
Totals				76,134.15	72,452.40	57,253.84
Receivables Summary				Beginning Balance		(8,946.47)
11/30/2025	Total of transactions			62,912.56	64,423.33	
Totals				62,912.56	64,423.33	(10,457.24)
101500.00 City National - OPERATING				Beginning Balance		246.52
Totals				0.00	0.00	246.52
103000.00 City National Bank - SEC.DEP.				Beginning Balance		63,319.16
11/20/2025	Deposit 103000.00 - City National Bank - SEC.DEP. Dep. # 3025		20371	750.00		64,069.16
Totals				750.00	0.00	64,069.16
104100.00 U.S. Century Bank - Operating				Beginning Balance		15,042.76
11/03/2025	Lockbox deposit		20210	14,112.52		29,155.28
11/03/2025	Lockbox deposit		20218	2,905.26		32,060.54
11/04/2025	Lockbox deposit		20229	3,846.00		35,906.54
11/04/2025	Lockbox deposit		20232	550.00		36,456.54
11/04/2025	Lockbox deposit		20235	514.00		36,970.54
11/04/2025	Check - BRIDGEPOINT HOMEOWNERS OCTOBER RESERVE ch. # 674		20237		10,832.00	26,138.54
11/04/2025	Check - RUBIO GARDEN Inv. 6739 ch. # 675	6739	20239		3,000.00	23,138.54
11/04/2025	Check - NATIONAL SENTINEL Inv. 9023(10/1/25 - 10/15/25) ch. # 676	9023	20240		9,754.29	13,384.25
11/04/2025	Check - J & J ELECTRICAL CONTRACTORS LLC Inv. 2015 ch. # 677	2015	20241		710.00	12,674.25
11/05/2025	Lockbox deposit		20248	1,648.50		14,322.75
11/05/2025	Lockbox deposit		20251	550.00		14,872.75
11/06/2025	Lockbox deposit		20257	1,136.03		16,008.78
11/06/2025	Lockbox deposit		20263	1,468.74		17,477.52
11/06/2025	Lockbox deposit		20270	2,200.00		19,677.52
11/06/2025	Deposit 104100.00 - U.S. Century Bank - Operating Dep. # 3000		20274	675.00		20,352.52
11/06/2025	Direct payment - PRO PEST CONTROL, INC.		20916		185.00	20,167.52
11/07/2025	Lockbox deposit		20287	2,381.26		22,548.78
11/10/2025	Lockbox deposit		20293	1,650.00		24,198.78
11/10/2025	Lockbox deposit		20296	550.00		24,748.78
11/12/2025	Deposit 104100.00 - U.S. Century Bank - Operating Dep. # 3006		20301	1,510.00		26,258.78
11/12/2025	Lockbox deposit		20316	3,850.00		30,108.78
11/12/2025	Lockbox deposit		20321	1,100.00		31,208.78
11/12/2025	Lockbox deposit		20325	1,100.00		32,308.78
11/13/2025	Lockbox deposit		20330	550.00		32,858.78
11/13/2025	Lockbox deposit		20333	550.00		33,408.78
11/13/2025	Lockbox deposit		20335	550.00		33,958.78
11/13/2025	Direct payment - COMCAST 11/1/25 - 11/30/25		20336		8,426.95	25,531.83
11/14/2025	Lockbox deposit		20340	550.00		26,081.83

Bridgepoint HOA, Inc.

