

Caribbean Property Management, Inc.

Professional Community Association Management

Bridgepoint HOA, Inc.

January 31, 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

01/31/2025

Assets

Current Assets

Checking/ Savings

City National - OPERATING	4,524.39
City National Bank - SEC.DEPT.	45,619.16
U.S. Century Bank - Operating	18,750.08
U.S. Century Bank - Reserves	115,458.30
U.S. Century Bank - Special Assess	3,820.69
U.S. Century Bank - Drain Modification	32,791.37

TOTAL Checking/ Savings 220,963.99

TOTAL Current Assets 220,963.99

Owner Receivables 34,162.19

Other Current Assets

Allowance for Bad Debt	(6,400.00)
Prepaid Expenses	3,085.00
Prepaid Insurance	28,163.59
Utility Deposits	224.61
Exchange/ Suspense	(29.78)
Unbilled Special Assessment	163,264.64

TOTAL Other Current Assets 188,308.06

Total Assets 443,434.24

Liabilities

Prepaid Owners Receivable 39,639.93

Accounts Payable - Net Total 38,899.69

Other Current Liabilities

Security Rental Deposit 45,649.75

TOTAL Other Current Liabilities 45,649.75

LOAN

LOAN - US Century Bank 170,506.43

TOTAL LOAN 170,506.43

Special Assessment 2022

Special Assessment Income 730,840.32

Special Assessment Expenses (683,249.68)

Loan Interest Expense (47,949.41)

Bridgepoint HOA, Inc.

Balance Sheet

01/31/2025

TOTAL Special Assessment 2022	<u>(358.77)</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>291,837.03</u>
<u>Fund Balance</u>	
Reserves	
Reserve - Exterior Painting	61,443.45
Reserve - Pavement/ Sealcoating	17,521.98
Reserve - Asphalt Road Repaveme	2,552.13
Reserve - Tennis Ct Resurfacing	1,968.41
Reserve - Stamped Conc. Pavers	27,482.76
Reserve - Guardhouse/Pool Roofs	16,053.12
Reserve - Special/General Funds	22,883.38
Reserve - Fountains	3,081.55
Reserve - Drain Cleaning	5,000.04
Reserve - Pool Resurfacing	8,205.94
Reserve - Landscape Replacement	23,819.22
Reserve - Pool Furniture	6,545.18
Reserve - Interest Income	86.89
TOTAL Reserves	<u>196,644.05</u>
Fund Balance - Operating	(54,817.51)
Net Income	8,770.67
Reserve - Lake Enbankment	1,000.00
<u>Total Fund Balance</u>	<u>151,597.21</u>
<u>Total Fund Balance and Liabilities</u>	<u>443,434.24</u>

Bridgepoint HOA, Inc.
Income and Expense Comparative Statement

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

	<u>January 2025</u>		<u>January to January</u>		
	<u>Actual</u>	<u>Budget</u>	<u>Actual</u>	<u>Budget</u>	<u>% Used</u>
Revenues					
Maintenance Income	54,609	54,642	54,609	54,642	99.94
Reserve Assessments	6,991	6,991	6,991	6,991	100.00
Late Fees Income	(120)	0	(120)	0	0.00
Legal Fees Income	1,270	0	1,270	0	0.00
Total Revenues	62,750	61,633	62,750	61,633	101.81

Expenses

Administrative

Administrative Expenses	180	0	180	0	0.00
Corporate Annual Report	0	5	0	5	0.00
Pool Permit	0	50	0	50	0.00
Reimb. Printing & Off Supplies	687	500	687	500	137.40
TOTAL Administrative	867	555	867	555	156.22

Insurance

Commercial Property Package	5,726	6,871	5,726	6,871	83.34
TOTAL Insurance	5,726	6,871	5,726	6,871	83.34

Contracted Expenses

Janitorial Maintenance	1,335	1,100	1,335	1,100	121.36
Lake Maintenance	232	238	232	238	97.48
Landscape Maintenance	4,950	4,950	4,950	4,950	100.00
Management Fees	1,750	1,855	1,750	1,855	94.34
Pest Control/ Exterminating	0	368	0	368	0.00
Pool & Spa Maintenance	770	770	770	770	100.00
Security	17,311	15,000	17,311	15,000	115.41
Sprinkler Maintenance	0	500	0	500	0.00
T.V. Cable Services	8,024	8,024	8,024	8,024	100.00
TOTAL Contracted Expenses	34,372	32,805	34,372	32,805	104.78

Professional Fees

Audit, Review, and Compilation	0	417	0	417	0.00
Legal Services	1,388	833	1,388	833	166.63
Tax Return & Preparation Fees	0	42	0	42	0.00
TOTAL Professional Fees	1,388	1,292	1,388	1,292	107.43

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

Repairs & Maintenance

R&M: Drainage Refund	0	250	0	250	0.00
R&M: Electrical Repairs	0	167	0	167	0.00
R&M: Entry System Repairs	795	500	795	500	159.00
R&M: Fertilization	0	0	0	0	0.00
R&M: General Repairs & Maintenance	454	1,667	454	1,667	27.23
R&M: Gym Equipment	0	333	0	333	0.00
R&M: Lawn Ornamental Pest Control	0	0	0	0	0.00
R&M: Maintenance Supplies	0	250	0	250	0.00
R&M Misc. Landscape Replacement	0	833	0	833	0.00
R&M: Sprinkler Repairs	0	1,375	0	1,375	0.00
R&M: Tree Trimming / Yearly	750	1,542	750	1,542	48.64
R&M: Pool & Fountain Repair	0	167	0	167	0.00
TOTAL Repairs & Maintenance	1,999	7,084	1,999	7,084	28.22

Utilities

Electricity	2,635	1,800	2,635	1,800	146.39
Guardhouse Telephone/Internet	0	271	0	271	0.00
Water & Sewer	0	125	0	125	0.00
TOTAL Utilities	2,635	2,196	2,635	2,196	119.99

Reserves

Reserve Transfer	6,991	6,991	6,991	6,991	100.00
Reserve Deficit	0	3,840	0	3,840	0.00
TOTAL Reserves	6,991	10,831	6,991	10,831	64.55

Total Expenses	53,978	61,634	53,978	61,634	87.58
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Net Income	8,772	(1)	8,772	(1)	
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Bridgepoint HOA, Inc.

