

Caribbean Property Management, Inc.

Professional Community Association Management

Bridgepoint HOA, Inc.

April 30th, 2025

Monthly Financial Statement

Caribbean Property Management, Inc.

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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

04/30/2025

Assets

Current Assets

Checking/ Savings

City National - OPERATING	246.52
City National Bank - SEC.DEPT.	53,969.16
U.S. Century Bank - Operating	9,362.25
U.S. Century Bank - Reserves	138,193.03
U.S. Century Bank - Special Assess	12,459.23
U.S. Century Bank - Drain Modification	32,791.37

TOTAL Checking/ Savings 247,021.56

TOTAL Current Assets 247,021.56

Owner Receivables 28,610.15

Other Current Assets

Allowance for Bad Debt	(6,400.00)
Prepaid Expenses	3,190.00
Prepaid Insurance	10,985.53
Utility Deposits	224.61
Exchange/ Suspense	514.00
Unbilled Special Assessment	108,886.64

TOTAL Other Current Assets 117,400.78

Total Assets 393,032.49

Liabilities

Prepaid Owners Receivable 23,217.17

Accounts Payable - Net Total 26,914.21

Other Current Liabilities

Security Rental Deposit 58,799.75

TOTAL Other Current Liabilities 58,799.75

LOAN

LOAN - US Century Bank 114,351.84

TOTAL LOAN 114,351.84

Special Assessment 2022

Special Assessment Income 730,840.32

Special Assessment Expenses (683,249.68)

Loan Interest Expense (49,844.04)

Bridgepoint HOA, Inc.

Balance Sheet

04/30/2025

TOTAL Special Assessment 2022	<u>(2,253.40)</u>
Special Assessment 2023	
Special Assessment 2023 Income	75,808.32
Special Assessment 2023 - Expenses	<u>(78,308.32)</u>
TOTAL Special Assessment 2023	<u>(2,500.00)</u>
<u>Total Liabilities</u>	<u><u>218,529.57</u></u>
<u>Fund Balance</u>	
Reserves	
Reserve - Exterior Painting	66,457.86
Reserve - Pavement/ Sealcoating	22,061.37
Reserve - Asphalt Road Repaveme	3,396.24
Reserve - Tennis Ct Resurfacing	2,207.90
Reserve - Stamped Conc. Pavers	27,864.12
Reserve - Guardhouse/Pool Roofs	16,078.35
Reserve - Special/General Funds	27,242.32
Reserve - Fountains	3,209.29
Reserve - Drain Cleaning	5,000.04
Reserve - Lake Enbankment	4,000.00
Reserve - Pool Resurfacing	8,205.94
Reserve - Landscape Replacement	26,127.57
Reserve - Pool Furniture	6,680.60
Reserve - Interest Income	102.62
TOTAL Reserves	<u>218,634.22</u>
Fund Balance - Operating	(54,817.51)
Net Income	10,686.21
<u>Total Fund Balance</u>	<u><u>174,502.92</u></u>
<u>Total Fund Balance and Liabilities</u>	<u><u>393,032.49</u></u>

Bridgepoint HOA, Inc.
Income and Expense Comparative Statement

From : 04/01/2025 to 04/30/2025

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

Revenues

Maintenance Income	54,609	54,642	218,434	218,567	99.94
Reserve Assessments	6,991	6,991	27,966	27,966	100.00
Late Fees Income	255	0	225	0	0.00
Legal Fees Income	0	0	1,270	0	0.00
Security Remotes	0	0	25	0	0.00
Miscellaneous Income	0	0	50	0	0.00
Reserves Interest Income	6	0	21	0	0.00
Total Revenues	61, 861	61,633	247,991	246, 533	100.59

Expenses

Administrative

Administrative Expenses	0	0	580	0	0.00
Bad Debt Expense	0	0	105	0	0.00
Corporate Annual Report	0	5	0	20	0.00
Pool Permit	0	50	0	200	0.00
Reimb. Printing & Off Supplies	450	500	2,765	2,000	138.25
TOTAL Administrative	450	555	3,450	2,220	155.41

Insurance

Commercial Property Package	5,726	6,871	22,904	27,485	83.33
TOTAL Insurance	5,726	6,871	22,904	27,485	83.33

Contracted Expenses

Janitorial Maintenance	1,335	1,100	5,340	4,400	121.36
Lake Maintenance	243	238	939	952	98.63
Landscape Maintenance	4,950	4,950	19,800	19,800	100.00
Management Fees	1,855	1,855	7,420	7,420	100.00
Pest Control/ Exterminating	0	368	1,525	1,470	103.74
Pool & Spa Maintenance	770	770	3,080	3,080	100.00
Security	16,487	15,000	66,771	60,000	111.29
Sprinkler Maintenance	0	500	0	2,000	0.00
T.V. Cable Services	8,022	8,024	32,086	32,096	99.97
TOTAL Contracted Expenses	33,662	32,805	136,961	131,218	104.38

Professional Fees

	<u>April 2025</u>		<u>January to April</u>		
	<u>Actual</u>	<u>Budget</u>	<u>Actual</u>	<u>Budget</u>	<u>% Used</u>
Audit, Review, and Compilation	0	417	0	1,667	0.00
Legal Services	688	833	3,797	3,333	113.92
Tax Return & Preparation Fees	0	42	0	167	0.00
TOTAL Professional Fees	688	1,292	3,797	5,167	73.49
Repairs & Maintenance					
R&M: Drainage Refund	0	250	0	1,000	0.00
R&M: Electrical Repairs	0	167	0	667	0.00
R&M: Entry System Repairs	0	500	1,808	2,000	90.40
R&M: Fertilization	0	0	0	0	0.00
R&M: General Repairs & Maintenance	3,589	1,667	4,691	6,667	70.36
R&M: Gym Equipment	0	333	400	1,333	30.01
R&M: Lawn Ornamental Pest Control	0	0	0	0	0.00
R&M: Maintenance Supplies	145	250	1,262	1,000	126.20
R&M Misc. Landscape Replacement	2,900	833	9,350	3,333	280.53
R&M: Sprinkler Repairs	0	1,375	7,480	5,500	136.00
R&M: Tree Trimming / Yearly	0	1,542	750	6,167	12.16
R&M: Pool & Fountain Repair	3,959	167	5,759	667	863.42
TOTAL Repairs & Maintenance	10,593	7,084	31,500	28,334	111.17
Utilities					
Electricity	2,787	1,800	9,491	7,200	131.82
Guardhouse Telephone/Internet	271	271	1,081	1,083	99.82
Water & Sewer	0	125	135	500	27.00
TOTAL Utilities	3,058	2,196	10,707	8,783	121.91
Reserves					
Reserve Transfer	6,991	6,991	27,966	27,966	100.00
Reserve Deficit	0	3,840	0	15,360	0.00
Reserves Interest Transfer	6	0	21	0	0.00
TOTAL Reserves	6,997	10,831	27,987	43,326	64.60
Total Expenses	61,174	61,634	237,306	246,533	96.26
Net Income	687	(1)	10,685	0	

Bridgepoint HOA, Inc.

Receivable Accounts

As of : 04/30/2025

Account	Unit	Balance	Account Name
4.00	4	839.26	Millet, Rosalba
6.00	6	181.26	Tambini, Ana
11.00	11	36.00	Sanchez, Rodolfo & Alina
13.00	13	895.04	Leza, Melba
20.01	20	15.00	Juan Correa & Melissa Freydell Vazquez
21.00	21	5,766.08	LEGAL - ATTORNEY - Sosa, Sara
22.00	22	67.85	Viana, Melissa
28.00	28	4,008.71	Harward, Tresca & William
38.00	38	1,050.26	Saunders, Noreen
40.01	40	2,955.04	Martinez, Christine
41.00	41	565.04	Marty, Rosemarie Rojas
42.00	42	2,393.26	Clarke, Evelina
48.00	48	15.00	LLC, 5510 SW 70TH Place & Brian Lawrence
50.00	50	29.94	Aleman, Doris & Alfredo & ALEMAN MIRANDA, PLACIDO ALFREDO
56.01	56	2,555.07	ATTORNEY - Tong, Richard & Tong, Linette
67.00	67	49.23	Parra, Dennisse
68.00	68	34.14	Concetta S, Carlos Astudillo
70.00	70	1,165.78	Kristin Zanowski, Jose Baron
73.00	73	1,299.04	Bossi, Adrian & Etcheberry, Mercedes
74.00	74	15.00	Bakarat, Anwar & Munira Elneser, Lina
85.00	85	240.89	Belfort, Zayra
88.00	88	1,311.26	Diego, Vicente & Elizabeth
93.00	93	196.26	Baeza Dagger, Junney Maria & Vazquez Santiago, Melvin
94.00	94	731.26	Fowler, Susan
98.00	98	181.26	Figueroa, Juan & Nilza
102.00	102	255.56	Velasco, Laura
103.00	103	449.52	Hernandez, Leticia
104.00	104	15.00	Briceno, Mariela
107.00	107	835.91	Sanchez, Gabriel & Sanchez, Maria
112.00	112	457.23	Vega, Elizabeth & Hugo

Number	Amount	Details
30	28,610.15	= Total of Receivables (Debit)
		= Total paid in advance (Credit) or zero
30	28,610.15	= Net total of selected accounts

Bridgepoint HOA, Inc.

Prepaid Receivables

As of : 04/30/2025

Account	Unit	Balance	Account Name
2.00	2	(10.00)	Corporation, RME
7.00	7	(620.26)	Berrones, Leticia
8.01	8	(203.52)	Franye, Antonio & Patricia
9.00	9	(534.96)	Rojas Marty, Rose Marie
18.00	18	(731.26)	Sara Nazari, Seyed Mohammad H.
19.00	19	(672.76)	Siman, Gabriela M. Saca
25.00	25	(0.04)	Caballero, Beatriz
29.00	29	(7,913.35)	Zeisler, Henry John & Ann S
30.00	30	(168.82)	Seivright, David & Pauline
33.00	33	(325.83)	Sanjurjo, Ernesto
34.00	34	(490.00)	Vidal, Nora
35.00	35	(550.07)	Ricker, Denise
37.00	37	(1,087.56)	Forns, Armentina
45.00	45	(1,758.14)	Corp., La Gorda
47.00	47	(1,638.37)	Green, Thomas & Carole
51.00	51	(507.77)	Berron, Diana
53.01	53	(523.35)	AK, LLC, Juniper
59.00	59	(1,281.26)	Hernandez, Joseph
61.00	61	(39.48)	Parsons, Ana
62.00	62	(377.52)	Nieves, Gaston Alejandro
63.00	63	(37.76)	Iliffe, Bonifacio Lopez & Christi
65.00	65	(72.00)	Tambini, Ana & Cuenca, Andrea
72.00	72	(22.41)	Guerrero, Maria
80.00	80	(158.36)	Lackey, Ana Maria
82.01	82	(0.90)	Delgado, Gustavo
84.00	84	(1,813.11)	Perez, Armando
89.00	89	(18.00)	Chiron, Stewart & Melody
90.00	90	(3.24)	White, Roger
92.00	92	(513.97)	Perez, Maritza N. & Nicole
96.00	96	(530.66)	LLC, 6940 SW 55 Terr,
108.00	108	(550.00)	Gonzales, Rodolfo & Gonzalez, Silvia
109.00	109	(4.98)	Verdi, Jorge
110.01	110	(57.46)	Gaffney, Charles P. & Gonzalez, Madelaine M.

Number	Amount	Details
		= Total of Receivables (Debit)
33	(23,217.17)	= Total paid in advance (Credit) or zero
33	(23,217.17)	= Net total of selected accounts

Bridgepoint HOA, Inc.
Summary Aged Accounts Receivable

As of 04/30/2025

Account	Unit	Name	Current	31-60	61-90	Over 90	Total
1.00	1	Torres, Jeanette					0.00
2.00	2	Corporation, RME	(10.00)				(10.00)
3.01	3	Salazar, Liliana					0.00
4.00	4	Millet, Rosalba	839.26				839.26
5.00	5	Brewer, Walter					0.00
6.00	6	Tambini, Ana	181.26				181.26
7.00	7	Berrones, Leticia		(620.26)			(620.26)
8.01	8	Franye, Antonio & Patricia	36.00		108.00		(203.52)
9.00	9	Rojas Marty, Rose Marie		(390.00)		(144.96)	(534.96)
10.00	10	Luaces, Norma & Luaces, Lissette					0.00
11.00	11	Sanchez, Rodolfo & Alina	(140.74)	(181.26)			36.00
12.00	12	Santisteban, Michelle					0.00
13.00	13	Leza, Melba	746.26 2 - 3/18/2025 - 30 Day Notice		148.78		895.04
14.00	14	Mendez, Gladys M.					0.00
15.00	15	Zuleta & Laura L., Marco					0.00
16.01	16	Damas, Ricardo Eugenio & Lopez,	385.00				0.00
17.00	17	Wechsberg, Florence & Wechenbe					0.00
18.00	18	Sara Nazari, Seyed Mohammad H	(731.26)				(731.26)
19.00	19	Siman, Gabriela M. Saca	(385.00)	(637.76)			(672.76)
20.01	20	Juan Correa & Melissa Freydell Va	15.00				15.00
21.00	21	Sosa, Sara	746.26 2 - 12/13/2024 - 30 Day Notice 3 - 3/13/2025 - ATP 4 - 3/18/2025 - LEGAL		697.85	4,321.97	5,766.08
22.00	22	Viana, Melissa	67.85				67.85
23.00	23	Luaces, Norma & Lissette					0.00
24.00	24	Conde, Cristina					0.00
25.00	25	Caballero, Beatriz		(0.04)			(0.04)
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		1,477.52	1,784.93	4,008.71
29.00	29	Zeisler, Henry John & Ann S	(550.00)	(731.26)	(912.52)	(5,719.57)	(7,913.35)
30.00	30	Seivright, David & Pauline			(168.82)		(168.82)
31.00	31	Branger, Alejandro					0.00
32.00	32	Manuel Cardenal & Mary Cardenal					0.00
33.00	33	Sanjurjo, Ernesto	(731.26)	(622.57)		1,028.00	(325.83)
34.00	34	Vidal, Nora	(490.00)				(490.00)
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		(1,087.56)			(1,087.56)
38.00	38	Saunders, Noreen	1,110.00		(624.74)	565.00	1,050.26
39.01	39	Valle, Blanca M.					0.00
40.01	40	Martinez, Christine	746.26		1,477.52	731.26	2,955.04
41.00	41	Marty, Rosemarie Rojas	565.04				565.04
42.00	42	Clarke, Evelina		(369.22)		2,762.48	2,393.26
				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				(1,758.14)	(1,758.14)
46.00	46	Bedoya, Jessica					0.00
47.00	47	Green, Thomas & Carole	(369.04)	(1,269.33)			(1,638.37)
48.00	48	LLC, 5510 SW 70TH Place & Bria	15.00				15.00
49.00	49	Fernandez, Juan & Odette					0.00
50.00	50	Aleman, Doris & Alfredo & ALEMA	29.94				29.94
51.00	51	Berron, Diana	(507.77)				(507.77)
52.00	52	Bejarano, Bruna	(20.00)		20.00		0.00
53.01	53	AK, LLC, Juniper	(523.35)				(523.35)
54.00	54	Karen Alas					0.00
55.00	55	Gonzalez, Esperanza					0.00