Detailed General Ledger

From 11/01/2025 to 11/30/2025

Account Trx Date	Description	Invoice Date & No	Trx	Debit	Credit	Balance
11/14/2025	Check - CIRCLE SECURITY SOLUTIONS Inv. 50738 ch. # 678	50738	20343		465.45	25,616.38
11/14/2025	Check - Caribbean Property Management Inv. 25323 ch. # 679	25323	20344		462.86	25,153.52
11/14/2025	Check - DISCOUNT LIGHTING & SUPPLIES, INC. Inv. 19349 ch. # 680	19349	20345		137.29	25,016.23
11/14/2025	Check - NATIONAL SENTINEL Inv. 9057(11/1/25 - 11/15/25) ch. # 681	9057	20346		9,144.65	15,871.58
11/14/2025	Check - RUBIO GARDEN Inv. 435 ch. # 682	435	20347		4,950.00	10,921.58
11/14/2025	Check - SIEGFRIED RIVERA Inv. 316097 ch. # 683	316097	20348		4,440.87	6,480.71
11/14/2025	Check - SIEGFRIED RIVERA Inv. 316098 ch. # 684	316098	20349		450.00	6,030.71
11/17/2025	Lockbox deposit		20351	550.00		6,580.71
11/18/2025	Lockbox deposit		20355	1,650.00		8,230.71
11/18/2025	Lockbox deposit		20357	550.00		8,780.71
11/18/2025	Lockbox deposit		20359	550.00		9,330.71
11/21/2025	Lockbox deposit		20391	550.00		9,880.71
11/21/2025	Direct payment - FPL 10/10/25 - 11/10/25		20408		2,099.20	7,781.51
11/24/2025	Lockbox deposit		20402	550.00		8,331.51
11/24/2025	Direct payment - IPFS CORPORATION Inv. QUOTE #31114296	QUOTE #31114296	20403		5,158.14	3,173.37
11/24/2025	Direct payment - FPL		20918		30.80	3,142.57
11/25/2025	Lockbox deposit		20405	550.00		3,692.57
11/25/2025	Deposit		20915	175.00		3,867.57
11/26/2025	Direct payment - COMCAST 11/13/25 - 12/12/25		20412		386.65	3,480.92
11/28/2025	Lockbox deposit		20415	550.00		4,030.92
Totals				49,622.31	60,634.15	4,030.92
104200.00 U.S. Century Bank - Reserves				Beginning Balance		146,435.15
11/04/2025	Check - BRIDGEPOINT HOMEOWNERS OCTOBER RESERVE		20237	10,832.00		157,267.15
11/12/2025	Reverse trx 20144, 10/28/25 Check - BM ROOFING Inv. RE-ROOF CONCRETE T	RE-ROOF CONCRETE TILE & FLAT ROOF	20326	15,500.00		172,767.15
11/12/2025	Check - BM ROOFING Inv. REROOF CONCRETE TILE & FLAT ROOF/RE-CUT ch. # 16	RE-ROOF CONCRETE TILE & FLAT ROOF	20327		15,500.00	157,267.15
11/23/2025	Bank fees 104200.00 - U.S. Century Bank - Reserves		20921		35.00	157,232.15
11/30/2025	Interest 104200.00 - U.S. Century Bank - Reserves		20920	6.44		157,238.59
Totals				26,338.44	15,535.00	157,238.59
104300.00 U.S. Century Bank - Special Assess				Beginning Balance		42,164.70
11/03/2025	Lockbox deposit		20211	4,387.56		46,552.26
11/04/2025	Lockbox deposit		20230	912.52		47,464.78
11/04/2025	Lockbox deposit		20236	550.00		48,014.78
11/05/2025	Lockbox deposit		20249	550.00		48,564.78
11/06/2025	Lockbox deposit		20258	550.00		49,114.78
11/06/2025	Lockbox deposit		20264	368.74		49,483.52
11/06/2025	Lockbox deposit		20271	181.26		49,664.78
11/07/2025	Lockbox deposit		20288	1,225.04		50,889.82
11/10/2025	Lockbox deposit		20294	181.26		51,071.08

Bridgepoint HOA, Inc.