Receivable Accounts

As of : 01/31/2025

Account	Unit	Balance	Account Name
4.00	4	36.00	Millet, Rosalba
7.00	7	388.00	Berrones, Leticia
10.00	10	1,711.99	ATTORNEY - Luaces, Norma & Luaces, Lisette
13.00	13	806.26	Leza, Melba
16.01	16	34.05	Damas, Ricardo Eugenio & Lopez, Cristina Marie
21.00	21	3,557.30	ATTORNEY - Sosa, Sara
23.00	23	1,682.56	ATTORNEY - Luaces, Norma & Lisette
28.00	28	1,784.93	ATTORNEY - Harward, Tresca & William
31.00	31	21.00	Branger, Alejandro
32.00	32	1.95	Manuel Cardenal & Mary Cardenal
39.01	39	181.26	Valle, Blanca M.
40.01	40	731.26	Martinez, Christine
41.00	41	746.30	Marty, Rosemarie Rojas
42.00	42	1,332.00	ATTORNEY - Clarke, Evelina
43.01	43	554.00	Rivas-Fuentes, Sandra
48.00	48	161.92	LLC, 5510 SW 70TH Place & Brian Lawrence
49.00	49	550.00	Fernandez, Juan & Odette
50.00	50	2,085.75	ATTORNEY - Aleman, Doris & Alfredo
52.00	52	10.00	Bejarano, Bruna
57.00	57	406.26	Trustee, Manju Khatani Torres,
59.00	59	626.74	Hernandez, Joseph
60.00	60	386.90	Goltzer, Roxanna
63.00	63	186.98	Iliffe, Bonifacio Lopez & Christi
64.00	64	175.05	Sauma, Vanessa
68.00	68	34.14	Concetta S, Carlos Astudillo
73.00	73	776.26	Bossi, Adrian & Etcheberry, Mercedes
74.00	74	761.26	Bakarat, Anwar & Munira Elneser, Lina
79.01	79	181.26	Stone, Kimberlee
85.00	85	10,385.65	ATTORNEY - Belfort, Zayra
88.00	88	550.00	Diego, Vicente & Elizabeth
89.00	89	770.26	ATTORNEY - Chiron, Stewart & Melody
90.00	90	34.50	White, Roger
93.00	93	196.26	Baeza Dagger, Junney Maria & Vazquez Santiago, Melvin
95.01	95	51.00	Mega Holdings, LLC, Alvarez
100.00	100	14.79	Senices, Julissa
102.00	102	44.32	Velasco, Laura
105.01	105	416.82	Riera, Juan Carlos
106.00	106	1,697.56	ATTORNEY - Luaces, Norma & Luaces, Lisette
107.00	107	89.65	ATTORNEY - Sanchez, Gabriel & Sanchez, Maria

Number	Amount	Details
39	34,162.19	= Total of Receivables (Debit)
		= Total paid in advance (Credit) or zero
39	34,162.19	= Net total of selected accounts

Bridgepoint HOA, Inc.

Prepaid Receivables

As of : 01/31/2025

Account	Unit	Balance	Account Name
6.00	6	(800.69)	Tambini, Ana
8.01	8	(311.52)	Franye, Antonio & Patricia
9.00	9	(1,803.78)	Rojas Marty, Rose Marie
11.00	11	(145.26)	Sanchez, Rodolfo & Alina
15.00	15	(145.23)	Zuleta & Laura L., Marco
18.00	18	(731.26)	Sara Nazari, Seyed Mohammad H.
19.00	19	(985.02)	Siman, Gabriela M. Saca
20.01	20	(478.10)	Juan Correa & Melissa Freydehl Vazquez
22.00	22	(475.93)	Viana, Melissa
26.00	26	(731.26)	Borr, Nancy
29.00	29	(8,094.61)	Zeisler, Henry John & Ann S
33.00	33	(840.83)	Sanjurjo, Ernesto
34.00	34	(505.00)	Vidal, Nora
35.00	35	(550.07)	Ricker, Denise
37.00	37	(1,081.34)	Forns, Armentina
38.00	38	(618.52)	Saunders, Noreen
45.00	45	(3,408.14)	Corp., La Gorda
47.00	47	(151.55)	Green, Thomas & Carole
51.00	51	(139.03)	Berron, Diana
53.01	53	(1,623.35)	AK, LLC, Juniper
56.01	56	(167.71)	Tong, Richard & Tong, Linette
58.00	58	(181.26)	Valdivia, Isabel
61.00	61	(39.48)	Parsons, Ana
62.00	62	(377.52)	Nieves, Gaston Alejandro
65.00	65	(731.26)	Tambini, Ana & Cuenca, Andrea
67.00	67	(132.03)	Parra, Dennisse
69.00	69	(741.52)	Molina, Maria, Trustee & Maria E. Molina Family Trust
72.00	72	(753.67)	Guerrero, Maria
78.00	78	(731.26)	Patty, Christopher
80.00	80	(2,352.14)	Lackey, Ana Maria
84.00	84	(2,102.37)	Perez, Armando
92.00	92	(296.71)	Perez, Maritza N. & Nicole
94.00	94	(181.26)	Fowler, Susan
96.00	96	(543.78)	LLC, 6940 SW 55 Terr,
97.00	97	(4,250.00)	RYAN HOUSING, LLC & Paulette Perez
103.00	103	(478.00)	Hernandez, Leticia
108.00	108	(882.74)	Gonzales, Rodolfo & Gonzalez, Silvia
109.00	109	(736.24)	Verdi, Jorge
110.01	110	(57.46)	Gaffney, Charles P. & Gonzalez, Madelaine M.
112.00	112	(283.03)	Vega, Elizabeth & Hugo

Number	Amount	Details
		= Total of Receivables (Debit)
40	(39,639.93)	= Total paid in advance (Credit) or zero
40	(39,639.93)	= Net total of selected accounts