Account	Unit	Name	Current	31-60	61-90	Over 90	Total
56.01	56	Tong, Richard & Tong, Linette	746.26 2 - 3/18/2025 - 30 Day Notice 3 - 4/15/2025 - ATP 4 - 4/22/2025 - LEGAL 4 - 5/19/2025 - LEGAL		984.52	824.29	2,555.07
57.00	57	Trustee, Manju Khatani Torres,					0.00
58.00	58	Valdivia, Isabel					0.00
59.00	59	Hernandez, Joseph	(1,281.26)				(1,281.26)
60.00	60	Goltzer, Roxanna					0.00
61.00	61	Parsons, Ana	(39.48)				(39.48)
62.00	62	Nieves, Gaston Alejandro	(377.52)				(377.52)
63.00	63	Iliffe, Bonifacio Lopez & Christi	36.00		455.24	(529.00)	(37.76)
64.00	64	Sauma, Vanessa					0.00
65.00	65	Tambini, Ana & Cuenca, Andrea	(72.00)				(72.00)
66.00	66	Wang, He	(181.26)			181.26	0.00
67.00	67	Parra, Dennisse	49.23		(181.26)	181.26	49.23
68.00	68	Concetta S, Carlos Astudillo	34.14				34.14
69.00	69	Molina, Maria, Trustee & Maria E. M					0.00
70.00	70	Kristin Zanowski, Jose Baron	477.52		(296.74)	985.00	1,165.78
71.00	71	Kritchman, William					0.00
72.00	72	Guerrero, Maria	(203.67)				(22.41)
73.00	73	Bossi, Adrian & Etcheberry, Merced	731.26		449.52	118.26	1,299.04
74.00	74	Bakarat, Anwar & Munira Elneser, L	15.00				15.00
75.00	75	Barcelo, Carina					0.00
76.00	76	Gutierrez, Nicholas Mark					0.00
77.01	77	Pittaluga, Chelsea					0.00
78.00	78	Patty, Christopher					0.00
79.01	79	Stone, Kimberlee					0.00
80.00	80	Lackey, Ana Maria				(158.36)	(158.36)
81.00	81	Salzverg, Gisela					0.00
82.01	82	Delgado, Gustavo	(0.90)				(0.90)
83.00	83	Rafael Guilarte					0.00

Account	Unit	Name	Current	31-60	61-90	Over 90	Total
84.00	84	Perez, Armando	(514.00)	(695.26)	(603.85)		(1,813.11)
85.00	85	Belfort, Zayra			(3,701.48)	3,942.37	240.89
86.00	86	Pelaez, Gina					0.00
87.01	87	Jorin, Silvia					0.00
88.00	88	Diego, Vicente & Elizabeth	541.22		392.52	377.52	1,311.26
89.00	89	Chiron, Stewart & Melody	548.26				(18.00)
90.00	90	White, Roger	(150.00)	(34.50)		181.26	(3.24)
91.00	91	Serrano, Jacqueline R					0.00
92.00	92	Perez, Maritza N. & Nicole	(513.97)				(513.97)
93.00	93	Baeza Dagger, Junney Maria & Va	377.52		(181.26)		196.26
94.00	94	Fowler, Susan	731.26				731.26
95.01	95	Mega Holdings, LLC, Alvarez					0.00
96.00	96	LLC, 6940 SW 55 Terr,	(530.66)				(530.66)
97.00	97	RYAN HOUSING, LLC & Paulette P					0.00
98.00	98	Figueroa, Juan & Nilza	181.26				181.26
99.01	99	Rives-Gonzalez, Yamile A.					0.00
100.00	100	Senices, Julissa					0.00
101.01	101	Rodriguez, Otten & Rodriguez, De					0.00
102.00	102	Velasco, Laura	255.56				255.56
103.00	103	Hernandez, Leticia	232.26		217.26		449.52
104.00	104	Briceno, Mariela	15.00				15.00
105.01	105	Riera, Juan Carlos					0.00
106.00	106	Luaces, Norma & Luaces, Lisette					0.00
107.00	107	Sanchez, Gabriel & Sanchez, Mar	104.65		187.48	543.78	835.91
108.00	108	Gonzales, Rodolfo & Gonzalez, S	(550.00)				(550.00)
109.00	109	Verdi, Jorge	(4.98)				(4.98)
110.01	110	Gaffney, Charles P. & Gonzalez, M	(57.46)				(57.46)
111.00	111	Goncalves, Rosa					0.00
112.00	112	Vega, Elizabeth & Hugo	457.23				457.23

Account	Unit	Name	Current	31-60	61-90	Over 90	Total
Totals	112		2,277.44	(6,639.09)	(54.46)	10,218.61	5,392.98

Bridgepoint HOA, Inc.

Payable accounts

As of : 04/30/2025

Account	Balance	Account Name
250051.00	3,400.00	AMERI-CLEAN PUMPING INC.
250200.00	5,691.53	FIRST INSURANCE FUNDING
250420.00	8,243.28	NATIONAL SENTINEL
250612.00	9,390.00	RUBIO GARDEN
250640.00	189.40	THE BEAUTIFUL MAILBOX COMPANY

Number	Amount
5	26,914.21

Bridgepoint HOA, Inc.

Bank Reconciliation : 04/30/2025

City National Bank - Operating Account, Miami 101500.00 - City National - OPERATING	#	xxx8327
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Balance on the bank statement as of 04/30/2025:	270.04	
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	-23.52	
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

Date	Ch. #	Trx	Check	Deposits	Description
03/18/2025	406	17805	1,855.00		Check - Caribbean Property Management Inv. 24526/April management fees
03/18/2025	405	17804	1,335.00		Check - Caribbean Property Management Inv. 24489/April janitorial fees

Totals		Checks	Deposits	Number
		3 190.00	0.00	2

Bridgepoint HOA, Inc.

Bank Reconciliation : 04/30/2025

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

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

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

Totals		Checks	Deposits	Number
		23.52	0.00	1



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:40413 / 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:	\$3,460.04
Last Statement:	March 31, 2025	Ending Balance:	\$270.04
This Statement:	April 30, 2025	Average Ledger Balance:	\$1,227.04
		Low Balance:	\$270.04

Daily Activity

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
03-31	Beginning balance			3,460.04
04-10	Check # 405		1,335.00	2,125.04
04-10	Check # 406		1,855.00	270.04
04-30	Ending totals	0.00	3,190.00	270.04

Checks

Number	Date	Amount	Number	Date	Amount
405	04-10	1,335.00	406	04-10	1,855.00

* Skip In Check Sequence

May is Small Business Month

Join us in celebrating the people and places that power our community.

Continued on the next page

Small Business. Big Impact.

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

Check # 405 Amount: \$1,335.00 Date: 04/10/2025

THIS CHECK IS VOID WITHOUT OUR MATCH COLORED BACKGROUND. FOR YOUR PROTECTION, PLEASE EXAMINE THE BACKSIDE AT AN ANGLE TO VIEW.

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	000405
Pay	** One thousand three hundred thirty-five and 00/100 Dollars	\$ 1,335.00
Date:	03/18/2025	
To the order of	Caribbean Property Management 12301 SW 132 CT Miami FL 33186	Bridgepoint HOA, Inc. By: <u><i>Chris Deen</i></u>
Note:	Inv. 24489/April Janitorial fees	

⑈000405⑈ ⑆066004367⑆ 30000358327⑈

Check # 405 Amount: \$1,335.00 Date: 04/10/2025

FOR DEPOSIT ONLY
CITY NATIONAL BANK
CARIBBEAN PROPERTY MANAGEMENT
044870469

>066004367<
CNB - London Square
2025-04-10
0371997425
Batch 281022517

⑈066004367⑈ ⑆066004367⑆ 30000358327⑈

Check # 406 Amount: \$1,855.00 Date: 04/10/2025

THIS CHECK IS VOID WITHOUT OUR MATCH COLORED BACKGROUND. FOR YOUR PROTECTION, PLEASE EXAMINE THE BACKSIDE AT AN ANGLE TO VIEW.

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	000406
Pay	** One thousand eight hundred fifty-five and 00/100 Dollars	\$ 1,855.00
Date:	03/18/2025	
To the order of	Caribbean Property Management 12301 SW 132 CT Miami FL 33186	Bridgepoint HOA, Inc. By: <u><i>Chris Deen</i></u>
Note:	Inv. 24526/April management fees	

⑈000406⑈ ⑆066004367⑆ 30000358327⑈

Check # 406 Amount: \$1,855.00 Date: 04/10/2025

FOR DEPOSIT ONLY
CITY NATIONAL BANK
CARIBBEAN PROPERTY MANAGEMENT
044870469

>066004367<
CNB - London Square
2025-04-10
0371997425
Batch 281022517

⑈066004367⑈ ⑆066004367⑆ 30000358327⑈

Bridgepoint HOA, Inc.

Bank Reconciliation : 04/30/2025

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

Balance on the bank statement as of 04/30/2025:	53,969.16	
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	53,969.16	
Balance of the account in our books as of the same date	53,969.16	
Difference:	0.00	

Deposits and checks that have cleared in current period

Date	Ch. #	Trx	Check	Deposits	Description
04/04/2025	Dep. # 2568	17996		1,000.00	Deposit 103000.00 - City National Bank - SEC.DEP.

Totals		Checks	Deposits	Number
		0.00	1 000.00	1

Bridgepoint HOA, Inc.

Bank Reconciliation : 04/30/2025


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


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:10382 / 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**



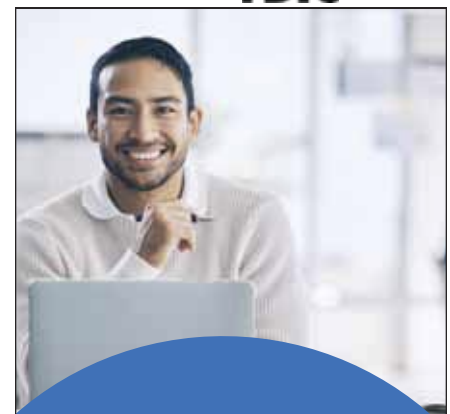
Association Non-Interest Checking

Account Summary

Account:	XXXXX4446	Beginning Balance:	\$52,969.16
Last Statement:	March 31, 2025	Ending Balance:	\$53,969.16
This Statement:	April 30, 2025	Average Ledger Balance:	\$53,735.82
		Low Balance:	\$52,969.16

Daily Activity

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
03-31	Beginning balance			52,969.16
04-08	Deposit	1,000.00		53,969.16
04-30	Ending totals	1,000.00	0.00	53,969.16



**May is Small
Business
Month**

Join us in celebrating the
people and places that
power our community.

**Small Business.
Big Impact.**

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



Bridgepoint HOA, Inc.

Bank Reconciliation : 04/30/2025

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

Balance on the bank statement as of 04/30/2025:	39,544.36	
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	-30,182.11	
Adjusted bank account balance as of the same date	9,362.25	
Balance of the account in our books as of the same date	9,362.25	
Difference:	0.00	

Deposits and checks that have cleared in current period

Date	Ch. #	Trx	Check	Deposits	Description
03/11/2025	502	17744	7,144.18		Check - NATIONAL SENTINEL Inv. 8773(2/16/25 - 2/28/25)
03/11/2025	507	17749	1,238.63		Check - SIEGFRIED RIVERA Inv. 304872
03/11/2025	504	17746	1,000.00		Check - INVASIVE WILDLIFE REMOVAL MIAMI LLC Inv. NOV 2024 & 2/28
03/11/2025	509	17751	850.00		Check - Oliver's Pool Inv. 29
03/11/2025	508	17750	300.00		Check - ROBERT C. EBER ATTORNEY AT LAW Inv.CASE#2024-056797CC
03/18/2025	513	17808	770.00		Check - Oliver's Pool Inv. 36
03/28/2025	DP-155	17842	5,683.61		Direct payment - FIRST INSURANCE FUNDING Inv. QUOTE #65601304
04/01/2025	516	17921	8,243.28		Check - NATIONAL SENTINEL Inv. 8782(3/1/25 - 3/15/25)
04/01/2025	517	17922	420.00		Check - Caribbean Property Management Inv. 24549/Cleaning of 110 mailb
04/01/2025	518	17923	23.16		Check - Carina Barcelo REIMBURSE COMMON AREAS LOCK(2)
04/01/2025	Dep. # 2554	17913		685.00	Lockbox deposit
04/01/2025	Dep. # 2553	17909		731.26	Lockbox deposit
04/02/2025	Dep. # 2556	17928		1,281.26	Lockbox deposit
04/02/2025	Dep. # 2558	17951		4,221.30	Lockbox deposit
04/03/2025	Dep. # 2561	17960		550.00	Lockbox deposit
04/04/2025	Dep. # 2566	17988		514.00	Lockbox deposit
04/04/2025	Dep. # 2565	17986		1,281.26	Lockbox deposit
04/04/2025	Dep. # 2567	17993		2,417.26	Deposit 104100.00 - U.S. Century Bank - Operating
04/04/2025	Dep. # 2563	17981		3,081.26	Lockbox deposit
04/07/2025	DP-158	18011	8,021.63		Direct payment - COMCAST 4/1/25 - 4/30/25
04/07/2025	519	18018	3,959.00		Check - OTTEN RODRIGUEZ REIMBURSEMENT(BERTHA'S FOUNTAINS I
04/07/2025	522	18022	1,300.00		Check - RUBIO GARDEN Inv. 6383A
04/07/2025	520	18020	232.00		Check - THE LAKE DOCTORS, INC. Inv. 1975645
04/07/2025	Dep. # 2570	18000		731.26	Lockbox deposit
04/07/2025	Dep. # 2580	18052		1,449.00	Deposit 104100.00 - U.S. Century Bank - Operating
04/07/2025	Dep. # 2571	18009		2,381.26	Lockbox deposit
04/08/2025	Dep. # 2579	18047		550.00	Lockbox deposit
04/08/2025	Dep. # 2573	18030		731.26	Lockbox deposit
04/08/2025	Dep. # 2577	18044		1,650.00	Lockbox deposit
04/08/2025	Dep. # 2575	18038		2,543.18	Lockbox deposit
04/09/2025		18091	550.00		Returned item 38.00 - Noreen Saunders in 104100.00 - U.S. Century Bank
04/09/2025		18090	10.00		Returned item bank fee -
04/10/2025	Dep. # 2582	18056		731.26	Lockbox deposit
04/10/2025	Dep. # 2583	18059		731.26	Lockbox deposit
04/11/2025	Dep. # 2588	18075		362.52	Lockbox deposit
04/11/2025	Dep. # 2591	18081		550.00	Lockbox deposit
04/11/2025	Dep. # 2585	18069		2,743.78	Lockbox deposit
04/14/2025	Dep. # 2589	18078		550.00	Lockbox deposit
04/15/2025	Dep. # 2592	18086		1,281.26	Lockbox deposit
04/15/2025	Dep. # 2594	18089		1,462.52	Lockbox deposit

Bridgepoint HOA, Inc.

Bank Reconciliation : 04/30/2025

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

Date	Dep. #	Check #	Amount	Description
04/16/2025	Dep. # 2596	18096	550.00	Lockbox deposit
04/16/2025	Dep. # 2598	18099	550.30	Lockbox deposit
04/16/2025	Dep. # 2595	18093	1,171.90	Lockbox deposit
04/20/2025	DP-160	18108	2,787.24	Direct payment - FPL 3/11/25 - 4/9/25
04/21/2025	Dep. # 2600	18104	731.26	Lockbox deposit
04/22/2025	Dep. # 2601	18106	731.26	Lockbox deposit
04/23/2025	DP-159	18107	5,683.61	Direct payment - FIRST INSURANCE FUNDING Inv. QUOTE #65601304
04/23/2025	525	18113	4,950.00	Check - RUBIO GARDEN Inv. 6412
04/24/2025	Dep. # 2604	18118	550.00	Lockbox deposit
04/24/2025	Dep. # 2603	18116	839.26	Lockbox deposit
04/25/2025		18119	25,624.00	Maintenance Fees funds transfer
04/28/2025	Dep. # 2606	18124	550.00	Lockbox deposit
04/28/2025	Dep. # 2605	18121	2,200.00	Lockbox deposit
04/29/2025		18227	839.26	Returned item 4.00 - Rosalba Millet in 104100.00 - U.S. Century Bank -
04/29/2025	Dep. # 2608	18127	550.00	Lockbox deposit
04/30/2025	Dep. # 2609	18149	550.00	Lockbox deposit

Totals	Checks	Deposits	Number
	54 005.60	67 809.14	56

Bridgepoint HOA, Inc.