Detailed General Ledger

From 11/01/2025 to 11/30/2025

Account Trx Date	Description	Invoice Date & No	Trx	Debit	Credit	Balance
11/12/2025	Deposit 104300.00 - U.S. Century Bank - Special Assess Dep. # 3007		20304	363.26		51,434.34
11/12/2025	Lockbox deposit		20317	1,850.04		53,284.38
11/12/2025	Lockbox deposit		20322	550.00		53,834.38
11/13/2025	Lockbox deposit		20331	550.00		54,384.38
11/14/2025	Lockbox deposit		20341	181.26		54,565.64
11/19/2025	Loan Payoff		20619		9,967.48	44,598.16
11/20/2025	Deposit 104300.00 - U.S. Century Bank - Special Assess Dep. # 3026		20374	362.52		44,960.68
11/25/2025	Lockbox deposit		20407	650.00		45,610.68
11/26/2025	Lockbox deposit		20411	550.00		46,160.68
Totals				13,963.46	9,967.48	46,160.68
104500.00 U.S. Century Bank - Drain Modification				Beginning Balance		2,791.37
Totals				0.00	0.00	2,791.37
130200.00 Prepaid Expenses				Beginning Balance		3,190.00
11/01/2025	Monthly Prepaid Expenses		20162		3,190.00	0.00
Totals				0.00	3,190.00	0.00
130300.00 Prepaid Insurance				Beginning Balance		48,701.89
11/01/2025	Prepaid Insurance		20163		6,087.73	42,614.16
Totals				0.00	6,087.73	42,614.16
130400.00 Utility Deposits				Beginning Balance		224.61
Totals				0.00	0.00	224.61
140000.00 Exchange/ Suspense				Beginning Balance		514.00
Totals				0.00	0.00	514.00
149900.00 Undeposited Funds				Beginning Balance		0.00
11/30/2025	Total of transactions			64,160.77	64,160.77	
Totals				64,160.77	64,160.77	0.00
210000.00 Security Rental Deposit				Beginning Balance		66,874.75
11/20/2025	22, unit 22, inv. 17330;1 Security Deposit - Security Rental Deposit,	17330	20367		400.00	67,274.75
11/20/2025	27, unit 27, inv. 17331;1 Security Deposit - Security Rental Deposit,	17331	20369		350.00	67,624.75
Totals				0.00	750.00	67,624.75
220000.00 US Century Bank - LOAN				Beginning Balance		8,880.77
11/19/2025	Loan Payoff		20619	8,880.77		0.00
Totals				8,880.77	0.00	0.00
220100.00 Special Assessment Income				Beginning Balance		730,840.32
Totals				0.00	0.00	730,840.32
220200.00 Special Assessment Expenses				Beginning Balance		(679,380.32)
Totals				0.00	0.00	(679,380.32)
220300.00 Loan Interest Expense				Beginning Balance		(51,460.93)
11/19/2025	Loan Payoff		20619	1,086.71		(52,547.64)
Totals				1,086.71	0.00	(52,547.64)

Bridgepoint HOA, Inc.

Detailed General Ledger

From 11/01/2025 to 11/30/2025

Account Trx Date	Description	Invoice Date & No	Trx	Debit	Credit	Balance
301001.00 Maintenance Income				Beginning Balance		546,085.50
11/01/2025	Common charges - November 2025		20159		61,600.00	607,685.50
11/01/2025	Reserve Income		20160	6,991.48		600,694.02
Totals				6,991.48	61,600.00	600,694.02
301002.00 Reserve Assessments				Beginning Balance		69,914.50
11/01/2025	Reserve Income		20160		6,991.48	76,905.98
Totals				0.00	6,991.48	76,905.98
301003.00 Late Fees Income				Beginning Balance		685.00
Totals				0.00	0.00	685.00
301004.00 Legal Fees Income				Beginning Balance		1,269.77
Totals				0.00	0.00	1,269.77
301006.00 Security Remotes/Decals				Beginning Balance		1,550.00
11/25/2025	Deposit		20915		175.00	1,725.00
Totals				0.00	175.00	1,725.00
301008.00 Interest - Legal				Beginning Balance		795.45
Totals				0.00	0.00	795.45
301009.00 Miscellaneous Income				Beginning Balance		1,475.00
11/06/2025	Received by ch. vrs chks. Thank you		20273		125.00	1,600.00
11/12/2025	Received by ch. 1815. Thank you		20300		25.00	1,625.00
Totals				0.00	150.00	1,625.00
301110.00 Violation Income				Beginning Balance		6,427.50
Totals				0.00	0.00	6,427.50
301111.00 Reserves Interest Income				Beginning Balance		57.80
11/30/2025	Interest 104200.00 - U.S. Century Bank - Reserves		20920		6.44	64.24
Totals				0.00	6.44	64.24
301114.00 Collection Fees				Beginning Balance		250.00
11/20/2025	Collection Fee - Unit 13		20379		25.00	275.00
11/20/2025	Collection Fee - Unit 30		20380		25.00	300.00
11/20/2025	Collection Fee - Unit 37		20381		25.00	325.00
11/20/2025	Collection Fee - Unit 56		20382		25.00	350.00
11/20/2025	Collection Fee - Unit 73		20383		25.00	375.00
11/20/2025	Collection Fee - Unit 79		20384		25.00	400.00
11/20/2025	Collection Fee - Unit 88		20385		25.00	425.00
11/20/2025	Collection Fee - Unit 107		20386		25.00	450.00
11/20/2025	Rev. of Collection Fee - Unit 79		20394	25.00		425.00
11/20/2025	Rev. of Collection Fee - Unit 37		20907	25.00		400.00
Totals				50.00	200.00	400.00
401100.00 INSURANCE: Commercial Property Package				Beginning Balance		58,712.32
11/01/2025	Prepaid Insurance		20163	6,087.73		64,800.05
Totals				6,087.73	0.00	64,800.05

Bridgepoint HOA, Inc.