Bridgepoint HOA, Inc.
Summary Aged Accounts Receivable

As of 01/31/2025

Account	Unit	Name	Current	31-60	61-90	Over 90	Total	
1.00	1	Torres, Jeanette					0.00	
2.00	2	Corporation, RME					0.00	
3.01	3	Salazar, Liliana					0.00	
4.00	4	Millet, Rosalba		36.00			36.00	
5.00	5	Brewer, Walter					0.00	
6.00	6	Tambini, Ana	(550.00)	(250.69)			(800.69)	
7.00	7	Berrones, Leticia	(181.26)	731.26	(162.00)		388.00	
8.01	8	Franye, Antonio & Patricia		36.00			(311.52)	
9.00	9	Rojas Marty, Rose Marie	(1,803.78)				(1,803.78)	
10.00	10	Luaces, Norma & Luaces, Lissette		745.69	196.26	770.04	1,711.99	
			2 - 10/17/2024 - 30 Day Notice 3 - 1/6/2025 - ATP 4 - 1/17/2025 - LEGAL 4 - 1/24/2025 - LEGAL					
11.00	11	Sanchez, Rodolfo & Alina	(322.00)	(181.26)			(145.26)	
12.00	12	Santisteban, Michelle	(370.00)	217.26		152.74	0.00	
13.00	13	Leza, Melba	181.26	51.00	710.26	(136.26)	806.26	
14.00	14	Mendez, Gladys M.					0.00	
15.00	15	Zuleta & Laura L., Marco	(145.23)				(145.23)	
16.01	16	Damas, Ricardo Eugenio & Lopez,	(514.00)	217.26	514.00	201.79	34.05	
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	(929.52)	(405.50)			(985.02)	
20.01	20	Juan Correa & Melissa Freydell Va	(514.00)	35.90			(478.10)	
21.00	21	Sosa, Sara				3,557.30	3,557.30	
			2 - 12/13/2024 - 30 Day Notice 3 - 1/6/2025 - ATP 4 - 1/17/2025 - LEGAL 4 - 1/24/2025 - LEGAL					
22.00	22	Viana, Melissa		(475.93)			(475.93)	
23.00	23	Luaces, Norma & Lisette		746.26	196.26	740.04	1,682.56	
			2 - 10/17/2024 - 30 Day Notice 3 - 12/13/2024 - ATP 4 - 12/13/2024 - LEGAL 4 - 1/24/2025 - LEGAL					

Account	Unit	Name	Current	31-60	61-90	Over 90	Total
24.00	24	Conde, Cristina					0.00
25.00	25	Caballero, Beatriz					0.00
26.00	26	Borr, Nancy	(731.26)				(731.26)
27.00	27	Henderson, Lisette					0.00
28.00	28	Harward, Tresca & William		746.26	499.00	539.67	1,784.93
				2 - 10/17/2024 - 30 Day Notice 3 - 1/6/2025 - ATP 4 - 1/6/2025 - LEGAL 4 - 1/24/2025 - LEGAL			
29.00	29	Zeisler, Henry John & Ann S	(731.26)	(1,426.52)	(876.52)	(5,060.31)	(8,094.61)
30.00	30	Seivright, David & Pauline					0.00
31.00	31	Branger, Alejandro	(695.26)	36.00		680.26	21.00
32.00	32	Manuel Cardenal & Mary Cardenal	298.69	217.26		(514.00)	1.95
33.00	33	Sanjurjo, Ernesto	(1,028.00)	217.26		(30.09)	(840.83)
34.00	34	Vidal, Nora	(505.00)				(505.00)
35.00	35	Ricker, Denise	(550.00)	(0.07)			(550.07)
36.00	36	Jose M. Gispert, Gabriela Del Car	(332.74)	51.00	332.74	(51.00)	0.00
37.00	37	Forns, Armentina	(1,812.60)	217.26	181.26	332.74	(1,081.34)
38.00	38	Saunders, Noreen	(181.26)	(437.26)			(618.52)
39.01	39	Valle, Blanca M.		181.26			181.26
40.01	40	Martinez, Christine		731.26			731.26
				1 - 1/17/2025 - First Warning Letter 2 - 2/13/2025 - 30 Day Notice			
41.00	41	Marty, Rosemarie Rojas		217.26	181.26	347.78	746.30
				1 - 1/17/2025 - First Warning Letter 2 - 2/13/2025 - 30 Day Notice			
42.00	42	Clarke, Evelina	(566.26)	(566.26)	(297.96)	2,762.48	1,332.00
				2 - 9/16/2024 - 30 Day Notice 3 - 1/6/2025 - ATP 4 - 1/17/2025 - LEGAL 4 - 1/24/2025 - LEGAL			
43.01	43	Rivas-Fuentes, Sandra		550.00		4.00	554.00
44.00	44	Ruiz, Aldo					0.00
45.00	45	Corp., La Gorda		(514.00)	(514.00)	(2,380.14)	(3,408.14)
46.00	46	Bedoya, Jessica					0.00
47.00	47	Green, Thomas & Carole		(151.55)			(151.55)
48.00	48	LLC, 5510 SW 70TH Place & Bria		161.92			161.92
49.00	49	Fernandez, Juan & Odette		(8.78)		558.78	550.00
50.00	50	Aleman, Doris & Alfredo		50.97		2,034.78	2,085.75

Account	Unit	Name	Current	31-60	61-90	Over 90	Total
			2 - 1/6/2025 - 30 Day Notice 3 - 1/17/2025 - ATP 4 - 2/13/2025 - LEGAL				
51.00	51	Berron, Diana	(835.03)		696.00		(139.03)
52.00	52	Bejarano, Bruna		10.00			10.00
53.01	53	AK, LLC, Juniper		(514.00)	(695.26)	(414.09)	(1,623.35)
54.00	54	Karen Alas					0.00
55.00	55	Gonzalez, Esperanza					0.00
56.01	56	Tong, Richard & Tong, Linette		(478.00)	181.26	129.03	(167.71)
57.00	57	Trustee, Manju Khatani Torres,	(385.00)	(1,810.56)	325.26	2,276.56	406.26
58.00	58	Valdivia, Isabel		535.10		(716.36)	(181.26)
59.00	59	Hernandez, Joseph		36.00	76.74	514.00	626.74
			1 - 1/17/2025 - First Warning Letter 2 - 2/13/2025 - 30 Day Notice				
60.00	60	Goltzer, Roxanna		22.54		364.36	386.90
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		368.24		(181.26)	186.98
64.00	64	Sauma, Vanessa	(695.26)		(145.26)	1,015.57	175.05
65.00	65	Tambini, Ana & Cuenca, Andrea	(731.26)				(731.26)
66.00	66	Wang, He	(731.26)		(659.26)	1,390.52	0.00
67.00	67	Parra, Dennisse	(181.26)	49.23			(132.03)
68.00	68	Concetta S, Carlos Astudillo	(695.00)	35.78		693.36	34.14
69.00	69	Molina, Maria, Trustee & Maria E. M		217.26	(760.78)	(198.00)	(741.52)
70.00	70	Kristin Zanowski, Jose Baron		746.26	(202.48)	(543.78)	0.00
			2 - 1/6/2025 - 30 Day Notice 3 - 1/17/2025 - ATP 4 - 2/13/2025 - LEGAL				
71.00	71	Kritchman, William					0.00
72.00	72	Guerrero, Maria	(514.00)	(181.26)	(239.67)		(753.67)
73.00	73	Bossi, Adrian & Etcheberry, Merced	(514.00)	232.26	15.00	1,043.00	776.26
			1 - 1/17/2025 - First Warning Letter 2 - 2/13/2025 - 30 Day Notice				
74.00	74	Bakarat, Anwar & Munira Elneser, L		731.26		30.00	761.26
			1 - 1/17/2025 - First Warning Letter 2 - 2/13/2025 - 30 Day Notice				
75.00	75	Barcelo, Carina					0.00
76.00	76	Gutierrez, Nicholas Mark					0.00
77.01	77	Pittaluga, Chelsea					0.00