Bank Reconciliation : 04/30/2025

US Century Bank - Operating Account, Doral 104100.00 - U.S. Century Bank - Operating	#	xxx2920
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Checks and Deposits still outstanding (not cleared at the bank yet)

Date	Ch. #	Trx	Check	Deposits	Description
04/07/2025	523	18023	449.54		Check - Caribbean Property Management Inv. 24554
04/07/2025	521	18021	182.58		Check - SIEGFRIED RIVERA Inv. 305941
04/08/2025	524	18048	8,792.83		Check - NATIONAL SENTINEL Inv. 8800(3/16/25 - 3/31/25)
04/29/2025	528	18140	8,243.28		Check - NATIONAL SENTINEL Inv. 8815(4/1/25 - 4/15/25)
04/29/2025	527	18139	3,480.00		Check - RUBIO GARDEN Inv. 6410
04/29/2025	526	18138	3,225.00		Check - RUBIO GARDEN Inv. 200 & 6442/FINAL PMT
04/29/2025	534	18146	1,855.00		Check - Caribbean Property Management Inv. 24644/May management fees
04/29/2025	533	18145	1,335.00		Check - Caribbean Property Management Inv. 24607/May janitorial fees
04/29/2025	530	18142	770.00		Check - Oliver's Pool Inv. 44
04/29/2025	532	18144	687.88		Check - SIEGFRIED RIVERA Inv. 307216
04/29/2025	529	18141	525.00		Check - PESKY CRITTERS Inv. 1003231
04/29/2025	531	18143	243.00		Check - THE LAKE DOCTORS, INC. Inv. 2014202
04/29/2025	535	18147	121.96		Check - Carina Barcelo REIMBURSEMENT
04/30/2025	DP-161	18150	271.04		Direct payment - COMCAST 4/13/25 - 5/12/25

Totals	Checks 30 182.11	Deposits 0.00	Number 14
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**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 04/30/25

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.

HOA BUSINESS CK

Summary of Activity Since Your Last Statement

Beginning Balance	4/01/25	25,740.82
Deposits / Misc Credits	37	67,809.14
Withdrawals / Misc Debits	32	54,005.60
Ending Balance	4/30/25	39,544.36
Service Charge		.00
Average Balance		30,950
Average Collected Balance		30,821
Enclosures		15

Deposits and Credits

Date	Amount	Activity Description
4/01	685.00	BRIDGEPOINT HOA/Settlement Caribbean Property Man
4/01	731.26	BRIDGEPOINT HOA/Settlement Caribbean Property Man
4/02	1,281.26	BRIDGEPOINT HOA/Settlement Caribbean Property Man
4/02	4,221.30	BRIDGEPOINT HOA/Settlement Caribbean Property Man
4/03	550.00	BRIDGEPOINT HOA/Settlement Caribbean Property Man
4/04	514.00	VANCO PAYMENTS/GATEWAY CARIBBEAN PROPERTY MAN
4/04	1,281.26	BRIDGEPOINT HOA/Settlement Caribbean Property Man
4/04	3,081.26	BRIDGEPOINT HOA/Settlement Caribbean Property Man
4/07	731.26	ClickPay STL CC/CP STL CC BRIDGEPOINT HOA INC
4/07	1,100.00	BRIDGEPOINT HOA/Settlement



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

**Page Number
Account Number:
Date**

**2 of 6
1012012920
04/30/25**

Deposits and Credits

Date	Amount	Activity Description
4/07	1,281.26	Caribbean Property Man BRIDGEPOINT HOA/Settlement
4/08	550.00	Caribbean Property Man VANCO PAYMENTS/GATEWAY
4/08	731.26	CARIBBEAN PROPERTY MAN BRIDGEPOINT HOA/Settlement
4/08	1,650.00	Caribbean Property Man BRIDGEPOINT HOA/Settlement
4/08	2,543.18	Caribbean Property Man ClickPay STL CC/CP STL CC BRIDGEPOINT HOA INC
4/09	1,449.00	Deposit
4/09	2,417.26	Deposit
4/10	731.26	ClickPay STL CC/CP STL CC BRIDGEPOINT HOA INC
4/10	731.26	BRIDGEPOINT HOA/Settlement Caribbean Property Man
4/11	362.52	BRIDGEPOINT HOA/Settlement Caribbean Property Man
4/11	550.00	VANCO PAYMENTS/GATEWAY CARIBBEAN PROPERTY MAN
4/11	2,743.78	BRIDGEPOINT HOA/Settlement Caribbean Property Man
4/14	550.00	BRIDGEPOINT HOA/Settlement Caribbean Property Man
4/15	1,281.26	BRIDGEPOINT HOA/Settlement Caribbean Property Man
4/15	1,462.52	ClickPay STL CC/CP STL CC BRIDGEPOINT HOA INC
4/16	550.00	ClickPay STL CC/CP STL CC BRIDGEPOINT HOA INC
4/16	550.30	BRIDGEPOINT HOA/Settlement Caribbean Property Man
4/16	1,171.90	BRIDGEPOINT HOA/Settlement Caribbean Property Man
4/21	731.26	BRIDGEPOINT HOA/Settlement Caribbean Property Man
4/22	731.26	BRIDGEPOINT HOA/Settlement Caribbean Property Man
4/24	550.00	BRIDGEPOINT HOA/Settlement Caribbean Property Man
4/24	839.26	BRIDGEPOINT HOA/Settlement Caribbean Property Man



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

Page Number 3 of 6 Account Number: 1012012920 Date 04/30/25

Deposits and Credits

Table with 3 columns: Date, Amount, Activity Description. Rows include transactions from 4/24 to 4/30 with amounts ranging from 25,624.00 to 550.00.

Checks in Check Number Order

Table with 9 columns: Date, Check No, Amount, Date, Check No, Amount, Date, Check No, Amount. Rows list check transactions from 4/02 to 4/14.

* indicates a break in check number sequence

Withdrawals and Debits

Table with 3 columns: Date, Amount, Activity Description. Rows list withdrawal transactions from 4/01 to 4/22 with amounts ranging from 10.00 to 5,680.97.



**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 04/30/25

Withdrawals and Debits

Date	Amount	Activity Description
4/22	157.06	BRIDGEPOINT HOMEOWNERS FPL DIRECT DEBIT/ELEC PYMT
4/22	160.91	BRIDGEPOINT HOMEOWNERS FPL DIRECT DEBIT/ELEC PYMT
4/22	168.70	BRIDGEPOINT HOMEOWNERS FPL DIRECT DEBIT/ELEC PYMT
4/22	215.52	BRIDGEPOINT HOMEOWNERS FPL DIRECT DEBIT/ELEC PYMT
4/22	467.60	BRIDGEPOINT HOMEOWNERS FPL DIRECT DEBIT/ELEC PYMT
4/28	735.00	BRIDGEPOINT HOMEOWNERS PRO PEST CONTROL/PROPESTCON
4/29	839.26	BRIDGEPOINT HOA Caribbean Property Man
4/30	5,680.97	FIRST INSURANCE/INSURANCE Bridgepoint Homeowners

Daily Balance Summary

Date	Balance	Date	Balance	Date	Balance
4/01	19,237.48	4/09	27,130.81	4/21	30,063.03
4/02	17,595.86	4/10	28,593.33	4/22	29,361.61
4/03	18,145.86	4/11	27,730.63	4/24	48,131.59
4/04	22,699.22	4/14	25,213.05	4/28	44,964.59
4/07	25,811.74	4/15	27,059.57	4/29	44,675.33
4/08	31,286.18	4/16	29,331.77	4/30	39,544.36

DEPOSIT TICKET
 U.S. CENTURY BANK

For Bridgepoint HOA
 Date 4/17/2025

DEPOSITS MAY NOT BE AVAILABLE FOR IMMEDIATE WITHDRAWAL

CURRENCY	AMOUNT	CURRENCY	AMOUNT
DOLLARS	514.00	DOLLARS	1308
CENTS	00	CENTS	1321
		CENTS	550.00
		CENTS	2046
		CENTS	385.00
		TOTAL	1449.00

ACCOUNT NUMBER: 1012012920 \$ 1449.00

04/09/2025 \$1,449.00

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

000509
 Date: 03/11/2025

Pay ** Eight hundred fifty and 00/100 Dollars \$ 850.00

To the order of Oliver's Pool
 1907 Sw 136th PL
 Miami FL 33175

By: *Chris Rees*

Note: Inv. 29

04/14/2025 509 \$850.00

DEPOSIT TICKET
 U.S. CENTURY BANK

For Bridgepoint HOA
 Date 4/14/2025

DEPOSITS MAY NOT BE AVAILABLE FOR IMMEDIATE WITHDRAWAL

CURRENCY	AMOUNT	CURRENCY	AMOUNT
DOLLARS	550	DOLLARS	10151
CENTS	00	CENTS	57009
		CENTS	167.26
		CENTS	132
		CENTS	550
		TOTAL	2417.26

ACCOUNT NUMBER: 1012012920 \$ 2417.26

04/09/2025 \$2,417.26

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

000513
 Date: 03/18/2025

Pay ** Seven hundred seventy and 00/100 Dollars \$ 770.00

To the order of Oliver's Pool
 1907 Sw 136th PL
 Miami FL 33175

By: *Chris Rees*

Note: Inv. 36

04/14/2025 513 \$770.00

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

000502
 Date: 03/11/2025

Pay ** Seven thousand one hundred forty-four and 18/100 Dollars \$ 7,144.18

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

By: *Chris Rees*

Note: Inv. 8773(2/16/25 - 2/28/25)

04/02/2025 502 \$7,144.18

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

000516
 Date: 04/01/2025

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

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

By: *Chris Rees*

Note: Inv. 8782(3/1/25 - 3/15/25)

04/24/2025 516 \$8,243.28

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

000504
 Date: 03/11/2025

Pay ** One thousand and 00/100 Dollars \$ 1,000.00

To the order of INVASIVE WILDLIFE REMOVAL MIAMI LLC
 12930 SW 84 ST
 MIAMI FL 33183

By: *Chris Rees*

Note: Inv. NOV 2024 & 2/28/25

04/01/2025 504 \$1,000.00

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

000517
 Date: 04/01/2025

Pay ** Four hundred twenty and 00/100 Dollars \$ 420.00

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

By: *Chris Rees*

Note: Inv. 24549/Cleaning of 110 mailboxes

04/15/2025 517 \$420.00

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

000507
 Date: 03/11/2025

Pay ** One thousand two hundred thirty-eight and 63/100 Dollars \$ 1,238.63

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

By: *Chris Rees*

Note: Inv. 304872

04/01/2025 507 \$1,238.63

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

000518
 Date: 04/01/2025

Pay ** Twenty-three and 16/100 Dollars \$ 23.16

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

By: *Chris Rees*

Note: REIMBURSE COMMON AREAS LOCK(2)

04/04/2025 518 \$23.16

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

000508
 Date: 03/11/2025

Pay ** Three hundred and 00/100 Dollars \$ 300.00

To the order of ROBERT C. EBER ATTORNEY AT LAW
 9415 SUNSET DR STE 259
 MIAMI FL 33173

By: *Chris Rees*

Note: Inv. CASE#2024-056797CC05/12926 SW 104 PL

04/04/2025 508 \$300.00

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

000519
 Date: 04/07/2025

Pay ** Three thousand nine hundred fifty-nine and 00/100 Dollars \$ 3,959.00

To the order of OTTEN RODRIGUEZ

By: *Chris Rees*

Note: REIMBURSEMENT(BERTHA'S FOUNTAINS INVOICE)

04/11/2025 519 \$3,959.00

THIS CHECK IS VOID WITHOUT A MULTICOLORED 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

000520

Date: 04/07/2025

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: Alan Rees

Note: Inv. 1975645

⑈000520⑈ ⑆0670⑆5399⑆ ⑆0⑆20⑆2920⑈

04/28/2025 520 \$232.00

THIS CHECK IS VOID WITHOUT A MULTICOLORED 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

000522

Date: 04/07/2025

Pay ** One thousand three hundred and 00/100 Dollars \$ 1,300.00

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

By: Alan Rees

Note: Inv. 6383A

⑈000522⑈ ⑆0670⑆5399⑆ ⑆0⑆20⑆2920⑈

04/14/2025 522 \$1,300.00

THIS CHECK IS VOID WITHOUT A MULTICOLORED 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

000525

Date: 04/23/2025

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

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

By: Alan Rees

Note: Inv. 6412

⑈000525⑈ ⑆0670⑆5399⑆ ⑆0⑆20⑆2920⑈

04/28/2025 525 \$4,950.00

Bridgepoint HOA, Inc.

Bank Reconciliation : 04/30/2025

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

Balance on the bank statement as of 04/30/2025:	138,193.03	
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	138,193.03	
Balance of the account in our books as of the same date	138,193.03	
Difference:	0.00	

Deposits and checks that have cleared in current period

Date	Ch. #	Trx	Check	Deposits	Description
04/30/2025		18486		5.68	Interest 104200.00 - U.S. Century Bank - Reserves

Totals		Checks	Deposits	Number
		0.00	5.68	1

Bridgepoint HOA, Inc.

Bank Reconciliation : 04/30/2025

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 1
Account Number: 1014006235
Date 04/30/25

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HOA BUSINESS MMK

Summary of Activity Since Your Last Statement

Beginning Balance	4/01/25	138,187.35
Deposits / Misc Credits	1	5.68
Withdrawals / Misc Debits	0	.00
Ending Balance	4/30/25	138,193.03
Service Charge		.00
Interest Paid Thru 4/30/25		5.68
Interest Paid Year To Date		20.63
Average Balance		138,187
Average Collected Balance		138,187
Average Rate / Cycle Days		.05000 / 30

Deposits and Credits

Date	Amount	Activity Description
4/30	5.68	Interest Paid

Daily Balance Summary

Date	Balance	Date	Balance	Date	Balance
4/30	138,193.03				

Bridgepoint HOA, Inc.

Bank Reconciliation : 04/30/2025

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

Balance on the bank statement as of 04/30/2025:	12,459.23	
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	12,459.23	
Balance of the account in our books as of the same date	12,459.23	
Difference:	0.00	

Deposits and checks that have cleared in current period

Date	Ch. #	Trx	Check	Deposits	Description
04/01/2025	Dep. # 2555	17914		181.26	Lockbox deposit
04/02/2025	Dep. # 2557	17929		181.26	Lockbox deposit
04/02/2025	Dep. # 2559	17952		3,966.33	Lockbox deposit
04/03/2025	Dep. # 2562	17961		181.26	Lockbox deposit
04/03/2025	Dep. # 2560	17957		2,194.08	Lockbox deposit
04/04/2025	Dep. # 2564	17982		9,489.12	Lockbox deposit
04/07/2025	Dep. # 2569	17998		550.00	Lockbox deposit
04/07/2025	Dep. # 2572	18010		1,831.26	Lockbox deposit
04/08/2025	Dep. # 2578	18045		181.28	Lockbox deposit
04/08/2025	Dep. # 2574	18031		1,643.78	Lockbox deposit
04/08/2025	Dep. # 2576	18039		2,519.50	Lockbox deposit
04/09/2025	Dep. # 2581	18054		550.00	Lockbox deposit
04/10/2025	Dep. # 2584	18060		731.26	Lockbox deposit
04/11/2025	Dep. # 2587	18072		731.26	Lockbox deposit
04/11/2025	Dep. # 2586	18070		1,643.78	Lockbox deposit
04/14/2025	Dep. # 2590	18079		181.26	Lockbox deposit
04/15/2025	Dep. # 2593	18087		912.52	Lockbox deposit
04/16/2025	Dep. # 2597	18097		181.26	Lockbox deposit
04/17/2025	Dep. # 2599	18101		550.00	Lockbox deposit
04/23/2025	Dep. # 2602	18111		731.26	Lockbox deposit
04/25/2025		18119	25,624.00		Maintenance Fees funds transfer
04/28/2025		18487	19,349.74		Loan Payment
04/28/2025	Dep. # 2607	18125		181.26	Lockbox deposit

Totals	Checks	Deposits	Number
	44 973.74	29 312.99	23

Bridgepoint HOA, Inc.