Detailed General Ledger

From 11/01/2025 to 11/30/2025

Account Trx Date	Description	Invoice Date & No	Trx	Debit	Credit	Balance
402100.00 PROFESSIONAL FEES: Audit, Review, and C				Beginning Balance		5,000.00
Totals				0.00	0.00	5,000.00
402200.00 PROFESSIONAL FEES: Legal Services				Beginning Balance		22,087.11
11/04/2025	SIEGFRIED RIVERA (250630.00 - SIEGFRIED RIVERA)	11-04-2025 316097	20243	4,440.87		26,527.98
11/04/2025	SIEGFRIED RIVERA (250630.00 - SIEGFRIED RIVERA)	11-04-2025 316098	20275	450.00		26,977.98
Totals				4,890.87	0.00	26,977.98
403300.00 LICENSES & PERMITS: Pool Permit				Beginning Balance		517.15
Totals				0.00	0.00	517.15
404100.00 CONTRACTED EXPENSE: Pest Control/ Exte				Beginning Balance		7,355.00
11/06/2025	Direct payment - PRO PEST CONTROL, INC.		20916	185.00		7,540.00
11/25/2025	INVASIVE WILDLIFE REMOVAL MIAMI LLC (250310.20 - INVASIVE WILDLIFE REMOVAL MIAMI LLC)	11-25-2025 11/8,11/13,11/20 & 11/25	20657	500.00		8,040.00
Totals				685.00	0.00	8,040.00
404200.00 CONTRACTED EXPENSE: Janitorial Mainten				Beginning Balance		13,350.00
11/01/2025	Monthly Janitorial Fees		20162	1,335.00		14,685.00
Totals				1,335.00	0.00	14,685.00
404300.00 CONTRACTED EXPENSE: Lake Maintenance				Beginning Balance		2,397.00
11/18/2025	THE LAKE DOCTORS, INC. (250660.00 - THE LAKE DOCTORS, INC.)	11-18-2025 2041606	20445	243.00		2,640.00
Totals				243.00	0.00	2,640.00
404400.00 CONTRACTED EXPENSE: Landscape Maint				Beginning Balance		49,500.00
11/18/2025	RUBIO GARDEN (250612.00 - RUBIO GARDEN)	11-18-2025 529	20444	4,950.00		54,450.00
Totals				4,950.00	0.00	54,450.00
404500.00 CONTRACTED EXPENSE: Management Fees				Beginning Balance		18,550.00
11/01/2025	Monthly Management Fees		20162	1,855.00		20,405.00
Totals				1,855.00	0.00	20,405.00
404600.00 CONTRACTED EXPENSE: Pool & Spa Maint				Beginning Balance		7,873.00
11/01/2025	Oliver's Pool (250702.10 - Oliver's Pool)	11-01-2025 102	20433	853.00		8,726.00
Totals				853.00	0.00	8,726.00
404700.00 CONTRACTED EXPENSE: Security				Beginning Balance		171,734.49
11/01/2025	NATIONAL SENTINEL (250420.00 - NATIONAL SENTINEL)	11-01-2025 9057	20242	9,144.65		180,879.14
11/16/2025	NATIONAL SENTINEL (250420.00 - NATIONAL SENTINEL)	11-16-2025 9079	20443	9,449.47		190,328.61
Totals				18,594.12	0.00	190,328.61
404800.00 CONTRACTED EXPENSE: T.V. Cable Service				Beginning Balance		82,644.32
11/13/2025	Direct payment - COMCAST 11/1/25 - 11/30/25		20336	8,426.95		91,071.27
Totals				8,426.95	0.00	91,071.27
405100.00 R&M: Entry System Repairs				Beginning Balance		17,973.41
11/01/2025	CIRCLE SECURITY SOLUTIONS (250145.00 - CIRCLE SECURITY SOLUTIONS)	11-01-2025 50722	20662	522.50		18,495.91
11/05/2025	CIRCLE SECURITY SOLUTIONS (250145.00 - CIRCLE SECURITY SOLUTIONS)	11-05-2025 50738	20342	465.45		18,961.36

Bridgepoint HOA, Inc.