Account	Unit	Name	Current	31-60	61-90	Over 90	Total
78.00	78	Patty, Christopher	(731.26)				(731.26)
79.01	79	Stone, Kimberlee		181.26			181.26
80.00	80	Lackey, Ana Maria		(181.26)	(181.26)	(1,989.62)	(2,352.14)
81.00	81	Salzverg, Gisela					0.00
82.01	82	Delgado, Gustavo					0.00
83.00	83	Rafael Guilarte					0.00
84.00	84	Perez, Armando	(695.26)	(1,407.11)			(2,102.37)
85.00	85	Belfort, Zayra	1,284.77 2 - 2/23/2023 - 30 Day Notice 3 - 8/23/2023 - ATP	746.26	710.26	7,644.36	10,385.65
86.00	86	Pelaez, Gina					0.00
87.01	87	Jorin, Silvia					0.00
88.00	88	Diego, Vicente & Elizabeth	(181.26)	520.00	15.00	196.26	550.00
89.00	89	Chiron, Stewart & Melody	(731.26) 2 - 1/6/2025 - 30 Day Notice 3 - 1/17/2025 - ATP 4 - 2/13/2025 - LEGAL	51.00	529.00	1,487.78	770.26
90.00	90	White, Roger	(696.76)	(659.26)	695.26	695.26	34.50
91.00	91	Serrano, Jacqueline R					0.00
92.00	92	Perez, Maritza N. & Nicole		(296.71)			(296.71)
93.00	93	Baeza Dagger, Junney Maria & Va	(127.81)	746.26	(422.19)		196.26
94.00	94	Fowler, Susan				(181.26)	(181.26)
95.01	95	Mega Holdings, LLC, Alvarez	(332.74)	217.26	332.74	(166.26)	51.00
96.00	96	LLC, 6940 SW 55 Terr,	(543.78)				(543.78)
97.00	97	RYAN HOUSING, LLC & Paulette P		(4,250.00)			(4,250.00)
98.00	98	Figuroa, Juan & Nilza					0.00
99.01	99	Rives-Gonzalez, Yamile A.					0.00
100.00	100	Senices, Julissa		746.26	659.58	(1,391.05)	14.79
101.01	101	Rodriguez, Otten & Rodriguez, De					0.00
102.00	102	Velasco, Laura		44.32			44.32
103.00	103	Hernandez, Leticia	(514.00)	36.00			(478.00)
104.00	104	Briceno, Mariela					0.00
105.01	105	Riera, Juan Carlos		217.26		199.56	416.82
106.00	106	Luaces, Norma & Luaces, Lisette		746.26	196.26	755.04	1,697.56

Account	Unit	Name	Current	31-60	61-90	Over 90	Total	
			2 - 10/17/2024 - 30 Day Notice 3 - 1/6/2025 - ATP 4 - 1/17/2025 - LEGAL 4 - 1/24/2025 - LEGAL					
107.00	107	Sanchez, Gabriel & Sanchez, Mar		633.43	(543.78)		89.65	
			2 - 1/6/2025 - 30 Day Notice 3 - 1/17/2025 - ATP 4 - 2/13/2025 - LEGAL					
108.00	108	Gonzales, Rodolfo & Gonzalez, S		(882.74)			(882.74)	
109.00	109	Verdi, Jorge		(736.24)			(736.24)	
110.01	110	Gaffney, Charles P. & Gonzalez, M		(57.46)			(57.46)	
111.00	111	Goncalves, Rosa		(731.26)	217.26	514.00	0.00	
112.00	112	Vega, Elizabeth & Hugo		(283.03)			(283.03)	
Totals				(23,491.16)	(797.62)	1,542.98	17,677.58	(5,477.74)

Bridgepoint HOA, Inc.

Payable accounts

As of : 01/31/2025

Account	Balance	Account Name
250145.00	795.00	CIRCLE SECURITY SOLUTIONS
250200.00	22,742.36	FIRST INSURANCE FUNDING
250420.00	8,792.83	NATIONAL SENTINEL
250612.00	4,950.00	RUBIO GARDEN
250630.00	1,387.50	SIEGFRIED RIVERA
250660.00	232.00	THE LAKE DOCTORS, INC.

Number	Amount
6	38,899.69

Bridgepoint HOA, Inc.

Bank Reconciliation : 01/31/2025

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

Balance on the bank statement as of 01/31/2025:	7,889.39	
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	-3,365.00	
Adjusted bank account balance as of the same date	4,524.39	
Balance of the account in our books as of the same date	4,524.39	
Difference:	0.00	

Deposits and checks that have cleared in current period

Date	Ch. #	Trx	Check	Deposits	Description
01/02/2025	Dep. # 2323	16952		1,723.26	Lockbox deposit
01/06/2025	Dep. # 2331	16986		550.00	Lockbox deposit
01/07/2025	Dep. # 2334	17007		3,166.78	Lockbox deposit
01/14/2025	386	17061	8,792.83		Check - NATIONAL SENTINEL Inv. 8706(12/16/24 - 12/31/24)
01/14/2025	389	17064	750.00		Check - RUBIO GARDEN Inv. 6221
01/14/2025	388	17063	227.91		Check - INSTANT SIGN OF SOUTH FLORIDA Inv. 63218
01/15/2025	Dep. # 2461	17484		181.26	Deposit 101500.00 - City National - OPERATING
01/24/2025	Dep. # 2381	17176		1,317.26	Lockbox deposit
01/30/2025	Dep. # 2388	17196		514.00	Lockbox deposit
01/31/2025	Dep. # 2462	17486		514.00	Deposit 101500.00 - City National - OPERATING

Totals		Checks	Deposits	Number
		9 770.74	7 966.56	10

Bridgepoint HOA, Inc.