Bank Reconciliation : 04/30/2025

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



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

Page Number 1 of 2
Account Number: 1012012946
Date 04/30/25

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HOA BUSINESS CK

Summary of Activity Since Your Last Statement

Beginning Balance	4/01/25	28,119.98
Deposits / Misc Credits	22	29,312.99
Withdrawals / Misc Debits	2	44,973.74
Ending Balance	4/30/25	12,459.23
Service Charge		.00
Average Balance		44,038
Average Collected Balance		44,038
Enclosures		1

Deposits and Credits

Date	Amount	Activity Description
4/01	181.26	BRIDGEPOINT HOA/Settlement Caribbean Property Man
4/02	181.26	BRIDGEPOINT HOA/Settlement Caribbean Property Man
4/02	3,966.33	BRIDGEPOINT HOA/Settlement Caribbean Property Man
4/03	181.26	BRIDGEPOINT HOA/Settlement Caribbean Property Man
4/03	2,194.08	BRIDGEPOINT HOA/Settlement Caribbean Property Man
4/04	9,489.12	BRIDGEPOINT HOA/Settlement Caribbean Property Man
4/07	550.00	BRIDGEPOINT HOA/Settlement Caribbean Property Man
4/07	550.00	VANCO PAYMENTS/GATEWAY CARIBBEAN PROPERTY MAN
4/07	1,281.26	BRIDGEPOINT HOA/Settlement Caribbean Property Man
4/08	181.28	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 2
Account Number: 1012012946
Date 04/30/25

Deposits and Credits

Date	Amount	Activity Description
4/08	1,643.78	Caribbean Property Man BRIDGEPOINT HOA/Settlement
4/08	2,519.50	Caribbean Property Man ClickPay STL CC/CP STL CC
4/09	550.00	BRIDGEPOINT HOA INC BRIDGEPOINT HOA/Settlement
4/10	731.26	Caribbean Property Man ClickPay STL CC/CP STL CC
4/11	731.26	BRIDGEPOINT HOA INC ClickPay STL CC/CP STL CC
4/11	1,643.78	BRIDGEPOINT HOA INC BRIDGEPOINT HOA/Settlement
4/14	181.26	Caribbean Property Man BRIDGEPOINT HOA/Settlement
4/15	912.52	Caribbean Property Man BRIDGEPOINT HOA/Settlement
4/16	181.26	Caribbean Property Man ClickPay STL CC/CP STL CC
4/17	550.00	BRIDGEPOINT HOA INC VANCO PAYMENTS/GATEWAY
4/23	731.26	CARIBBEAN PROPERTY MAN BRIDGEPOINT HOA/Settlement
4/28	181.26	Caribbean Property Man BRIDGEPOINT HOA/Settlement
		Caribbean Property Man

Withdrawals and Debits

Date	Amount	Activity Description
4/24	25,624.00	Debit Memo
4/28	19,349.74	500531918 BRIDGEPOINT PMT DUE 4/272025

Daily Balance Summary

Date	Balance	Date	Balance	Date	Balance
4/01	28,301.24	4/09	51,589.11	4/17	56,520.45
4/02	32,448.83	4/10	52,320.37	4/23	57,251.71
4/03	34,824.17	4/11	54,695.41	4/24	31,627.71
4/04	44,313.29	4/14	54,876.67	4/28	12,459.23
4/07	46,694.55	4/15	55,789.19		
4/08	51,039.11	4/16	55,970.45		

Bridgepoint HOA, Inc.

Bank Reconciliation : 04/30/2025

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

Balance on the bank statement as of 04/30/2025:	32,791.37	
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	32,791.37	
Balance of the account in our books as of the same date	32,791.37	
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 : 04/30/2025

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 04/30/25

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HOA BUSINESS CK

Summary of Activity Since Your Last Statement

Beginning Balance	4/01/25	32,791.37
Deposits / Misc Credits	0	.00
Withdrawals / Misc Debits	0	.00
Ending Balance	4/30/25	32,791.37
Service Charge		.00
Average Balance		32,791
Average Collected Balance		32,791

Bridgepoint HOA, Inc.

Detailed General Ledger

From 04/01/2025 to 04/30/2025

Account Trx Date	Description	Invoice Date & No	Trx	Debit	Credit	Balance
Payables Summary				Beginning Balance		44,265.83
04/30/2025	Total of transactions			64,896.50	47,544.88	
Totals				64,896.50	47,544.88	26,914.21
1.00 Jeanette Torres				Beginning Balance		0.00
04/01/2025	Common charges - April 2025	15812	17915	550.00		550.00
04/01/2025	Special Assessment 2022 Unit 1	15522	17916	181.26		731.26
04/03/2025	Received by ch. A2504021345_CW4NK0 LB from Jeanette Torres. Thank you	15272,15384	17953		731.26	0.00
Totals				731.26	731.26	0.00
2.00 RME Corporation				Beginning Balance		(10.00)
04/01/2025	Common charges - April 2025	15812	17915	550.00		540.00
04/02/2025	Received by ch. A2504010506_JY1XK8 LB from RME Corporation. Thank you	15273,15486	17935		550.00	(10.00)
Totals				550.00	550.00	(10.00)
3.01 Liliana Salazar				Beginning Balance		0.00
04/01/2025	Common charges - April 2025	15812	17915	550.00		550.00
04/01/2025	Special Assessment 2022 Unit 3	15522	17916	181.26		731.26
04/02/2025	Received by ch. A2504010551_IF2QO8 LB from Liliana Salazar. Thank you	15385	17931		181.26	550.00
04/07/2025	Received by ch. A2504050437_AX5JX0 LB from Liliana Salazar. Thank you	15274	18006		550.00	0.00
Totals				731.26	731.26	0.00
4.00 Rosalba Millet				Beginning Balance		108.00
04/01/2025	Common charges - April 2025	15812	17915	550.00		658.00
04/01/2025	Special Assessment 2022 Unit 4	15522	17916	181.26		839.26
04/24/2025	Received by ch. A2504231048_AY9RW0 LB from Rosalba Millet. Thank you	14943,15275,15386	18115		839.26	0.00
04/29/2025	Returned item (# A2504231048_AY9) 4.00 - Rosalba Millet	15763	18227	839.26		839.26
Totals				1,570.52	839.26	839.26
5.00 Walter & Katherine Brewer				Beginning Balance		0.00
04/01/2025	Common charges - April 2025	15812	17915	550.00		550.00
04/01/2025	Special Assessment 2022 Unit 5	15522	17916	181.26		731.26
04/15/2025	Received by ch. A2504130842_NB6QO3 LB from Walter & Katherine Brewer.	15514,15515	18085		731.26	0.00
Totals				731.26	731.26	0.00
6.00 JRRAA INVESTMENTS LLC				Beginning Balance		0.00
04/01/2025	Common charges - April 2025	15812	17915	550.00		550.00
04/01/2025	Special Assessment 2022 Unit 6	15522	17916	181.26		731.26
04/04/2025	Received by ch. 7009. Thank you	15277	17989		550.00	181.26
Totals				731.26	550.00	181.26
7.00 Leticia Berrones				Beginning Balance		(1,351.52)
04/01/2025	Common charges - April 2025	15812	17915	550.00		(801.52)
04/01/2025	Special Assessment 2022 Unit 7	15522	17916	181.26		(620.26)
Totals				731.26	0.00	(620.26)
8.01 Antonio & Patricia Franye				Beginning Balance		(239.52)

Bridgepoint HOA, Inc.

Detailed General Ledger

From 04/01/2025 to 04/30/2025

Account Trx Date	Description	Invoice Date & No	Trx	Debit	Credit	Balance
04/01/2025	Common charges - April 2025	15812	17915	550.00		310.48
04/04/2025	Received by ch. B250403_RC7QL7 LB from Antonio & Patricia Franye. Than	14360,14650	17987		514.00	(203.52)
Totals				550.00	514.00	(203.52)
9.00 Rose Marie Rojas Marty				Beginning Balance		(716.22)
04/01/2025	Common charges - April 2025	15812	17915	550.00		(166.22)
04/01/2025	Special Assessment 2022 Unit 9	15522	17916	181.26		15.04
04/08/2025	Received by ch. L250407_UE0AD8 LB from Rose Marie Rojas Marty. Thank y	14600,14601,14599	18040		550.00	(534.96)
Totals				731.26	550.00	(534.96)
10.00 Lissette & Norma Luaces				Beginning Balance		0.00
04/01/2025	Common charges - April 2025	15812	17915	550.00		550.00
04/01/2025	Special Assessment 2022 Unit 10	15522	17916	181.26		731.26
04/02/2025	Received by ch. A2504010453_LQ0BG7 LB from Lissette & Norma Luaces. Th	15281	17938		550.00	181.26
04/02/2025	Received by ch. A2504010453_UO2VN8 LB from Lissette & Norma Luaces. Th	15391	17946		181.26	0.00
Totals				731.26	731.26	0.00
11.00 Rodolfo & Alina Sanchez				Beginning Balance		(145.26)
04/01/2025	Common charges - April 2025	15812	17915	550.00		404.74
04/01/2025	Special Assessment 2022 Unit 11	15522	17916	181.26		586.00
04/07/2025	Received by ch. 81321. Thank you	15506	18049		550.00	36.00
Totals				731.26	550.00	36.00
12.00 Michelle Santisteben				Beginning Balance		731.26
04/01/2025	Common charges - April 2025	15812	17915	550.00		1,281.26
04/01/2025	Special Assessment 2022 Unit 12	15522	17916	181.26		1,462.52
04/02/2025	Received by ch. A2504010537_EN9AR1 LB from Michelle Santisteben. Thank	14474,14364,14764,14654,15061,14951	17933		731.26	731.26
04/03/2025	Received by ch. A2504020448_YL2YF0 LB from Michelle Santisteben. Thank	15283,15393	17955		731.26	0.00
Totals				731.26	1,462.52	0.00
13.00 Melba Leza				Beginning Balance		898.78
04/01/2025	Common charges - April 2025	15812	17915	550.00		1,448.78
04/01/2025	Special Assessment 2022 Unit 13	15522	17916	181.26		1,630.04
04/04/2025	Received by ch. A2504031416_TQ3TJ2 LB from Melba Leza. Thank you	14920,15184,15062,14952	17968		750.00	880.04
04/15/2025	Late payment fees	15205	17773	15.00		895.04
Totals				746.26	750.00	895.04
14.00 Gladys M. Mendez				Beginning Balance		0.00
04/01/2025	Common charges - April 2025	15812	17915	550.00		550.00
04/01/2025	Special Assessment 2022 Unit 14	15522	17916	181.26		731.26
04/04/2025	Received by ch. A2504030436_PY7EC3 LB from Gladys M. Mendez. Thank you	15285,15395	17978		731.26	0.00
Totals				731.26	731.26	0.00
15.00 Marco Zuleta & Laura L Meyers				Beginning Balance		0.00
04/01/2025	Common charges - April 2025	15812	17915	550.00		550.00

Bridgepoint HOA, Inc.

Detailed General Ledger

From 04/01/2025 to 04/30/2025

Account Trx Date	Description	Invoice Date & No	Trx	Debit	Credit	Balance
04/01/2025	Special Assessment 2022 Unit 15	15522	17916	181.26		731.26
04/02/2025	Received by ch. A2504010453_VS3BT8 LB from Marco Zuleta & Laura L. Meye	15396	17939		181.26	550.00
04/02/2025	Received by ch. A2504010453_HD6SB2 LB from Marco Zuleta & Laura L. Meye	15286	17949		550.00	0.00
Totals				731.26	731.26	0.00
16.01 Ricardo E. Damas & Cristina M. Lopez						Beginning Balance 0.00
04/01/2025	Common charges - April 2025	15812	17915	550.00		550.00
04/01/2025	Special Assessment 2022 Unit 16	15522	17916	181.26		731.26
04/04/2025	Received by ch. A2504030443_KE1FY2 LB from Ricardo E. Damas & Cristina	14955,15287	17963		550.00	181.26
04/04/2025	Received by ch. A2504030443_ZP8CX4 LB from Ricardo E. Damas & Cristina	15397	17974		181.26	0.00
Totals				731.26	731.26	0.00
17.00 Florence Wechsberg						Beginning Balance 0.00
04/01/2025	Common charges - April 2025	15812	17915	550.00		550.00
04/01/2025	Special Assessment 2022 Unit 17	15522	17916	181.26		731.26
04/10/2025	Received by ch. T2504070427_ED8EH5 LB from Florence Wechsberg. Thank y	15288,15398	18057		731.26	0.00
Totals				731.26	731.26	0.00
18.00 Seyed Mohammad H. & Sara Nazari						Beginning Balance (731.26)
04/01/2025	Common charges - April 2025	15812	17915	550.00		(181.26)
04/01/2025	Special Assessment 2022 Unit 18	15522	17916	181.26		0.00
04/23/2025	Received by ch. A2504221947_NC5OZ7 LB from Seyed Mohammad H. & Sara Na	15533	18110		731.26	(731.26)
Totals				731.26	731.26	(731.26)
19.00 Gabriela M. Saca Siman						Beginning Balance (1,019.02)
04/01/2025	Common charges - April 2025	15812	17915	550.00		(469.02)
04/01/2025	Special Assessment 2022 Unit 19	15522	17916	181.26		(287.76)
04/07/2025	Received by ch. 22046. Thank you	15507	18050		385.00	(672.76)
Totals				731.26	385.00	(672.76)
20.01 Juan Correa & Melissa Freydell Vazquez						Beginning Balance 621.90
04/01/2025	Common charges - April 2025	15812	17915	550.00		1,171.90
04/15/2025	Late payment fees	15234	17774	15.00		1,186.90
04/16/2025	Received by ch. A2504151058_CY7ND1 LB from Juan Correa & Melissa Freyd	14372,14662,14959,15291	18092		1,171.90	15.00
Totals				565.00	1,171.90	15.00
21.00 Sara Sosa						Beginning Balance 5,019.82
04/01/2025	Common charges - April 2025	15812	17915	550.00		5,569.82
04/01/2025	Special Assessment 2022 Unit 21	15522	17916	181.26		5,751.08
04/15/2025	Late payment fees	15207	17775	15.00		5,766.08
Totals				746.26	0.00	5,766.08
22.00 Melissa Viana						Beginning Balance (113.41)
04/01/2025	Common charges - April 2025	15812	17915	550.00		436.59
04/01/2025	Special Assessment 2022 Unit 22	15522	17916	181.26		617.85

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Detailed General Ledger

From 04/01/2025 to 04/30/2025

Account Trx Date	Description	Invoice Date & No	Trx	Debit	Credit	Balance
04/02/2025	Received by ch. A2504010506_IY3EN0 LB from Melissa Viana. Thank you	15293,15402	17945		550.00	67.85
Totals				731.26	550.00	67.85
23.00 Norma & Lisette Luaces				Beginning Balance		0.00
04/01/2025	Common charges - April 2025	15812	17915	550.00		550.00
04/01/2025	Special Assessment 2022 Unit 23	15522	17916	181.26		731.26
04/02/2025	Received by ch. A2504010453_RR5QA9 LB from Norma & Lisette Luaces. Tha	15403	17936		181.26	550.00
04/02/2025	Received by ch. A2504010453_RQ7OD5 LB from Norma & Lisette Luaces. Tha	15294	17948		550.00	0.00
Totals				731.26	731.26	0.00
24.00 Cristina Conde				Beginning Balance		0.00
04/01/2025	Common charges - April 2025	15812	17915	550.00		550.00
04/01/2025	Special Assessment 2022 Unit 24	15522	17916	181.26		731.26
04/11/2025	Received by ch. A2504100430_KO5LS1 LB from Cristina Conde. Thank you	15295,15404	18066		731.26	0.00
Totals				731.26	731.26	0.00
25.00 Beatriz Lievano Caballero				Beginning Balance		(731.30)
04/01/2025	Common charges - April 2025	15812	17915	550.00		(181.30)
04/01/2025	Special Assessment 2022 Unit 25	15522	17916	181.26		(0.04)
Totals				731.26	0.00	(0.04)
26.00 Nancy Borr				Beginning Balance		0.00
04/01/2025	Common charges - April 2025	15812	17915	550.00		550.00
04/01/2025	Special Assessment 2022 Unit 26	15522	17916	181.26		731.26
04/03/2025	Received by ch. L250402_IQ4JM7 LB from Nancy Borr. Thank you	15297	17958		550.00	181.26
04/03/2025	Received by ch. L250402_TA7XZ7 LB from Nancy Borr. Thank you	15406	17959		181.26	0.00
Totals				731.26	731.26	0.00
27.00 Lisette Henderson				Beginning Balance		0.00
04/01/2025	Common charges - April 2025	15812	17915	550.00		550.00
04/01/2025	Special Assessment 2022 Unit 27	15522	17916	181.26		731.26
04/04/2025	Received by ch. A2504030442_FI4UF6 LB from Lisette Henderson. Thank yo	15298,15407	17975		731.26	0.00
Totals				731.26	731.26	0.00
28.00 Tresca & William Harward				Beginning Balance		3,262.45
04/01/2025	Common charges - April 2025	15812	17915	550.00		3,812.45
04/01/2025	Special Assessment 2022 Unit 28	15522	17916	181.26		3,993.71
04/15/2025	Late payment fees	15208	17776	15.00		4,008.71
Totals				746.26	0.00	4,008.71
29.00 Henry John & Ann S. Zeisler				Beginning Balance		(8,094.61)
04/01/2025	Common charges - April 2025	15812	17915	550.00		(7,544.61)
04/01/2025	Special Assessment 2022 Unit 29	15522	17916	181.26		(7,363.35)
04/17/2025	Received by ch. B250416_FL8NT3 LB from Henry John & Ann S. Zeisler. Th	15530	18100		550.00	(7,913.35)
Totals				731.26	550.00	(7,913.35)
30.00 David & Pauline Seivright				Beginning Balance		(900.08)