Detailed General Ledger

From 11/01/2025 to 11/30/2025

Account	Description	Invoice Date & No	Trx	Debit	Credit	Balance
Trx Date						
Totals				987.95	0.00	18,961.36
405200.00 R&M: Building Repairs				Beginning Balance		300.00
Totals				0.00	0.00	300.00
405300.00 R&M: Electrical Repairs				Beginning Balance		2,645.74
Totals				0.00	0.00	2,645.74
405310.00 R&M: Lights, Bulbs, & Fixtures				Beginning Balance		1,636.98
11/10/2025	J & J ELECTRICAL CONTRACTORS LLC (250315.10 - J & J ELECTRICAL CONTRACTORS LLC)	11-10-2025 2029	20647	860.00		2,496.98
11/24/2025	J & J ELECTRICAL CONTRACTORS LLC (250315.10 - J & J ELECTRICAL CONTRACTORS LLC)	11-24-2025 2040	20656	350.00		2,846.98
Totals				1,210.00	0.00	2,846.98
405400.00 R&M: General Repairs & Maintenance				Beginning Balance		9,411.84
11/07/2025	PEDRAZA HOME IMPROVEMENTS LLC (250465.00 - PEDRAZA HOME IMPROVEMENTS LLC)	11-07-2025 1125	20671	2,300.00		11,711.84
Totals				2,300.00	0.00	11,711.84
405480.00 Gym Equipment				Beginning Balance		400.00
Totals				0.00	0.00	400.00
405600.00 R&M: Minor Gutter Repairs				Beginning Balance		490.00
Totals				0.00	0.00	490.00
405700.00 R&M: Sprinkler Repairs				Beginning Balance		7,480.00
Totals				0.00	0.00	7,480.00
405800.00 R&M: Maintenance Supplies				Beginning Balance		2,836.33
Totals				0.00	0.00	2,836.33
405920.00 R&M: Tree Trimming / Yearly				Beginning Balance		18,865.00
Totals				0.00	0.00	18,865.00
405930.00 R&M Misc. Landscape Replacement				Beginning Balance		9,600.00
Totals				0.00	0.00	9,600.00
406100.00 MISC: Bad Debt Expense				Beginning Balance		123.00
Totals				0.00	0.00	123.00
406300.00 MISC: Miscellaneous Expenses				Beginning Balance		770.68
Totals				0.00	0.00	770.68
406400.00 MISC: Administrative Expenses				Beginning Balance		753.26
11/23/2025	Bank fees 104200.00 - U.S. Century Bank - Reserves		20921	35.00		788.26
Totals				35.00	0.00	788.26
406410.00 Admin Costs (Communications, Printing & S				Beginning Balance		6,208.81
11/06/2025	Caribbean Property Management (250130.00 - Caribbean Property Management)	11-06-2025 25323	20276	462.86		6,671.67
Totals				462.86	0.00	6,671.67
406500.00 R&M: Pool & Fountain Repair				Beginning Balance		10,612.70
Totals				0.00	0.00	10,612.70

Bridgepoint HOA, Inc.