Bank Reconciliation : 01/31/2025

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

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

Date	Ch. #	Trx	Check	Deposits	Description
01/14/2025	387	17062	85.00		Check - J & J ELECTRICAL CONTRACTORS LLC Inv. 1740
01/15/2025	391	17068	1,750.00		Check - Caribbean Property Management Inv. 24234/February management f
01/15/2025	390	17066	1,335.00		Check - Caribbean Property Management Inv. 24196/February janitorial f
01/15/2025	392	17073	195.00		Check - J & J ELECTRICAL CONTRACTORS LLC Inv. 1749

Totals	Checks	Deposits	Number
	3 365.00	0.00	4



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:41370 / 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:	\$9,693.57
Last Statement:	December 31, 2024	Ending Balance:	\$7,889.39
This Statement:	January 31, 2025	Average Ledger Balance:	\$14,273.72
		Low Balance:	\$7,889.39

Daily Activity

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
12-31	Beginning balance			9,693.57
01-02	Lockbox Deposit	1,028.00		10,721.57
01-02	City National Ba Ebp Paymen 000033	695.26		11,416.83
01-06	City National Ba Ebp Paymen 000033	550.00		11,966.83
01-07	Lockbox Deposit	2,652.78		14,619.61
01-07	City National Ba Ebp Paymen 000033	514.00		15,133.61
01-15	Lockbox Deposit	181.26		15,314.87
01-22	Check # 389		750.00	14,564.87
01-23	Check # 388		227.91	14,336.96
01-24	Lockbox Deposit	1,317.26		15,654.22
01-30	City National Ba Ebp Paymen 000033	514.00		16,168.22
01-31	Lockbox Deposit	514.00		16,682.22
01-31	Check # 386		8,792.83	7,889.39
01-31	Ending totals	7,966.56	9,770.74	7,889.39

Checks

Number	Date	Amount	Number	Date	Amount
386*	01-31	8,792.83	388	01-23	227.91

* Skip In Check Sequence

Continued on the next page

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Checks

Number	Date	Amount	Number	Date	Amount
389	01-22	750.00			

* Skip In Check Sequence



Check # 386 Amount: \$8,792.83 Date: 01/31/2025

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

City National Bank
Operating Account
100 SE 2nd Street, 13th Floor
Miami FL 33131

000386

Date: 01/14/2025

Pay ** Eight thousand seven hundred ninety-two and 83/100 Dollars \$ 8,792.83

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

By: *Denisse Lora*
By: *Carmel*

Note: Inv. 8706(12/16/24 - 12/31/24)

⑈000386⑈ ⑆066004367⑆ 30000358327⑈

Check # 386 Amount: \$8,792.83 Date: 01/31/2025

008127405

009228973
2025-01-31

FOR DEPOSIT ONLY
NATIONAL SENTINEL
11000286020337

009228973
2025-01-31

Check # 388 Amount: \$227.91 Date: 01/23/2025

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

City National Bank
Operating Account
100 SE 2nd Street, 13th Floor
Miami FL 33131

000388

Date: 01/14/2025

Pay ** Two hundred twenty-seven and 91/100 Dollars \$ 227.91

To the order of INSTANT SIGN OF SOUTH FLORIDA
4701 SW 72 AVE
MIAMI FL 33155

By: *Denisse Lora*
By: *Carmel*

Note: Inv. 83218

⑈000388⑈ ⑆066004367⑆ 30000358327⑈

Check # 388 Amount: \$227.91 Date: 01/23/2025

009228973
2025-01-31

FOR DEPOSIT ONLY
INSTANT SIGN OF SOUTH FLORIDA
4701 SW 72 AVE
MIAMI FL 33155

009228973
2025-01-31

Check # 389 Amount: \$750.00 Date: 01/22/2025

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

City National Bank
Operating Account
100 SE 2nd Street, 13th Floor
Miami FL 33131

000389

Date: 01/14/2025

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

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

By: *Denisse Lora*
By: *Carmel*

Note: Inv. 6221

⑈000389⑈ ⑆066004367⑆ 30000358327⑈

Check # 389 Amount: \$750.00 Date: 01/22/2025

741176723

009228973
2025-01-31

RUBIO GARDEN LLC
S/O DORIS LTD.
MIAMI FL 33187

009228973
2025-01-31

Bridgepoint HOA, Inc.

Bank Reconciliation : 01/31/2025

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

Balance on the bank statement as of 01/31/2025:	45,619.16	
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	45,619.16	
Balance of the account in our books as of the same date	45,619.16	
Difference:	0.00	

Deposits and checks that have cleared in current period
--

Date	Ch. #	Trx	Check	Deposits	Description
01/30/2025	Dep. # 2385	17186		3,900.00	Deposit 103000.00 - City National Bank - SEC.DEP.

Totals		Checks	Deposits	Number
		0.00	3 900.00	1

Bridgepoint HOA, Inc.

Bank Reconciliation : 01/31/2025

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:10590 / 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



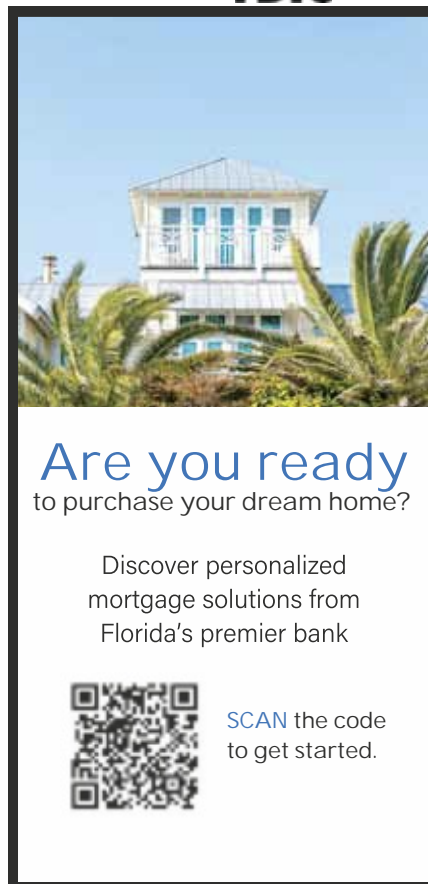
Association Non-Interest Checking

Account Summary

Account:	XXXXX4446	Beginning Balance:	\$41,719.16
Last Statement:	December 31, 2024	Ending Balance:	\$45,619.16
This Statement:	January 31, 2025	Average Ledger Balance:	\$41,970.77
		Low Balance:	\$41,719.16


Daily Activity

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
12-31	Beginning balance			41,719.16
01-30	Deposit	3,900.00		45,619.16
01-31	Ending totals	3,900.00	0.00	45,619.16



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Bridgepoint HOA, Inc.