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From 04/01/2025 to 04/30/2025

Account Trx Date	Description	Invoice Date & No	Trx	Debit	Credit	Balance
04/01/2025	Common charges - April 2025	15812	17915	550.00		(350.08)
04/01/2025	Special Assessment 2022 Unit 30	15522	17916	181.26		(168.82)
Totals				731.26	0.00	(168.82)
				Beginning Balance		0.00
04/01/2025	Common charges - April 2025	15812	17915	550.00		550.00
04/01/2025	Special Assessment 2022 Unit 31	15522	17916	181.26		731.26
04/15/2025	Received by ch. A2504130905_KG4AX5 LB from Alejandro B. Branger. Thank	15302	18083		550.00	181.26
04/15/2025	Received by ch. A2504130905_UN6MF2 LB from Alejandro B. Branger. Thank	15411	18084		181.26	0.00
Totals				731.26	731.26	0.00
				Beginning Balance		0.00
04/01/2025	Common charges - April 2025	15812	17915	550.00		550.00
04/01/2025	Special Assessment 2022 Unit 32	15522	17916	181.26		731.26
04/04/2025	Received by ch. A2504031012_MA7IL4 LB from Manuel I. & Mary L. Cardena	15303,15412	17969		731.26	0.00
Totals				731.26	731.26	0.00
				Beginning Balance		(325.83)
04/01/2025	Common charges - April 2025	15812	17915	550.00		224.17
04/01/2025	Special Assessment 2022 Unit 33	15522	17916	181.26		405.43
04/21/2025	Received by ch. L250418_ZE7AM7 LB from Ernesto Sanjurjo. Thank you	15531	18102		550.00	(144.57)
04/21/2025	Received by ch. L250418_HM3NE7 LB from Ernesto Sanjurjo. Thank you	15532	18103		181.26	(325.83)
Totals				731.26	731.26	(325.83)
				Beginning Balance		226.26
04/01/2025	Common charges - April 2025	15812	17915	550.00		776.26
04/01/2025	Special Assessment 2022 Unit 34	15522	17916	181.26		957.52
04/02/2025	Received by ch. L250401_VI6NK5 LB from Nora Vidal. Thank you	14973,15082,15305	17924		550.00	407.52
04/02/2025	Received by ch. L250401_LT3YF4 LB from Nora Vidal. Thank you	15414	17927		181.26	226.26
04/15/2025	Late payment fees	15209	17777	15.00		241.26
04/28/2025	Received by ch. L250425_CU7CG1 LB from Nora Vidal. Thank you	15305,15209,15535	18122		550.00	(308.74)
04/28/2025	Received by ch. L250425_ZH9WU4 LB from Nora Vidal. Thank you	15536	18123		181.26	(490.00)
Totals				746.26	1,462.52	(490.00)
				Beginning Balance		(550.07)
04/01/2025	Common charges - April 2025	15812	17915	550.00		(0.07)
04/29/2025	Received by ch. L250428_EB7DD0 LB from Denise Ricker. Thank you	15537	18126		550.00	(550.07)
Totals				550.00	550.00	(550.07)
				Beginning Balance		0.00
04/01/2025	Common charges - April 2025	15812	17915	550.00		550.00
04/01/2025	Special Assessment 2022 Unit 36	15522	17916	181.26		731.26
04/08/2025	Received by ch. T2504030438_PE8JW8 LB from Gabriela Del Carmen & Jose	15307,15415	18034		731.26	0.00
Totals				731.26	731.26	0.00

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From 04/01/2025 to 04/30/2025

Account Trx Date	Description	Invoice Date & No	Trx	Debit	Credit	Balance
37.00 Armentina Forns				Beginning Balance		(1,268.82)
04/01/2025	Common charges - April 2025	15812	17915	550.00		(718.82)
04/01/2025	Special Assessment 2022 Unit 37	15522	17916	181.26		(537.56)
04/04/2025	Received by ch. 132. Thank you	15262	17990		550.00	(1,087.56)
Totals				731.26	550.00	(1,087.56)
38.00 Noreen Saunders				Beginning Balance		294.00
04/01/2025	Common charges - April 2025	15812	17915	550.00		844.00
04/01/2025	Special Assessment 2022 Unit 38	15522	17916	181.26		1,025.26
04/04/2025	Received by ch. 10151. Thank you	14680	17991		550.00	475.26
04/09/2025	Returned item bank fee - 38.00 - Noreen Saunders	15527	18090	10.00		485.26
04/09/2025	Returned item (# 10151) 38.00 - Noreen Saunders	15528	18091	550.00		1,035.26
04/15/2025	Late payment fees	15210	17778	15.00		1,050.26
Totals				1,306.26	550.00	1,050.26
39.01 Blanca M. Valle				Beginning Balance		0.00
04/01/2025	Common charges - April 2025	15812	17915	550.00		550.00
04/01/2025	Special Assessment 2022 Unit 39	15522	17916	181.26		731.26
04/02/2025	Received by ch. A2504010542_OF5IY6 LB from Blanca M. Valle. Thank you	15310,15418,15485	17932		550.00	181.26
04/03/2025	Received by ch. A2504020446_DV4TZ3 LB from Blanca M. Valle. Thank you	15489	17956		181.26	0.00
Totals				731.26	731.26	0.00
40.01 Christine Martinez				Beginning Balance		2,208.78
04/01/2025	Common charges - April 2025	15812	17915	550.00		2,758.78
04/01/2025	Special Assessment 2022 Unit 40	15522	17916	181.26		2,940.04
04/15/2025	Late payment fees	15211	17779	15.00		2,955.04
Totals				746.26	0.00	2,955.04
41.00 Rosemarie Rojas Marty				Beginning Balance		383.78
04/01/2025	Common charges - April 2025	15812	17915	550.00		933.78
04/01/2025	Special Assessment 2022 Unit 41	15522	17916	181.26		1,115.04
04/08/2025	Received by ch. L250407_RG4WP3 LB from Rosemarie Rojas Marty. Thank yo	14683,15088,15312	18041		550.00	565.04
Totals				731.26	550.00	565.04
42.00 Evelina Clarke				Beginning Balance		1,662.00
04/01/2025	Common charges - April 2025	15812	17915	550.00		2,212.00
04/01/2025	Special Assessment 2022 Unit 42	15522	17916	181.26		2,393.26
Totals				731.26	0.00	2,393.26
43.01 Sandra Rivas-Fuentes				Beginning Balance		0.00
04/01/2025	Common charges - April 2025	15812	17915	550.00		550.00
04/04/2025	Received by ch. A2504030829_HF1PC8 LB from Sandra Rivas-Fuentes. Thank	15314	17962		550.00	0.00
Totals				550.00	550.00	0.00
44.00 Aldo Ruiz				Beginning Balance		0.00
04/01/2025	Common charges - April 2025	15812	17915	550.00		550.00
04/01/2025	Special Assessment 2022 Unit 44	15522	17916	181.26		731.26

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Account Trx Date	Description	Invoice Date & No	Trx	Debit	Credit	Balance
04/11/2025	Received by ch. A2504100430_IL6LF7 LB from Aldo Ruiz. Thank you	15315,15422	18064		731.26	0.00
Totals				731.26	731.26	0.00
				Beginning Balance		(2,308.14)
04/01/2025	Common charges - April 2025	15812	17915	550.00		(1,758.14)
Totals				550.00	0.00	(1,758.14)
				Beginning Balance		0.00
04/01/2025	Common charges - April 2025	15812	17915	550.00		550.00
04/07/2025	Received by ch. A2504050436_IX2LE3 LB from Jesica Bedoya. Thank you	15317	18001		550.00	0.00
Totals				550.00	550.00	0.00
				Beginning Balance		(1,819.33)
04/01/2025	Common charges - April 2025	15812	17915	550.00		(1,269.33)
04/01/2025	Special Assessment 2022 Unit 47	15522	17916	181.26		(1,088.07)
04/16/2025	Received by ch. L250415_ZD6OU0 LB from Carol Green. Thank you	15529	18098		550.30	(1,638.37)
Totals				731.26	550.30	(1,638.37)
				Beginning Balance		(23.68)
04/01/2025	Common charges - April 2025	15812	17915	550.00		526.32
04/01/2025	Special Assessment 2022 Unit 48	15522	17916	181.26		707.58
04/08/2025	Received by ch. T2504041130_BJ2DN5 LB from 5510 SW 70TH Place, LLC. Th	14690,14987,15092,15319,15424	18035		707.58	0.00
04/15/2025	Late payment fees	15213	17781	15.00		15.00
Totals				746.26	707.58	15.00
				Beginning Balance		0.00
04/01/2025	Common charges - April 2025	15812	17915	550.00		550.00
04/01/2025	Special Assessment 2022 Unit 49	15522	17916	181.26		731.26
04/04/2025	Received by ch. A2504030435_NH0ZU6 LB from Juan & Odette Fernandez. Th	15320,15425	17966		731.26	0.00
Totals				731.26	731.26	0.00
				Beginning Balance		14.94
04/01/2025	Common charges - April 2025	15812	17915	550.00		564.94
04/01/2025	Special Assessment 2022 Unit 50	15522	17916	181.26		746.20
04/15/2025	Late payment fees	15214	17782	15.00		761.20
04/16/2025	Received by ch. T2504111057_AX4AR4 LB from Alejandro Aleman Miranda. T	15496,15497	18094		550.00	211.20
04/16/2025	Received by ch. T2504111057_LE2LZ1 LB from Alejandro Aleman Miranda. T	15498	18095		181.26	29.94
Totals				746.26	731.26	29.94
				Beginning Balance		(689.03)
04/01/2025	Common charges - April 2025	15812	17915	550.00		(139.03)
04/01/2025	Special Assessment 2022 Unit 51	15522	17916	181.26		42.23
04/08/2025	Received by ch. B250407_MI6GJ8 LB from Diana Berron. Thank you	15427,15505	18046		550.00	(507.77)
Totals				731.26	550.00	(507.77)
				Beginning Balance		0.00

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From 04/01/2025 to 04/30/2025

Account Trx Date	Description	Invoice Date & No	Trx	Debit	Credit	Balance
04/01/2025	Common charges - April 2025	15812	17915	550.00		550.00
04/01/2025	Special Assessment 2022 Unit 52	15522	17916	181.26		731.26
04/08/2025	Received by ch. A2504062202_FY6GA3 LB from Bruna Bejarano. Thank you	15428,15501	18028		181.26	550.00
04/08/2025	Received by ch. A2504062202_RY0DW5 LB from Bruna Bejarano. Thank you	15502	18029		550.00	0.00
Totals				731.26	731.26	0.00
53.01 Juniper AK, LLC				Beginning Balance		(523.35)
04/01/2025	Common charges - April 2025	15812	17915	550.00		26.65
04/02/2025	Received by ch. A2504010451_DD7OL8 LB from Juniper AK, LLC. Thank you	15324,15487	17950		550.00	(523.35)
Totals				550.00	550.00	(523.35)
54.00 Karen Alas				Beginning Balance		0.00
04/01/2025	Common charges - April 2025	15812	17915	550.00		550.00
04/01/2025	Special Assessment 2022 Unit 54	15522	17916	181.26		731.26
04/04/2025	Received by ch. A2504030443_ZS7SD0 LB from Karen Alas. Thank you	15325,15429	17973		731.26	0.00
Totals				731.26	731.26	0.00
55.00 Esperanza Gonzalez				Beginning Balance		0.00
04/01/2025	Common charges - April 2025	15812	17915	550.00		550.00
04/01/2025	Special Assessment 2022 Unit 55	15522	17916	181.26		731.26
04/04/2025	Received by ch. A2504030445_AR3LT6 LB from Esperanza Gonzalez. Thank y	15326,15430	17972		731.26	0.00
Totals				731.26	731.26	0.00
56.01 Richard Tong & Linette Tong				Beginning Balance		1,808.81
04/01/2025	Common charges - April 2025	15812	17915	550.00		2,358.81
04/01/2025	Special Assessment 2022 Unit 56	15522	17916	181.26		2,540.07
04/15/2025	Late payment fees	15215	17783	15.00		2,555.07
Totals				746.26	0.00	2,555.07
57.00 Manju Khiatani Torres, Trustee				Beginning Balance		0.00
04/01/2025	Common charges - April 2025	15812	17915	550.00		550.00
04/01/2025	Special Assessment 2022 Unit 57	15522	17916	181.26		731.26
04/04/2025	Received by ch. A2504030445_YE8BU6 LB from Manju Khiatani Torres, Trus	13490,14272,14273,14274,14275,14146	17971		731.26	0.00
Totals				731.26	731.26	0.00
58.00 Isabel M Valdivia				Beginning Balance		0.00
04/01/2025	Common charges - April 2025	15812	17915	550.00		550.00
04/01/2025	Special Assessment 2022 Unit 58	15522	17916	181.26		731.26
04/04/2025	Received by ch. A2504030435_YA1VE7 LB from Isabel M Valdivia. Thank yo	14216,15329,15433	17979		731.26	0.00
Totals				731.26	731.26	0.00
59.00 Joseph Hernandez				Beginning Balance		550.00
04/01/2025	Common charges - April 2025	15812	17915	550.00		1,100.00
04/01/2025	Special Assessment 2022 Unit 59	15522	17916	181.26		1,281.26
04/08/2025	Received by ch. T2504030442_JP6AG5 LB from Joseph Hernandez. Thank you	14998,15330,15434	18033		1,281.26	0.00

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Account Trx Date	Description	Invoice Date & No	Trx	Debit	Credit	Balance
04/08/2025	Received by ch. T2504030442_SJ7MY0 LB from Joseph Hernandez. Thank you	15504	18037		1,281.26	(1,281.26)
Totals				731.26	2,562.52	(1,281.26)
60.00 Roxanna A Goltzer				Beginning Balance		0.00
04/01/2025	Common charges - April 2025	15812	17915	550.00		550.00
04/01/2025	Special Assessment 2022 Unit 60	15522	17916	181.26		731.26
04/11/2025	Received by ch. A2504100430_EX9HB3 LB from Roxanna A Goltzer. Thank you	15331,15435	18062		731.26	0.00
Totals				731.26	731.26	0.00
61.00 Ana M Parsons				Beginning Balance		(39.48)
04/01/2025	Common charges - April 2025	15812	17915	550.00		510.52
04/01/2025	Special Assessment 2022 Unit 61	15522	17916	181.26		691.78
04/04/2025	Received by ch. L250403_KC5NH6 LB from Ana M Parsons. Thank you	15436	17984		181.26	510.52
04/04/2025	Received by ch. L250403_ZV7BZ9 LB from Ana M Parsons. Thank you	15332,15493	17985		550.00	(39.48)
Totals				731.26	731.26	(39.48)
62.00 Gaston Alejandro Nieves				Beginning Balance		(377.52)
04/01/2025	Common charges - April 2025	15812	17915	550.00		172.48
04/01/2025	Special Assessment 2022 Unit 62	15522	17916	181.26		353.74
04/11/2025	Received by ch. L250410_IR3ZJ9 LB from Gaston Alejandro Nieves. Thank	15437	18073		181.26	172.48
04/11/2025	Received by ch. B250410_NB7LR5 LB from Gaston Alejandro Nieves. Thank	15333,15526	18080		550.00	(377.52)
Totals				731.26	731.26	(377.52)
63.00 Bonifacio Lopez & Christine Iliffe				Beginning Balance		(73.76)
04/01/2025	Common charges - April 2025	15812	17915	550.00		476.24
04/01/2025	Special Assessment 2022 Unit 63	15522	17916	181.26		657.50
04/04/2025	Received by ch. A2504030442_PK7QY2 LB from Bonifacio Lopez & Christine	13263,15002,15106	17976		514.00	143.50
04/11/2025	Received by ch. L250410_YK2OC2 LB from Bonifacio Lopez & Christine Ili	14809,14705	18074		181.26	(37.76)
Totals				731.26	695.26	(37.76)
64.00 Vanessa sauma				Beginning Balance		15.00
04/01/2025	Common charges - April 2025	15812	17915	550.00		565.00
04/01/2025	Special Assessment 2022 Unit 64	15522	17916	181.26		746.26
04/02/2025	Received by ch. A2504010611_QC6IS6 LB from Vanessa sauma. Thank you	14279	17930		15.00	731.26
04/07/2025	Received by ch. A2504041419_MO1KI9 LB from Vanessa sauma. Thank you	14279,14581,15335,15439	18004		731.26	0.00
Totals				731.26	746.26	0.00
65.00 Ana T. Tambini & Anfreia S. Cuenca				Beginning Balance		(36.00)
04/01/2025	Common charges - April 2025	15812	17915	550.00		514.00
04/01/2025	Special Assessment 2022 Unit 65	15522	17916	181.26		695.26
04/04/2025	Received by ch. 3697. Thank you	15440,15336	17992		767.26	(72.00)
Totals				731.26	767.26	(72.00)
66.00 He Wang				Beginning Balance		0.00
04/01/2025	Common charges - April 2025	15812	17915	550.00		550.00