Detailed General Ledger

From 11/01/2025 to 11/30/2025

Account Trx Date	Description	Invoice Date & No	Trx	Debit	Credit	Balance
407100.00 UTILITIES: Electricity				Beginning Balance		21,409.83
11/21/2025	Direct payment - FPL 10/10/25 - 11/10/25		20408	2,099.20		23,509.03
11/24/2025	Direct payment - FPL		20918	30.80		23,539.83
Totals				2,130.00	0.00	23,539.83
407200.00 UTILITIES: Guardhouse Telephone/Internet				Beginning Balance		3,052.91
11/26/2025	Direct payment - COMCAST 11/13/25 - 12/12/25		20412	386.65		3,439.56
Totals				386.65	0.00	3,439.56
407300.00 UTILITIES: Water & Sewer				Beginning Balance		(198.13)
Totals				0.00	0.00	(198.13)
411000.00 Reserve Transfer				Beginning Balance		69,914.80
11/01/2025	Reserve Transfer		20161	6,991.48		76,906.28
Totals				6,991.48	0.00	76,906.28
412000.00 RESERVES INT. TRANSFER				Beginning Balance		57.80
11/01/2025	Reserve Interest Transfer		20164	6.44		64.24
Totals				6.44	0.00	64.24
601100.00 Reserve - Exterior Painting				Beginning Balance		76,512.93
11/01/2025	Reserve Transfer		20161		1,671.47	78,184.40
Totals				0.00	1,671.47	78,184.40
601110.00 Reserve - Pavement/ Sealcoating				Beginning Balance		31,147.19
11/01/2025	Reserve Transfer		20161		1,513.13	32,660.32
Totals				0.00	1,513.13	32,660.32
601120.00 Reserve - Asphalt Road Repaveme				Beginning Balance		5,085.29
11/01/2025	Reserve Transfer		20161		281.37	5,366.66
Totals				0.00	281.37	5,366.66
601130.00 Reserve - Tennis Ct Resurfacing				Beginning Balance		2,687.88
11/01/2025	Reserve Transfer		20161		79.83	2,767.71
Totals				0.00	79.83	2,767.71
601150.00 Reserve - Stamped Conc. Pavers				Beginning Balance		28,638.86
11/01/2025	Reserve Transfer		20161		127.12	28,765.98
Totals				0.00	127.12	28,765.98
601160.00 Reserve - Guardhouse/Pool Roofs				Beginning Balance		635.86
11/01/2025	Reserve Transfer		20161		8.41	644.27
Totals				0.00	8.41	644.27
601170.00 Reserve - Special/General Funds				Beginning Balance		31,967.86
11/01/2025	Reserve Transfer		20161		1,452.98	33,420.84
Totals				0.00	1,452.98	33,420.84
601180.00 Reserve - Fountains				Beginning Balance		3,466.11
11/01/2025	Reserve Transfer		20161		42.58	3,508.69
Totals				0.00	42.58	3,508.69
601185.00 Reserve - Drain Cleaning				Beginning Balance		5,002.24

Bridgepoint HOA, Inc.

Detailed General Ledger

From 11/01/2025 to 11/30/2025

Account	Description	Invoice Date & No	Trx	Debit	Credit	Balance
Trx Date						
Totals				0.00	0.00	5,002.24
601190.00 Reserve - Pool Resurfacing				Beginning Balance		8,209.55
Totals				0.00	0.00	8,209.55
601200.00 Reserve - Landscape Replacement				Beginning Balance		25,929.40
11/01/2025	Reserve Transfer		20161		769.45	26,698.85
Totals				0.00	769.45	26,698.85
601202.00 Reserve - Lake Enbankment				Beginning Balance		2,425.00
11/01/2025	Reserve Transfer		20161		1,000.00	3,425.00
Totals				0.00	1,000.00	3,425.00
601205.00 Reserve - Pool Furniture				Beginning Balance		6,954.30
11/01/2025	Reserve Transfer		20161		45.14	6,999.44
Totals				0.00	45.14	6,999.44
601220.00 Reserve - Interest Income				Beginning Balance		57.80
11/01/2025	Reserve Interest Transfer		20164		6.44	64.24
Totals				0.00	6.44	64.24
611000.00 Fund Balance - Operating				Beginning Balance		(56,171.93)
Totals				0.00	0.00	(56,171.93)

Bridgepoint HOA, Inc.

Detailed General Ledger

From 11/01/2025 to 11/30/2025

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

Transaction Totals

Total Debits	<u>373,321.70</u>
Total Credits	<u>373,321.70</u>
Difference	<u>0.00</u>
Total Assets	<u>307,432.77</u>
Total Liabilities	<u>1,919.77</u>
Total Equity	<u>179,546.26</u>
Total Income	<u>690,591.96</u>
Total Expense	<u>686,496.40</u>

Ledger Totals

Beginning Debits	<u>1,740,611.67</u>
Beginning Credits	<u>1,740,611.67</u>
Difference	<u>0.00</u>
Ending Debits	<u>2,113,933.37</u>
Ending Credits	<u>2,113,933.37</u>
Difference	<u>0.00</u>