Bank Reconciliation : 01/31/2025

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

Balance on the bank statement as of 01/31/2025:	29,078.29	
PLUS: Deposits not yet cleared at the bank as of this date	731.26	
MINUS: Checks not yet cleared at the bank as of this date	-11,059.47	
Adjusted bank account balance as of the same date	18,750.08	
Balance of the account in our books as of the same date	18,750.08	
Difference:	0.00	

Deposits and checks that have cleared in current period

Date	Ch. #	Trx	Check	Deposits	Description
11/08/2024	443	16420	11,700.00		Check - BRIDGEPOINT HOMEOWNERS NOVEMBER RESERVE
12/09/2024	462	16680	8,518.06		Check - NATIONAL SENTINEL Inv. 8673(11/16/24 - 11/30/24)
12/09/2024	468	16686	1,750.00		Check - Caribbean Property Management Inv. 24111(1/1/2024 management f
12/09/2024	467	16685	1,335.00		Check - Caribbean Property Management Inv. 24075(1/1/2025 janitorial f
12/17/2024	472	16825	275.00		Check - GABRIEL CASANOLA CHRISTMAS BONUS
12/17/2024	475	16831	75.00		Check - MARIANELA RECIO CHRISTMAS BONUS
01/02/2025	Dep. # 2325	16966		3,353.52	Deposit 104100.00 - U.S. Century Bank - Operating
01/03/2025	Dep. # 2324	16958		1,724.76	Deposit 104100.00 - U.S. Century Bank - Operating
01/06/2025	Dep. # 2327	16975		1,723.00	Deposit 104100.00 - U.S. Century Bank - Operating
01/07/2025	481	16989	9,067.61		Check - NATIONAL SENTINEL Inv. 8690(12/1/24 - 12/15/24)
01/07/2025	482	16990	1,130.38		Check - SIEGFRIED RIVERA Inv. 302347
01/07/2025	483	16992	397.50		Check - CIRCLE SECURITY SOLUTIONS Inv. 42992
01/07/2025	Dep. # 2330	16984		550.00	Lockbox deposit
01/07/2025	Dep. # 2328	16981		912.52	Lockbox deposit
01/08/2025	Dep. # 2333	16998		731.26	Lockbox deposit
01/10/2025	DP-139	17025	8,024.25		Direct payment - COMCAST 1/1/25 - 1/31/25
01/10/2025	Dep. # 2463	17488		566.26	Deposit 104100.00 - U.S. Century Bank - Operating
01/10/2025	Dep. # 2337	17019		912.52	Lockbox deposit
01/10/2025	Dep. # 2346	17056		2,707.00	Deposit 104100.00 - U.S. Century Bank - Operating
01/13/2025	Dep. # 2342	17036		550.00	Lockbox deposit
01/13/2025	Dep. # 2340	17032		776.24	Lockbox deposit
01/14/2025	Dep. # 2345	17048		2,550.08	Lockbox deposit
01/16/2025	Dep. # 2348	17078		550.00	Lockbox deposit
01/16/2025	Dep. # 2350	17081		4,800.00	Deposit 104100.00 - U.S. Century Bank - Operating
01/17/2025	Dep. # 2361	17111		514.00	Deposit 104100.00 - U.S. Century Bank - Operating
01/17/2025	Dep. # 2352	17094		2,948.60	Deposit 104100.00 - U.S. Century Bank - Operating
01/21/2025	DP-140	17120	2,635.18		Direct payment - FPL 12/10/24 - 1/10/25
01/21/2025	Dep. # 2357	17104		36.00	Lockbox deposit
01/21/2025	Dep. # 2355	17101		181.26	Lockbox deposit
01/22/2025	DP-143	17240	180.50		Direct payment - MIAMI DADE DEPT OF REG & ECONOMIC RESOURCES M
01/23/2025	Dep. # 2366	17133		514.00	Deposit 104100.00 - U.S. Century Bank - Operating
01/23/2025	Dep. # 2362	17124		550.00	Lockbox deposit
01/23/2025	Dep. # 2364	17129		565.00	Lockbox deposit
01/24/2025	Dep. # 2368	17137		550.00	Lockbox deposit
01/24/2025	Dep. # 2367	17135		746.26	Lockbox deposit
01/27/2025	Dep. # 2372	17150		514.00	Lockbox deposit
01/27/2025	Dep. # 2370	17147		550.30	Lockbox deposit
01/28/2025	Dep. # 2377	17163		963.52	Lockbox deposit
01/28/2025	Dep. # 2376	17160		1,260.26	Lockbox deposit
01/28/2025	Dep. # 2374	17155		1,416.52	Lockbox deposit

Bridgepoint HOA, Inc.

Bank Reconciliation : 01/31/2025

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

01/29/2025	Dep. # 2380	17173		731.26	Lockbox deposit
01/30/2025	Dep. # 2390	17202		362.52	Deposit 104100.00 - U.S. Century Bank - Operating
01/30/2025	Dep. # 2383	17182		550.00	Lockbox deposit
01/30/2025	443	17490		11,700.00	Reverse trx 16420, 11/08/24 Check - BRIDGEPOINT HOMEOWNERS NOVEM
01/31/2025	DP-151	17489	5,680.97		Check - FIRST INSURANCE FUNDING
01/31/2025	Dep. # 2386	17189		596.00	Lockbox deposit
01/31/2025	Dep. # 2387	17194		1,462.52	Lockbox deposit

Totals	Checks	Deposits	Number
	50 769.45	49 119.18	47

Bridgepoint HOA, Inc.

Bank Reconciliation : 01/31/2025

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

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

Date	Ch. #	Trx	Check	Deposits	Description
01/21/2025	484	17116	8,518.06		Check - NATIONAL SENTINEL Inv. 8723(1/1/25 - 1/15/25)
01/21/2025	485	17117	770.00		Check - Oliver's Pool Inv. 17
01/21/2025	486	17118	500.00		Check - INVASIVE WILDLIFE REMOVAL MIAMI LLC Inv. REMOVAL OF GR
01/21/2025	487	17119	210.00		Check - CIRCLE SECURITY SOLUTIONS Inv. 43949
01/27/2025	Dep. # 2373	17152		550.00	Deposit 104100.00 - U.S. Century Bank - Operating
01/28/2025	490	17166	687.33		Check - Caribbean Property Management Inv. 24257
01/28/2025	488	17164	358.04		Check - Gustavo Delgado REFUND EXTRA PMT ACCT #82.01
01/28/2025	489	17165	16.04		Check - Carina Barcelo REIMBURSE LARGE ZIPS TIES TENNIS CT
01/31/2025	Dep. # 2426	17359		181.26	Deposit 104100.00 - U.S. Century Bank - Operating

Totals	Checks	Deposits	Number
	11 059.47	731.26	9



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

Page Number 1 of 5
Account Number: 1012012920
Date 01/31/25

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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	1/01/25	30,728.56
Deposits / Misc Credits	34	37,419.18
Withdrawals / Misc Debits	24	39,069.45
Ending Balance	1/31/25	29,078.29
Service Charge		.00
Average Balance		30,938
Average Collected Balance		30,276
Enclosures		11