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Account Trx Date	Description	Invoice Date & No	Trx	Debit	Credit	Balance
04/01/2025	Special Assessment 2022 Unit 66	15522	17916	181.26		731.26
04/04/2025	Received by ch. A2504030440_FP5LX4 LB from He Wang. Thank you	15492	17977		731.26	0.00
Totals				731.26	731.26	0.00
67.00 Dennisse Parra				Beginning Balance		(132.03)
04/01/2025	Common charges - April 2025	15812	17915	550.00		417.97
04/01/2025	Special Assessment 2022 Unit 67	15522	17916	181.26		599.23
04/30/2025	Received by ch. A2504291950_FY6OQ4 LB from Dennisse Parra. Thank you	15338,15442	18148		550.00	49.23
Totals				731.26	550.00	49.23
68.00 Carlos Astudillo				Beginning Balance		34.14
04/01/2025	Common charges - April 2025	15812	17915	550.00		584.14
04/01/2025	Special Assessment 2022 Unit 68	15522	17916	181.26		765.40
04/08/2025	Received by ch. A2504070426_PX0MX8 LB from Carlos Astudillo. Thank you	15231	18025		550.00	215.40
04/08/2025	Received by ch. A2504070426_SF7IY5 LB from Carlos Astudillo. Thank you	15443	18027		181.26	34.14
Totals				731.26	731.26	34.14
69.00 Maria Molina, Trustee				Beginning Balance		135.00
04/01/2025	Received by ch. A2503312150_AE4BT5 LB from Maria Molina, Trustee. Than	14329	17910		135.00	0.00
04/01/2025	Common charges - April 2025	15812	17915	550.00		550.00
04/01/2025	Special Assessment 2022 Unit 69	15522	17916	181.26		731.26
04/22/2025	Received by ch. A2504211923_NG1HV2 LB from Maria Molina, Trustee. Than	15340,15444	18105		731.26	0.00
Totals				731.26	866.26	0.00
70.00 Jose G Baron & Kristin Zanowski				Beginning Balance		434.52
04/01/2025	Common charges - April 2025	15812	17915	550.00		984.52
04/01/2025	Special Assessment 2022 Unit 70	15522	17916	181.26		1,165.78
Totals				731.26	0.00	1,165.78
71.00 William Kritchman				Beginning Balance		0.00
04/01/2025	Common charges - April 2025	15812	17915	550.00		550.00
04/01/2025	Special Assessment 2022 Unit 71	15522	17916	181.26		731.26
04/08/2025	Received by ch. A2504070429_JO9FW0 LB from William Kritchman. Thank yo	15342,15446	18026		731.26	0.00
Totals				731.26	731.26	0.00
72.00 Maria M Guerrero				Beginning Balance		(22.41)
04/01/2025	Common charges - April 2025	15812	17915	550.00		527.59
04/01/2025	Special Assessment 2022 Unit 72	15522	17916	181.26		708.85
04/14/2025	Received by ch. L250411_DF4UX3 LB from Maria M Guerrero. Thank you	15343,15447,15524	18076		550.00	158.85
04/14/2025	Received by ch. L250411_GG0BR1 LB from Maria M Guerrero. Thank you	15525	18077		181.26	(22.41)
Totals				731.26	731.26	(22.41)
73.00 Adrian Bossi & Mercedes Etcheberry				Beginning Balance		1,117.78
04/01/2025	Common charges - April 2025	15812	17915	550.00		1,667.78
04/01/2025	Special Assessment 2022 Unit 73	15522	17916	181.26		1,849.04

Bridgepoint HOA, Inc.

Detailed General Ledger

From 04/01/2025 to 04/30/2025

Account Trx Date	Description	Invoice Date & No	Trx	Debit	Credit	Balance
04/07/2025	Received by ch. A2504041808_QF4MC0 LB from Adrian Bossi & Mercedes Etc	13738,14058,14529	18003		550.00	1,299.04
Totals				731.26	550.00	1,299.04
74.00 Anwar Bakarar & Lina J Munira Elneser				Beginning Balance		731.26
04/01/2025	Common charges - April 2025	15812	17915	550.00		1,281.26
04/01/2025	Special Assessment 2022 Unit 74	15522	17916	181.26		1,462.52
04/15/2025	Late payment fees	15216	17784	15.00		1,477.52
04/15/2025	Received by ch. T2504111326_VJ8BS8 LB from Anwar Bakarar & Lina J Muni	15013,15117,15345,15449	18088		1,462.52	15.00
Totals				746.26	1,462.52	15.00
75.00 Carina Barcelo				Beginning Balance		0.00
04/01/2025	Common charges - April 2025	15812	17915	550.00		550.00
04/07/2025	Received by ch. A2504040437_MS4VQ7 LB from Carina Barcelo. Thank you	15346	18008		550.00	0.00
Totals				550.00	550.00	0.00
76.00 Nicholas Mark Gutierrez				Beginning Balance		0.00
04/01/2025	Common charges - April 2025	15812	17915	550.00		550.00
04/01/2025	Special Assessment 2022 Unit 76	15522	17916	181.26		731.26
04/11/2025	Received by ch. A2504100430_TP2TH4 LB from Nicholas Mark Gutierrez. Th	15347,15450	18063		731.26	0.00
Totals				731.26	731.26	0.00
77.01 Chelsea Pittaluga				Beginning Balance		0.00
04/01/2025	Common charges - April 2025	15812	17915	550.00		550.00
04/04/2025	Received by ch. A2504030437_GN7PO6 LB from Chelsea Pittaluga. Thank y	15348	17965		550.00	0.00
Totals				550.00	550.00	0.00
78.00 Christopher J Patty				Beginning Balance		(731.26)
04/01/2025	Common charges - April 2025	15812	17915	550.00		(181.26)
04/01/2025	Special Assessment 2022 Unit 78	15522	17916	181.26		0.00
Totals				731.26	0.00	0.00
79.01 Kimberlee Stone				Beginning Balance		0.00
04/01/2025	Received by ch. L250331_YV9HA7 LB from Kimberlee Stone. Thank you	15268	17907		550.00	(550.00)
04/01/2025	Received by ch. L250331_IC3NX8 LB from Kimberlee Stone. Thank you	15269	17908		181.26	(731.26)
04/01/2025	Common charges - April 2025	15812	17915	550.00		(181.26)
04/01/2025	Special Assessment 2022 Unit 79	15522	17916	181.26		0.00
Totals				731.26	731.26	0.00
80.00 Ana Maria Lackey				Beginning Balance		(889.62)
04/01/2025	Common charges - April 2025	15812	17915	550.00		(339.62)
04/01/2025	Special Assessment 2022 Unit 80	15522	17916	181.26		(158.36)
Totals				731.26	0.00	(158.36)
81.00 Gisela Gomar Salzverg				Beginning Balance		0.00
04/01/2025	Common charges - April 2025	15812	17915	550.00		550.00
04/01/2025	Special Assessment 2022 Unit 81	15522	17916	181.26		731.26

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From 04/01/2025 to 04/30/2025

Account Trx Date	Description	Invoice Date & No	Trx	Debit	Credit	Balance
04/11/2025	Received by ch. A2504100430_RM6SE2 LB from Gisela Gomar Salzverg. Than	15352,15454	18067		731.26	0.00
Totals				731.26	731.26	0.00
82.01 Gustavo Delgado				Beginning Balance		(0.60)
04/01/2025	Common charges - April 2025	15812	17915	550.00		549.40
04/01/2025	Special Assessment 2022 Unit 82	15522	17916	181.26		730.66
04/02/2025	Received by ch. A2504010450_TS2SX6 LB from Gustavo Delgado. Thank you	15455	17940		181.26	549.40
04/03/2025	Received by ch. A2504020455_SX2YU2 LB from Gustavo Delgado. Thank you	15353,15488	17954		550.30	(0.90)
Totals				731.26	731.56	(0.90)
83.00 Rafael Guilarte				Beginning Balance		0.00
04/01/2025	Common charges - April 2025	15812	17915	550.00		550.00
04/01/2025	Special Assessment 2022 Unit 83	15522	17916	181.26		731.26
04/10/2025	Received by ch. A2504091604_EV8CL1 LB from Rafael Guilarte. Thank you	15354,15456	18055		731.26	0.00
Totals				731.26	731.26	0.00
84.00 Armando C. Perez				Beginning Balance		(2,030.37)
04/01/2025	Common charges - April 2025	15812	17915	550.00		(1,480.37)
04/01/2025	Special Assessment 2022 Unit 84	15522	17916	181.26		(1,299.11)
04/07/2025	Received by ch. 7308. Thank you	15508	18051		514.00	(1,813.11)
Totals				731.26	514.00	(1,813.11)
85.00 Zayra Belfort				Beginning Balance		225.89
04/01/2025	Common charges - April 2025	15812	17915	550.00		775.89
04/01/2025	Special Assessment 2022 Unit 85	15522	17916	181.26		957.15
04/04/2025	Received by ch. A2504030811_MD8DI6 LB from Zayra Belfort. Thank you	11316,11420,11700	17970		731.26	225.89
04/15/2025	Late payment fees	15217	17785	15.00		240.89
Totals				746.26	731.26	240.89
86.00 Gina Pelaez				Beginning Balance		0.00
04/01/2025	Common charges - April 2025	15812	17915	550.00		550.00
04/01/2025	Special Assessment 2022 Unit 86	15522	17916	181.26		731.26
04/02/2025	Received by ch. A2504010510_NZ3JZ1 LB from Gina Pelaez. Thank you	15357	17934		550.00	181.26
04/02/2025	Received by ch. A2504010510_YV4CV6 LB from Gina Pelaez. Thank you	15459	17944		181.26	0.00
Totals				731.26	731.26	0.00
87.01 Silvia Jorrin				Beginning Balance		0.00
04/01/2025	Common charges - April 2025	15812	17915	550.00		550.00
04/07/2025	Received by ch. A2504050440_VT6MF2 LB from Silvia Jorrin. Thank you	15358	18005		550.00	0.00
Totals				550.00	550.00	0.00
88.00 Vicente & Elizabeth Diego				Beginning Balance		565.00
04/01/2025	Common charges - April 2025	15812	17915	550.00		1,115.00
04/01/2025	Special Assessment 2022 Unit 88	15522	17916	181.26		1,296.26
04/15/2025	Late payment fees	15218	17786	15.00		1,311.26
Totals				746.26	0.00	1,311.26

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Detailed General Ledger

From 04/01/2025 to 04/30/2025

Account Trx Date	Description	Invoice Date & No	Trx	Debit	Credit	Balance
89.00 Stewart & Melody Chiron				Beginning Balance		(18.00)
04/01/2025	Common charges - April 2025	15812	17915	550.00		532.00
04/01/2025	Special Assessment 2022 Unit 89	15522	17916	181.26		713.26
04/11/2025	Received by ch. A2504100119_CC2QS7 LB from Stewart & Melody Chiron. Th	15028,15129	18065		550.00	163.26
04/11/2025	Received by ch. A2504100119_MK3CA4 LB from Stewart & Melody Chiron. Th	15129,15360	18068		181.26	(18.00)
Totals				731.26	731.26	(18.00)
90.00 Roger M White				Beginning Balance		(34.50)
04/01/2025	Common charges - April 2025	15812	17915	550.00		515.50
04/01/2025	Special Assessment 2022 Unit 90	15522	17916	181.26		696.76
04/04/2025	Received by ch. A2504030438_ML3GX4 LB from Roger M White. Thank you	15490	17964		700.00	(3.24)
Totals				731.26	700.00	(3.24)
91.00 Jacqueline R Serrano				Beginning Balance		0.00
04/01/2025	Common charges - April 2025	15812	17915	550.00		550.00
04/01/2025	Special Assessment 2022 Unit 91	15522	17916	181.26		731.26
04/04/2025	Received by ch. A2504030434_AA6UK2 LB from Jacqueline R Serrano. Thank	15362,15463	17980		731.26	0.00
Totals				731.26	731.26	0.00
92.00 Maritza N. & Nicole Perez				Beginning Balance		(513.97)
04/01/2025	Common charges - April 2025	15812	17915	550.00		36.03
04/01/2025	Special Assessment 2022 Unit 92	15522	17916	181.26		217.29
04/07/2025	Received by ch. A2504050433_DJ7MD4 LB from Maritza N. & Nicole Perez.	15363,15464,15499	18002		550.00	(332.71)
04/07/2025	Received by ch. A2504050436_JN1ED9 LB from Maritza N. & Nicole Perez.	15500	18007		181.26	(513.97)
Totals				731.26	731.26	(513.97)
93.00 Melvin Vazquez Santiago				Beginning Balance		15.00
04/01/2025	Common charges - April 2025	15812	17915	550.00		565.00
04/01/2025	Special Assessment 2022 Unit 93	15522	17916	181.26		746.26
04/07/2025	Received by ch. B250404_VZ4QS1 LB from Melvin Vazquez Santiago. Thank	15032,15133,15364	17997		550.00	196.26
Totals				731.26	550.00	196.26
94.00 Susan Fowler				Beginning Balance		0.00
04/01/2025	Common charges - April 2025	15812	17915	550.00		550.00
04/01/2025	Special Assessment 2022 Unit 94	15522	17916	181.26		731.26
Totals				731.26	0.00	731.26
95.01 Alvarez Mega Holdings, LLC				Beginning Balance		0.00
04/01/2025	Common charges - April 2025	15812	17915	550.00		550.00
04/01/2025	Special Assessment 2022 Unit 95	15522	17916	181.26		731.26
04/02/2025	Received by ch. A2504010602_YT4SC5 LB from Alvarez Mega Holdings, LLC	15366,15467	17942		731.26	0.00
Totals				731.26	731.26	0.00
96.00 6940 SW 55 Terr, LLC				Beginning Balance		(200.60)
04/01/2025	Common charges - April 2025	15812	17915	550.00		349.40
04/01/2025	Special Assessment 2022 Unit 96	15522	17916	181.26		530.66

Bridgepoint HOA, Inc.