Deposits and Credits

Date	Amount	Activity Description
1/02	3,353.52	BRIDGEPOINT HOME/Settlement Caribbean Property Man
1/03	1,724.76	BRIDGEPOINT HOME/Settlement Caribbean Property Man
1/06	514.00	BRIDGEPOINT HOME/Settlement Caribbean Property Man
1/06	1,209.00	BRIDGEPOINT HOME/Settlement Caribbean Property Man
1/07	550.00	BRIDGEPOINT HOA/Settlement Caribbean Property Man
1/07	912.52	BRIDGEPOINT HOA/Settlement Caribbean Property Man
1/08	731.26	BRIDGEPOINT HOA/Settlement Caribbean Property Man
1/10	912.52	BRIDGEPOINT HOA/Settlement Caribbean Property Man
1/10	566.26	Lockbox Deposit
1/10	2,707.00	Remote Deposit
1/13	550.00	BRIDGEPOINT HOA/Settlement



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

Page Number 2 of 5
Account Number: 1012012920
Date 01/31/25

Deposits and Credits

Date	Amount	Activity Description
1/13	776.24	Caribbean Property Man BRIDGEPOINT HOA/Settlement
1/14	2,550.08	Caribbean Property Man BRIDGEPOINT HOA/Settlement
1/16	550.00	Caribbean Property Man BRIDGEPOINT HOA/Settlement
1/17	514.00	Lockbox Deposit
1/21	2,948.60	Deposit
1/21	4,800.00	Deposit
1/21	36.00	BRIDGEPOINT HOA/Settlement
1/21	181.26	Caribbean Property Man BRIDGEPOINT HOA/Settlement
1/23	550.00	Caribbean Property Man ClickPay STL CC/CP STL CC
1/23	565.00	BRIDGEPOINT HOA INC BRIDGEPOINT HOA/Settlement
1/24	550.00	Caribbean Property Man BRIDGEPOINT HOA/Settlement
1/24	746.26	Caribbean Property Man BRIDGEPOINT HOA/Settlement
1/27	514.00	Caribbean Property Man BRIDGEPOINT HOA/Settlement
1/27	550.30	Caribbean Property Man BRIDGEPOINT HOA/Settlement
1/28	514.00	Caribbean Property Man Deposit
1/28	963.52	ClickPay STL CC/CP STL CC BRIDGEPOINT HOA INC
1/28	1,260.26	BRIDGEPOINT HOA/Settlement Caribbean Property Man
1/28	1,416.52	BRIDGEPOINT HOA/Settlement Caribbean Property Man
1/29	731.26	BRIDGEPOINT HOA/Settlement Caribbean Property Man
1/30	550.00	BRIDGEPOINT HOA/Settlement Caribbean Property Man
1/30	362.52	Lockbox Deposit
1/31	596.00	BRIDGEPOINT HOA/Settlement Caribbean Property Man
1/31	1,462.52	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 5
Account Number: 1012012920
Date 01/31/25**

Checks in Check Number Order

Date	Check No	Amount	Date	Check No	Amount	Date	Check No	Amount
1/06	462	8,518.06	1/06	472*	275.00	1/23	482	1,130.38
1/08	467*	1,335.00	1/24	475*	75.00	1/22	483	397.50
1/08	468	1,750.00	1/27	481*	9,067.61			

* indicates a break in check number sequence

Withdrawals and Debits

Date	Amount	Activity Description
1/13	8,024.25	COMCAST/CABLE
1/14	141.47	BRIDGEPOINT HOA *BRIDG FPL DIRECT DEBIT/ELEC PYMT
1/15	474.96	BRIDGEPOINT SUBDIVISIO FPL DIRECT DEBIT/ELEC PYMT
1/21	533.50	BRIDGEPOINT A FLORIDA PRO PEST CONTROL/PROPESTCON
1/22	30.81	BRIDGEPOINT HOA FPL DIRECT DEBIT/ELEC PYMT
1/22	33.66	BRIDGEPOINT HOMEOWNERS FPL DIRECT DEBIT/ELEC PYMT
1/22	36.40	BRIDGEPOINT HOMEOWNERS FPL DIRECT DEBIT/ELEC PYMT
1/22	105.05	BRIDGEPOINT HOMEOWNERS FPL DIRECT DEBIT/ELEC PYMT
1/22	169.46	BRIDGEPOINT HOMEOWNERS FPL DIRECT DEBIT/ELEC PYMT
1/22	179.47	BRIDGEPOINT HOMEOWNERS FPL DIRECT DEBIT/ELEC PYMT
1/22	180.07	BRIDGEPOINT HOMEOWNERS FPL DIRECT DEBIT/ELEC PYMT
1/23	87.99	BRIDGEPOINT HOMEOWNERS FPL DIRECT DEBIT/ELEC PYMT
1/23	173.14	BRIDGEPOINT HOMEOWNERS FPL DIRECT DEBIT/ELEC PYMT
1/23	180.50	BRIDGEPOINT HOMEOWNERS MDCBUILDINGS/WEBPAYMENT
1/23	489.20	BRIDGEPOINT HOA FPL DIRECT DEBIT/ELEC PYMT
1/30	5,680.97	BRIDGEPOINT HOMEOWNERS FIRST INSURANCE/INSURANCE Bridgepoint Homeowners



U.S. CENTURY BANK

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

Page Number 4 of 5
Account Number: 1012012920
Date 01/31/25

Daily Balance Summary

Date	Balance	Date	Balance	Date	Balance
1/02	34,082.08	1/14	27,741.94	1/24	34,905.97
1/03	35,806.84	1/15	27,266.98	1/27	26,902.66
1/06	28,736.78	1/16	27,816.98	1/28	31,056.96
1/07	30,199.30	1/17	28,330.98	1/29	31,788.22
1/08	27,845.56	1/21	35,763.34	1/30	27,019.77
1/10	32,031.34	1/22	34,630.92	1/31	29,078.29
1/13	25,333.33	1/23	33,684.71		

DEPOSIT TICKET
 U.S. CENTURY BANK
 For: Bridgepoint HOA
 Date: 1/17/2025
 DEPOSITS MAY NOT BE AVAILABLE FOR IMMEDIATE WITHDRAWAL

DOLLARS	CENTS	TOTAL
2948	60	2948.60

ACCOUNT NUMBER: * 1012012920 \$ 2948.60

01/21/2025 \$2,948.60

Bridgepoint HOA, Inc. c/o Caribbean Property Management, Inc. 12301 SW 132nd CT Miami FL 33186 USA
 US Century Bank Operating Account 2301 NW 87 Ave Doral FL 33172
 Date: 12/17/2024
 Pay ** Two hundred seventy-five and 00/100 Dollars \$ 275.00
 To the order of: GABRIEL CASANOLA
 Note: CHRISTMAS BONUS
 By: Dennise Pava
 By: Carmel

01/06/2025 472 \$275.00

DEPOSIT TICKET
 U.S. CENTURY BANK
 For: Bridgepoint HOA
 Date: 1/16/2025
 DEPOSITS MAY NOT BE AVAILABLE FOR IMMEDIATE WITHDRAWAL