Detailed General Ledger

From 04/01/2025 to 04/30/2025

Account Trx Date	Description	Invoice Date & No	Trx	Debit	Credit	Balance
04/08/2025	Received by ch. T2504041130_MF8KI7 LB from 6940 SW 55 Terr, LLC. Thank	15367,15468	18032		530.66	0.00
04/08/2025	Received by ch. T2504041130_BJ2DN5 LB from 6940 SW 55 Terr, LLC. Thank	15503	18036		530.66	(530.66)
Totals				731.26	1,061.32	(530.66)
97.00 RYAN HOUSING, LLC				Beginning Balance		1,650.00
04/01/2025	Common charges - April 2025	15812	17915	550.00		2,200.00
04/28/2025	Received by ch. A2504251101_DQ0JA7 LB from RYAN HOUSING, LLC. Thank yo	15523	18120		2,200.00	0.00
Totals				550.00	2,200.00	0.00
98.00 Juan & Nilza Figueroa				Beginning Balance		0.00
04/01/2025	Common charges - April 2025	15812	17915	550.00		550.00
04/01/2025	Special Assessment 2022 Unit 98	15522	17916	181.26		731.26
04/04/2025	Received by ch. L250403_HN8KZ6 LB from Juan & Nilza Figueroa. Thank yo	15137,15369	17983		550.00	181.26
Totals				731.26	550.00	181.26
99.01 Yamile A. Rives-Gonzalez				Beginning Balance		0.00
04/01/2025	Common charges - April 2025	15812	17915	550.00		550.00
04/01/2025	Special Assessment 2022 Unit 99	15522	17916	181.26		731.26
04/04/2025	Received by ch. A2504031706_OG4OD8 LB from Yamile A. Rives-Gonzalez. T	15491	17967		731.26	0.00
Totals				731.26	731.26	0.00
100.00 Julissa Senices				Beginning Balance		0.00
04/01/2025	Common charges - April 2025	15812	17915	550.00		550.00
04/01/2025	Special Assessment 2022 Unit 100	15522	17916	181.26		731.26
04/08/2025	Received by ch. A2504070428_LA0BH2 LB from Julissa Senices. Thank you	15471	18024		181.26	550.00
04/09/2025	Received by ch. A2504080428_JD7CK2 LB from Julissa Senices. Thank you	15371	18053		550.00	0.00
Totals				731.26	731.26	0.00
101.01 Otten & Denysis Rodriguez				Beginning Balance		0.00
04/01/2025	Common charges - April 2025	15812	17915	550.00		550.00
04/01/2025	Special Assessment 2022 Unit 101	15522	17916	181.26		731.26
04/11/2025	Received by ch. T2504071852_SP2AW5 LB from Otten & Denysis Rodriguez.	15372,15472	18071		731.26	0.00
Totals				731.26	731.26	0.00
102.00 Laura C Velasco				Beginning Balance		240.58
04/01/2025	Common charges - April 2025	15812	17915	550.00		790.58
04/01/2025	Special Assessment 2022 Unit 102	15522	17916	181.26		971.84
04/08/2025	Received by ch. L250407_EL8LL5 LB from Laura C Velasco. Thank you	15194,15041,15373	18042		550.00	421.84
04/08/2025	Received by ch. L250407_PK9BF9 LB from Laura C Velasco. Thank you	15373	18043		181.28	240.56
04/15/2025	Late payment fees	15219	17787	15.00		255.56
Totals				746.26	731.28	255.56
103.00 Leticia Hernandez				Beginning Balance		(296.74)
04/01/2025	Common charges - April 2025	15812	17915	550.00		253.26
04/01/2025	Special Assessment 2022 Unit 103	15522	17916	181.26		434.52
04/04/2025	Security Deposit - Security Rental Deposit	15495	17994	1,000.00		1,434.52

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Account Trx Date	Description	Invoice Date & No	Trx	Debit	Credit	Balance
04/04/2025	Received by ch. 02781 from 103.00 - Leticia Hernandez. Thank you	15495	17995		1,000.00	434.52
04/15/2025	Late payment fees	15220	17788	15.00		449.52
Totals				1,746.26	1,000.00	449.52
104.00 Mariela V Briceno				Beginning Balance		0.00
04/01/2025	Common charges - April 2025	15812	17915	550.00		550.00
04/01/2025	Special Assessment 2022 Unit 104	15522	17916	181.26		731.26
04/15/2025	Late payment fees	15221	17789	15.00		746.26
04/15/2025	Received by ch. A2504132154_OA9NI6 LB from Mariela V Briceno. Thank yo	15375,15475	18082		731.26	15.00
Totals				746.26	731.26	15.00
105.01 Juan Carlos Riera & Claudia De Stefano				Beginning Balance		0.00
04/01/2025	Common charges - April 2025	15812	17915	550.00		550.00
04/01/2025	Special Assessment 2022 Unit 105	15522	17916	181.26		731.26
04/07/2025	Received by ch. T2504020444_CO6XU6 LB from Juan Carlos Riera & Claudia	15376,15476	17999		731.26	0.00
Totals				731.26	731.26	0.00
106.00 Norma & Lisette Luaces				Beginning Balance		0.00
04/01/2025	Common charges - April 2025	15812	17915	550.00		550.00
04/01/2025	Special Assessment 2022 Unit 106	15522	17916	181.26		731.26
04/02/2025	Received by ch. A2504010453_YF8WN8 LB from Norma & Lisette Luaces. Tha	15377	17937		550.00	181.26
04/02/2025	Received by ch. A2504010453_KV4RU9 LB from Norma & Lisette Luaces. Tha	15477	17947		181.26	0.00
Totals				731.26	731.26	0.00
107.00 Gabriel Sanchez				Beginning Balance		89.65
04/01/2025	Common charges - April 2025	15812	17915	550.00		639.65
04/01/2025	Special Assessment 2022 Unit 107	15522	17916	181.26		820.91
04/15/2025	Late payment fees	15222	17790	15.00		835.91
Totals				746.26	0.00	835.91
108.00 Rodolfo Gonzalez & Silvia Gonzalez				Beginning Balance		(550.00)
04/01/2025	Common charges - April 2025	15812	17915	550.00		0.00
04/01/2025	Special Assessment 2022 Unit 108	15522	17916	181.26		181.26
04/02/2025	Received by ch. A2504010535_DB5ZM0 LB from Rodolfo Gonzalez & Silvia G	15479	17943		181.26	0.00
04/24/2025	Received by ch. L250423_YD7KN3 LB from Rodolfo Gonzalez & Silvia Gonza	15534	18117		550.00	(550.00)
Totals				731.26	731.26	(550.00)
109.00 Jorge A Verdi				Beginning Balance		(4.98)
04/01/2025	Common charges - April 2025	15812	17915	550.00		545.02
04/01/2025	Special Assessment 2022 Unit 109	15522	17916	181.26		726.28
04/02/2025	Received by ch. L250401_LB3CC8 LB from Jorge A Verdi. Thank you	15480	17925		181.26	545.02
04/02/2025	Received by ch. L250401_AT4QV1 LB from Jorge A Verdi. Thank you	15380,15484	17926		550.00	(4.98)
Totals				731.26	731.26	(4.98)
110.01 Charles P. Gaffney & Madelaine M. Gonzalez				Beginning Balance		(57.46)
04/01/2025	Common charges - April 2025	15812	17915	550.00		492.54

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From 04/01/2025 to 04/30/2025

Account Trx Date	Description	Invoice Date & No	Trx	Debit	Credit	Balance
04/01/2025	Special Assessment 2022 Unit 110	15522	17916	181.26		673.80
04/10/2025	Received by ch. T2504070426_AT0GL1 LB from Charles P. Gaffney & Madela	15381,15481,15509	18058		731.26	(57.46)
Totals				731.26	731.26	(57.46)
111.00 Rosa Goncalves				Beginning Balance		0.00
04/01/2025	Received by ch. A2503312000_NH0TU4 LB from Rosa Goncalves. Thank you	15270	17911		550.00	(550.00)
04/01/2025	Received by ch. A2503312000_HW1QJ8 LB from Rosa Goncalves. Thank you	15271	17912		181.26	(731.26)
04/01/2025	Common charges - April 2025	15812	17915	550.00		(181.26)
04/01/2025	Special Assessment 2022 Unit 111	15522	17916	181.26		0.00
Totals				731.26	731.26	0.00
112.00 Elizabeth & Hugo Vega				Beginning Balance		36.00
04/01/2025	Common charges - April 2025	15812	17915	550.00		586.00
04/01/2025	Special Assessment 2022 Unit 112	15522	17916	181.26		767.26
04/02/2025	Received by ch. A2504011034_EO5ZN7 LB from Elizabeth & Hugo Vega. Than	15051,15383,15483	17941		310.03	457.23
Totals				731.26	310.03	457.23
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		52,969.16
04/04/2025	Deposit 103000.00 - City National Bank - SEC.DEP. Dep. # 2568		17996	1,000.00		53,969.16
Totals				1,000.00	0.00	53,969.16
104100.00 U.S. Century Bank - Operating				Beginning Balance		8,754.40
04/01/2025	Lockbox deposit		17909	731.26		9,485.66
04/01/2025	Lockbox deposit		17913	685.00		10,170.66
04/01/2025	Check - NATIONAL SENTINEL Inv. 8782(3/1/25 - 3/15/25) ch. # 516	8782	17921		8,243.28	1,927.38
04/01/2025	Check - Caribbean Property Management Inv. 24549/Cleaning of 110 mailb ch. # 517	24549	17922		420.00	1,507.38
04/01/2025	Check - Carina Barcelo REIMBURSE COMMON AREAS LOCK(2) ch. # 518		17923		23.16	1,484.22
04/02/2025	Lockbox deposit		17928	1,281.26		2,765.48
04/02/2025	Lockbox deposit		17951	4,221.30		6,986.78
04/03/2025	Lockbox deposit		17960	550.00		7,536.78
04/04/2025	Lockbox deposit		17981	3,081.26		10,618.04
04/04/2025	Lockbox deposit		17986	1,281.26		11,899.30
04/04/2025	Lockbox deposit		17988	514.00		12,413.30
04/04/2025	Deposit 104100.00 - U.S. Century Bank - Operating Dep. # 2567		17993	2,417.26		14,830.56
04/07/2025	Lockbox deposit		18000	731.26		15,561.82
04/07/2025	Lockbox deposit		18009	2,381.26		17,943.08
04/07/2025	Direct payment - COMCAST 4/1/25 - 4/30/25		18011		8,021.63	9,921.45
04/07/2025	Check - OTTEN RODRIGUEZ REIMBURSEMENT(BERTHA'S FOUNTAINS INVOICE) ch. # 519		18018		3,959.00	5,962.45
04/07/2025	Check - THE LAKE DOCTORS, INC. Inv. 1975645 ch. # 520	1975645	18020		232.00	5,730.45

Bridgepoint HOA, Inc.

Detailed General Ledger

From 04/01/2025 to 04/30/2025

Account Trx Date	Description	Invoice Date & No	Trx	Debit	Credit	Balance
04/07/2025	Check - SIEGFRIED RIVERA Inv. 305941 ch. # 521	305941	18021		182.58	5,547.87
04/07/2025	Check - RUBIO GARDEN Inv. 6383A ch. # 522	6383A	18022		1,300.00	4,247.87
04/07/2025	Check - Caribbean Property Management Inv. 24554 ch. # 523	24554	18023		449.54	3,798.33
04/07/2025	Deposit 104100.00 - U.S. Century Bank - Operating Dep. # 2580		18052	1,449.00		5,247.33
04/08/2025	Lockbox deposit		18030	731.26		5,978.59
04/08/2025	Lockbox deposit		18038	2,543.18		8,521.77
04/08/2025	Lockbox deposit		18044	1,650.00		10,171.77
04/08/2025	Lockbox deposit		18047	550.00		10,721.77
04/08/2025	Check - NATIONAL SENTINEL Inv. 8800(3/16/25 - 3/31/25) ch. # 524	8800	18048		8,792.83	1,928.94
04/09/2025	Returned item bank fee -		18090		10.00	1,918.94
04/09/2025	Returned item 38.00 - Noreen Saunders in 104100.00 - U.S. Century Bank		18091		550.00	1,368.94
04/10/2025	Lockbox deposit		18056	731.26		2,100.20
04/10/2025	Lockbox deposit		18059	731.26		2,831.46
04/11/2025	Lockbox deposit		18069	2,743.78		5,575.24
04/11/2025	Lockbox deposit		18075	362.52		5,937.76
04/11/2025	Lockbox deposit		18081	550.00		6,487.76
04/14/2025	Lockbox deposit		18078	550.00		7,037.76
04/15/2025	Lockbox deposit		18086	1,281.26		8,319.02
04/15/2025	Lockbox deposit		18089	1,462.52		9,781.54
04/16/2025	Lockbox deposit		18093	1,171.90		10,953.44
04/16/2025	Lockbox deposit		18096	550.00		11,503.44
04/16/2025	Lockbox deposit		18099	550.30		12,053.74
04/20/2025	Direct payment - FPL 3/11/25 - 4/9/25		18108		2,787.24	9,266.50
04/21/2025	Lockbox deposit		18104	731.26		9,997.76
04/22/2025	Lockbox deposit		18106	731.26		10,729.02
04/23/2025	Direct payment - FIRST INSURANCE FUNDING Inv. QUOTE #65601304	QUOTE #65601304	18107		5,683.61	5,045.41
04/23/2025	Check - RUBIO GARDEN Inv. 6412 ch. # 525	6412	18113		4,950.00	95.41
04/24/2025	Lockbox deposit		18116	839.26		934.67
04/24/2025	Lockbox deposit		18118	550.00		1,484.67
04/25/2025	Maintenance Fees funds transfer		18119	25,624.00		27,108.67
04/28/2025	Lockbox deposit		18121	2,200.00		29,308.67
04/28/2025	Lockbox deposit		18124	550.00		29,858.67
04/29/2025	Lockbox deposit		18127	550.00		30,408.67
04/29/2025	Check - RUBIO GARDEN Inv. 200 & 6442/FINAL PMT ch. # 526	200	18138		3,225.00	27,183.67
04/29/2025	Check - RUBIO GARDEN Inv. 6410 ch. # 527	6410	18139		3,480.00	23,703.67
04/29/2025	Check - NATIONAL SENTINEL Inv. 8815(4/1/25 - 4/15/25) ch. # 528	8815	18140		8,243.28	15,460.39
04/29/2025	Check - PESKY CRITTERS Inv. 1003231 ch. # 529	1003231	18141		525.00	14,935.39
04/29/2025	Check - Oliver's Pool Inv. 44 ch. # 530	44	18142		770.00	14,165.39
04/29/2025	Check - THE LAKE DOCTORS, INC. Inv. 2014202 ch. # 531	2014202	18143		243.00	13,922.39

Bridgepoint HOA, Inc.

Detailed General Ledger

From 04/01/2025 to 04/30/2025

Account Trx Date	Description	Invoice Date & No	Trx	Debit	Credit	Balance
04/29/2025	Check - SIEGFRIED RIVERA Inv. 307216 ch. # 532	307216	18144		687.88	13,234.51
04/29/2025	Check - Caribbean Property Management Inv. 24607/May janitorial fees ch. # 533	24607	18145		1,335.00	11,899.51
04/29/2025	Check - Caribbean Property Management Inv. 24644/May management fees ch. # 534	24644	18146		1,855.00	10,044.51
04/29/2025	Check - Carina Barcelo REIMBURSEMENT ch. # 535		18147		121.96	9,922.55
04/29/2025	Returned item 4.00 - Rosalba Millet in 104100.00 - U.S. Century Bank -		18227		839.26	9,083.29
04/30/2025	Lockbox deposit		18149	550.00		9,633.29
04/30/2025	Direct payment - COMCAST 4/13/25 - 5/12/25		18150		271.04	9,362.25
Totals				67,809.14	67,201.29	9,362.25
104200.00 U.S. Century Bank - Reserves				Beginning Balance		138,187.35
04/30/2025	Interest 104200.00 - U.S. Century Bank - Reserves		18486	5.68		138,193.03
Totals				5.68	0.00	138,193.03
104300.00 U.S. Century Bank - Special Assess				Beginning Balance		28,119.98
04/01/2025	Lockbox deposit		17914	181.26		28,301.24
04/02/2025	Lockbox deposit		17929	181.26		28,482.50
04/02/2025	Lockbox deposit		17952	3,966.33		32,448.83
04/03/2025	Lockbox deposit		17957	2,194.08		34,642.91
04/03/2025	Lockbox deposit		17961	181.26		34,824.17
04/04/2025	Lockbox deposit		17982	9,489.12		44,313.29
04/07/2025	Lockbox deposit		17998	550.00		44,863.29
04/07/2025	Lockbox deposit		18010	1,831.26		46,694.55
04/08/2025	Lockbox deposit		18031	1,643.78		48,338.33
04/08/2025	Lockbox deposit		18039	2,519.50		50,857.83
04/08/2025	Lockbox deposit		18045	181.28		51,039.11
04/09/2025	Lockbox deposit		18054	550.00		51,589.11
04/10/2025	Lockbox deposit		18060	731.26		52,320.37
04/11/2025	Lockbox deposit		18070	1,643.78		53,964.15
04/11/2025	Lockbox deposit		18072	731.26		54,695.41
04/14/2025	Lockbox deposit		18079	181.26		54,876.67
04/15/2025	Lockbox deposit		18087	912.52		55,789.19
04/16/2025	Lockbox deposit		18097	181.26		55,970.45
04/17/2025	Lockbox deposit		18101	550.00		56,520.45
04/23/2025	Lockbox deposit		18111	731.26		57,251.71
04/25/2025	Maintenance Fees funds transfer		18119		25,624.00	31,627.71
04/28/2025	Lockbox deposit		18125	181.26		31,808.97
04/28/2025	Loan Payment		18487		19,349.74	12,459.23
Totals				29,312.99	44,973.74	12,459.23
104500.00 U.S. Century Bank - Drain Modification				Beginning Balance		32,791.37
Totals				0.00	0.00	32,791.37
130100.00 Allowance for Bad Debt				Beginning Balance		(6,400.00)
Totals				0.00	0.00	(6,400.00)

Bridgepoint HOA, Inc.

Detailed General Ledger

From 04/01/2025 to 04/30/2025

Account Trx Date	Description	Invoice Date & No	Trx	Debit	Credit	Balance
130200.00 Prepaid Expenses				Beginning Balance		3,190.00
04/01/2025	Monthly Prepaid Expenses		17918		3,190.00	0.00
04/29/2025	Caribbean Property Management	24607	18135	1,335.00		1,335.00
04/29/2025	Caribbean Property Management	24644	18136	1,855.00		3,190.00
Totals				3,190.00	3,190.00	3,190.00
130300.00 Prepaid Insurance				Beginning Balance		16,711.55
04/01/2025	Prepaid Insurance		17919		5,726.02	10,985.53
Totals				0.00	5,726.02	10,985.53
130400.00 Utility Deposits				Beginning Balance		224.61
Totals				0.00	0.00	224.61
135000.00 Unbilled Special Assessment				Beginning Balance		127,012.64
04/01/2025	Special Assessment 2022 - April 2025	15522	17916		18,126.00	108,886.64
Totals				0.00	18,126.00	108,886.64
140000.00 Exchange/ Suspense				Beginning Balance		514.00
Totals				0.00	0.00	514.00
149900.00 Undeposited Funds				Beginning Balance		0.00
04/30/2025	Total of transactions			72,498.13	72,498.13	
Totals				72,498.13	72,498.13	0.00
210000.00 Security Rental Deposit				Beginning Balance		57,799.75
04/04/2025	103, unit 103, inv. 15495;1 Security Deposit - Security Rental Deposi	15495	17994		1,000.00	58,799.75
Totals				0.00	1,000.00	58,799.75
220000.00 US Century Bank - LOAN				Beginning Balance		133,129.38
04/28/2025	Loan Payment		18487	18,777.54		114,351.84
Totals				18,777.54	0.00	114,351.84
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		(683,249.68)
Totals				0.00	0.00	(683,249.68)
220300.00 Loan Interest Expense				Beginning Balance		(49,271.84)
04/28/2025	Loan Payment		18487	572.20		(49,844.04)
Totals				572.20	0.00	(49,844.04)
230100.00 Special Assessment 2023 Income				Beginning Balance		75,808.32
Totals				0.00	0.00	75,808.32
230200.00 Special Assessment 2023 - Expenses				Beginning Balance		(78,308.32)
Totals				0.00	0.00	(78,308.32)
301001.00 Maintenance Income				Beginning Balance		163,825.86
04/01/2025	Common charges - April 2025	15812	17915		61,600.00	225,425.86
04/01/2025	Reserve Income		17917	6,991.48		218,434.38
Totals				6,991.48	61,600.00	218,434.38
301002.00 Reserve Assessments				Beginning Balance		20,974.14

Bridgepoint HOA, Inc.

Detailed General Ledger

From 04/01/2025 to 04/30/2025

Account Trx Date	Description	Invoice Date & No	Trx	Debit	Credit	Balance
04/01/2025	Reserve Income		17917		6,991.48	27,965.62
Totals				0.00	6,991.48	27,965.62
301003.00 Late Fees Income				Beginning Balance		(30.00)
04/15/2025	Late payment fees - Unit 13		17773		15.00	(15.00)
04/15/2025	Late payment fees - Unit 20	15234	17774		15.00	0.00
04/15/2025	Late payment fees - Unit 21		17775		15.00	15.00
04/15/2025	Late payment fees - Unit 28		17776		15.00	30.00
04/15/2025	Late payment fees - Unit 34		17777		15.00	45.00
04/15/2025	Late payment fees - Unit 38		17778		15.00	60.00
04/15/2025	Late payment fees - Unit 40		17779		15.00	75.00
04/15/2025	Late payment fees - Unit 48		17781		15.00	90.00
04/15/2025	Late payment fees - Unit 50		17782		15.00	105.00
04/15/2025	Late payment fees - Unit 56		17783		15.00	120.00
04/15/2025	Late payment fees - Unit 74		17784		15.00	135.00
04/15/2025	Late payment fees - Unit 85		17785		15.00	150.00
04/15/2025	Late payment fees - Unit 88		17786		15.00	165.00
04/15/2025	Late payment fees - Unit 102		17787		15.00	180.00
04/15/2025	Late payment fees - Unit 103		17788		15.00	195.00
04/15/2025	Late payment fees - Unit 104		17789		15.00	210.00
04/15/2025	Late payment fees - Unit 107		17790		15.00	225.00
Totals				0.00	255.00	225.00
301004.00 Legal Fees Income				Beginning Balance		1,269.77
Totals				0.00	0.00	1,269.77
301006.00 Security Remotes				Beginning Balance		25.00
Totals				0.00	0.00	25.00
301009.00 Miscellaneous Income				Beginning Balance		50.00
Totals				0.00	0.00	50.00
301111.00 Reserves Interest Income				Beginning Balance		14.95
04/30/2025	Interest 104200.00 - U.S. Century Bank - Reserves		18486		5.68	20.63
Totals				0.00	5.68	20.63
401100.00 INSURANCE: Commercial Property Package				Beginning Balance		17,178.06
04/01/2025	Prepaid Insurance		17919	5,726.02		22,904.08
Totals				5,726.02	0.00	22,904.08
402200.00 PROFESSIONAL FEES: Legal Services				Beginning Balance		3,108.71
04/02/2025	SIEGFRIED RIVERA (250630.00 - SIEGFRIED RIVERA)	04-02-2025 307216	18134	687.88		3,796.59
Totals				687.88	0.00	3,796.59
404100.00 CONTRACTED EXPENSE: Pest Control/ Exte				Beginning Balance		1,525.00
Totals				0.00	0.00	1,525.00
404200.00 CONTRACTED EXPENSE: Janitorial Mainten				Beginning Balance		4,005.00
04/01/2025	Monthly Janitorial Fees		17918	1,335.00		5,340.00
Totals				1,335.00	0.00	5,340.00

Bridgepoint HOA, Inc.

Detailed General Ledger

From 04/01/2025 to 04/30/2025

Account Trx Date	Description	Invoice Date & No	Trx	Debit	Credit	Balance
404300.00 CONTRACTED EXPENSE: Lake Maintenance				Beginning Balance		696.00
04/07/2025	THE LAKE DOCTORS, INC. (250660.00 - THE LAKE DOCTORS, INC.)	04-07-2025 2014202	18132	243.00		939.00
Totals				243.00	0.00	939.00
404400.00 CONTRACTED EXPENSE: Landscape Maint				Beginning Balance		14,850.00
04/21/2025	RUBIO GARDEN (250612.00 - RUBIO GARDEN)	04-21-2025 6486	18247	4,950.00		19,800.00
Totals				4,950.00	0.00	19,800.00
404500.00 CONTRACTED EXPENSE: Management Fees				Beginning Balance		5,565.00
04/01/2025	Monthly Management Fees		17918	1,855.00		7,420.00
Totals				1,855.00	0.00	7,420.00
404600.00 CONTRACTED EXPENSE: Pool & Spa Maint				Beginning Balance		2,310.00
04/01/2025	Oliver's Pool (250702.10 - Oliver's Pool)	04-01-2025 44	18133	770.00		3,080.00
Totals				770.00	0.00	3,080.00
404700.00 CONTRACTED EXPENSE: Security				Beginning Balance		50,284.01
04/01/2025	NATIONAL SENTINEL (250420.00 - NATIONAL SENTINEL)	04-01-2025 8815	18129	8,243.28		58,527.29
04/16/2025	NATIONAL SENTINEL (250420.00 - NATIONAL SENTINEL)	04-16-2025 8837	18248	8,243.28		66,770.57
Totals				16,486.56	0.00	66,770.57
404800.00 CONTRACTED EXPENSE: T.V. Cable Service				Beginning Balance		24,064.03
04/07/2025	Direct payment - COMCAST 4/1/25 - 4/30/25		18011	8,021.63		32,085.66
Totals				8,021.63	0.00	32,085.66
405100.00 R&M: Entry System Repairs				Beginning Balance		1,807.50
Totals				0.00	0.00	1,807.50
405400.00 R&M: General Repairs & Maintence				Beginning Balance		1,101.86
04/04/2025	AMERI-CLEAN PUMPING INC. (250051.00 - AMERI-CLEAN PUMPING INC.)	04-04-2025 16381	18131	3,400.00		4,501.86
04/30/2025	THE BEAUTIFUL MAILBOX COMPANY (250640.00 - THE BEAUTIFUL MAILBOX COMPANY)	04-30-2025 177924	18253	94.70		4,596.56
04/30/2025	THE BEAUTIFUL MAILBOX COMPANY (250640.00 - THE BEAUTIFUL MAILBOX COMPANY)	04-30-2025 177928	18255	94.70		4,691.26
Totals				3,589.40	0.00	4,691.26
405480.00 Gym Equipment				Beginning Balance		400.00
Totals				0.00	0.00	400.00
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		1,117.26
04/01/2025	Check - Carina Barcelo REIMBURSE COMMON AREAS LOCK(2)		17923	23.16		1,140.42
04/29/2025	Check - Carina Barcelo REIMBURSEMENT		18147	121.96		1,262.38
Totals				145.12	0.00	1,262.38
405920.00 R&M: Tree Trimming / Yearly				Beginning Balance		750.00
Totals				0.00	0.00	750.00
405930.00 R&M Misc. Landscape Replacement				Beginning Balance		6,450.00

Bridgepoint HOA, Inc.

Detailed General Ledger

From 04/01/2025 to 04/30/2025

Account Trx Date	Description	Invoice Date & No	Trx	Debit	Credit	Balance
04/25/2025	RUBIO GARDEN (250612.00 - RUBIO GARDEN)	04-25-2025 6597	18413	500.00		6,950.00
04/25/2025	RUBIO GARDEN (250612.00 - RUBIO GARDEN)	04-25-2025 6598	18414	1,650.00		8,600.00
04/25/2025	RUBIO GARDEN (250612.00 - RUBIO GARDEN)	04-25-2025 6599	18415	750.00		9,350.00
Totals				2,900.00	0.00	9,350.00
406100.00 MISC: Bad Debt Expense				Beginning Balance		105.00
Totals				0.00	0.00	105.00
406400.00 MISC: Administrative Expenses				Beginning Balance		579.50
Totals				0.00	0.00	579.50
406410.00 MISC: Reimb. Printing & Off Supplies				Beginning Balance		2,315.10
04/07/2025	Caribbean Property Management (250130.00 - Caribbean Property Management)	04-07-2025 24554	18013	449.54		2,764.64
Totals				449.54	0.00	2,764.64
406500.00 R&M: Pool & Fountain Repair				Beginning Balance		1,800.00
04/07/2025	Check - OTTEN RODRIGUEZ REIMBURSEMENT(BERTHA'S FOUNTAINS INVOICE)		18018	3,959.00		5,759.00
Totals				3,959.00	0.00	5,759.00
407100.00 UTILITIES: Electricity				Beginning Balance		6,704.25
04/20/2025	Direct payment - FPL 3/11/25 - 4/9/25		18108	2,787.24		9,491.49
Totals				2,787.24	0.00	9,491.49
407200.00 UTILITIES: Guardhouse Telephone/Internet				Beginning Balance		809.53
04/30/2025	Direct payment - COMCAST 4/13/25 - 5/12/25		18150	271.04		1,080.57
Totals				271.04	0.00	1,080.57
407300.00 UTILITIES: Water & Sewer				Beginning Balance		135.40
Totals				0.00	0.00	135.40
411000.00 Reserve Transfer				Beginning Balance		20,974.44
04/01/2025	Reserve Transfer		18488	6,991.48		27,965.92
Totals				6,991.48	0.00	27,965.92
412000.00 RESERVES INT. TRANSFER				Beginning Balance		14.95
04/01/2025	Reserve Interest Transfer		17920	5.68		20.63
Totals				5.68	0.00	20.63
601100.00 Reserve - Exterior Painting				Beginning Balance		64,786.39
04/01/2025	Reserve Transfer		18488		1,671.47	66,457.86
Totals				0.00	1,671.47	66,457.86
601110.00 Reserve - Pavement/ Sealcoating				Beginning Balance		20,548.24
04/01/2025	Reserve Transfer		18488		1,513.13	22,061.37
Totals				0.00	1,513.13	22,061.37
601120.00 Reserve - Asphalt Road Repaveme				Beginning Balance		3,114.87
04/01/2025	Reserve Transfer		18488		281.37	3,396.24
Totals				0.00	281.37	3,396.24
601130.00 Reserve - Tennis Ct Resurfacing				Beginning Balance		2,128.07
04/01/2025	Reserve Transfer		18488		79.83	2,207.90

Bridgepoint HOA, Inc.

Detailed General Ledger

From 04/01/2025 to 04/30/2025

Account	Description	Invoice Date & No	Trx	Debit	Credit	Balance
Trx Date						
Totals				0.00	79.83	2,207.90
				Beginning Balance		27,737.00
04/01/2025	Reserve Transfer		18488		127.12	27,864.12
Totals				0.00	127.12	27,864.12
				Beginning Balance		16,069.94
04/01/2025	Reserve Transfer		18488		8.41	16,078.35
Totals				0.00	8.41	16,078.35
				Beginning Balance		25,789.34
04/01/2025	Reserve Transfer		18488		1,452.98	27,242.32
Totals				0.00	1,452.98	27,242.32
				Beginning Balance		3,166.71
04/01/2025	Reserve Transfer		18488		42.58	3,209.29
Totals				0.00	42.58	3,209.29
				Beginning Balance		5,000.04
Totals				0.00	0.00	5,000.04
				Beginning Balance		8,205.94
Totals				0.00	0.00	8,205.94
				Beginning Balance		25,358.12
04/01/2025	Reserve Transfer		18488		769.45	26,127.57
Totals				0.00	769.45	26,127.57
				Beginning Balance		3,000.00
04/01/2025	Reserve Transfer		18488		1,000.00	4,000.00
Totals				0.00	1,000.00	4,000.00
				Beginning Balance		6,635.46
04/01/2025	Reserve Transfer		18488		45.14	6,680.60
Totals				0.00	45.14	6,680.60
				Beginning Balance		96.94
04/01/2025	Reserve Interest Transfer		17920		5.68	102.62
Totals				0.00	5.68	102.62
				Beginning Balance		(81,292.83)
Totals				0.00	0.00	(81,292.83)

Bridgepoint HOA, Inc.

Detailed General Ledger

From 04/01/2025 to 04/30/2025

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

Transaction Totals

Total Debits	<u>408,607.51</u>
Total Credits	<u>408,607.51</u>
Difference	<u>0.00</u>
Total Assets	<u>369,815.32</u>
Total Liabilities	<u>106,780.74</u>
Total Equity	<u>163,816.71</u>
Total Income	<u>247,990.40</u>
Total Expense	<u>237,304.19</u>

Ledger Totals

Beginning Debits	<u>1,473,610.13</u>
Beginning Credits	<u>1,473,610.13</u>
Difference	<u>0.00</u>
Ending Debits	<u>1,882,217.64</u>
Ending Credits	<u>1,882,217.64</u>
Difference	<u>0.00</u>