DOLLARS	CENTS	TOTAL
4800	00	4800.00

ACCOUNT NUMBER: * 1012012920 \$ 4800.00

01/21/2025 \$4,800.00

Bridgepoint HOA, Inc. c/o Caribbean Property Management, Inc. 12301 SW 132nd CT Miami FL 33186 USA
 US Century Bank Operating Account 2301 NW 87 Ave Doral FL 33172
 Date: 12/17/2024
 Pay ** Seventy-five and 00/100 Dollars \$ 75.00
 To the order of: MARIANELA RECIO
 Note: CHRISTMAS BONUS
 By: Dennise Pava
 By: Carmel

01/24/2025 475 \$75.00

DEPOSIT TICKET
 U.S. CENTURY BANK
 For: Bridgepoint HOA
 Date: 1/23/2025
 DEPOSITS MAY NOT BE AVAILABLE FOR IMMEDIATE WITHDRAWAL

DOLLARS	CENTS	TOTAL
514	00	514.00

ACCOUNT NUMBER: * 1012012920 \$ 514.00

01/28/2025 \$514.00

Bridgepoint HOA, Inc. c/o Caribbean Property Management, Inc. 12301 SW 132nd CT Miami FL 33186 USA
 US Century Bank Operating Account 2301 NW 87 Ave Doral FL 33172
 Date: 01/07/2025
 Pay ** Nine thousand sixty-seven and 61/100 Dollars \$ 9,067.61
 To the order of: NATIONAL SENTINEL 15715 SOUTH DIXIE HWY. STE 227 PALMETTO BAY FL 33157
 Note: Inv. 8690(12/1/24 - 12/15/24)
 By: Dennise Pava
 By: Carmel

01/27/2025 481 \$9,067.61

Bridgepoint HOA, Inc. c/o Caribbean Property Management, Inc. 12301 SW 132nd CT Miami FL 33186 USA
 US Century Bank Operating Account 2301 NW 87 Ave Doral FL 33172
 Date: 12/09/2024
 Pay ** Eight thousand five hundred eighteen and 06/100 Dollars \$ 8,518.06
 To the order of: NATIONAL SENTINEL 15715 SOUTH DIXIE HWY. STE 227 PALMETTO BAY FL 33157
 Note: Inv. 8673(11/6/24 - 11/30/24)
 By: Dennise Pava
 By: Carmel

01/06/2025 462 \$8,518.06

Bridgepoint HOA, Inc. c/o Caribbean Property Management, Inc. 12301 SW 132nd CT Miami FL 33186 USA
 US Century Bank Operating Account 2301 NW 87 Ave Doral FL 33172
 Date: 01/07/2025
 Pay ** One thousand one hundred thirty and 38/100 Dollars \$ 1,130.38
 To the order of: SIEGFRED RIVERA 201 ALHAMBRA CR, 11 FLOOR CORAL GABLES FL 33134
 Note: Inv. 30247
 By: Dennise Pava
 By: Carmel

01/23/2025 482 \$1,130.38

Bridgepoint HOA, Inc. c/o Caribbean Property Management, Inc. 12301 SW 132nd CT Miami FL 33186 USA
 US Century Bank Operating Account 2301 NW 87 Ave Doral FL 33172
 Date: 12/09/2024
 Pay ** One thousand three hundred thirty-five and 00/100 Dollars \$ 1,335.00
 To the order of: Caribbean Property Management 12301 SW 132 CT Miami FL 33186
 Note: Inv. 24075(1/1/2025 janitorial fees)
 By: Dennise Pava
 By: Carmel

01/08/2025 467 \$1,335.00

Bridgepoint HOA, Inc. c/o Caribbean Property Management, Inc. 12301 SW 132nd CT Miami FL 33186 USA
 US Century Bank Operating Account 2301 NW 87 Ave Doral FL 33172
 Date: 01/07/2025
 Pay ** Three hundred ninety-seven and 50/100 Dollars \$ 397.50
 To the order of: CIRCLE SECURITY SOLUTIONS 8815 SW 81 TERRACE MIAMI FL 33143
 Note: Inv. 42892
 By: Dennise Pava
 By: Carmel

01/22/2025 483 \$397.50

Bridgepoint HOA, Inc. c/o Caribbean Property Management, Inc. 12301 SW 132nd CT Miami FL 33186 USA
 US Century Bank Operating Account 2301 NW 87 Ave Doral FL 33172
 Date: 12/09/2024
 Pay ** One thousand seven hundred fifty and 00/100 Dollars \$ 1,750.00
 To the order of: Caribbean Property Management 12301 SW 132 CT Miami FL 33186
 Note: Inv. 24111(1/1/2024 management fees)
 By: Dennise Pava
 By: Carmel

01/08/2025 468 \$1,750.00

Bridgepoint HOA, Inc.

Bank Reconciliation : 01/31/2025

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

Balance on the bank statement as of 01/31/2025:	115,458.30	
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	115,458.30	
Balance of the account in our books as of the same date	115,458.30	
Difference:	0.00	

Deposits and checks that have cleared in current period
--

Date	Ch. #	Trx	Check	Deposits	Description
11/08/2024	443	16420		11,700.00	Check - BRIDGEPOINT HOMEOWNERS NOVEMBER RESERVE
01/30/2025	443	17490	11,700.00		Reverse trx 16420, 11/08/24 Check - BRIDGEPOINT HOMEOWNERS NOVEM
01/31/2025		17491		4.90	Interest 104200.00 - U.S. Century Bank - Reserves

Totals	Checks	Deposits	Number
	11 700.00	11 704.90	3

Bridgepoint HOA, Inc.

Bank Reconciliation : 01/31/2025

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 01/31/25**

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HOA BUSINESS MMK

Summary of Activity Since Your Last Statement

Beginning Balance	1/01/25	115,453.40
Deposits / Misc Credits	1	4.90
Withdrawals / Misc Debits	0	.00
Ending Balance	1/31/25	115,458.30
Service Charge		.00
Interest Paid Thru 1/31/25		4.90
Interest Paid Year To Date		4.90
Average Balance		115,453
Average Collected Balance		115,453
Average Rate / Cycle Days		.05000 / 31

Deposits and Credits

Date	Amount	Activity Description
1/31	4.90	Interest Paid

Daily Balance Summary

Date	Balance	Date	Balance	Date	Balance
1/31	115,458.30				

Bridgepoint HOA, Inc.

Bank Reconciliation : 01/31/2025

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

Balance on the bank statement as of 01/31/2025:	3,820.69	
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	3,820.69	
Balance of the account in our books as of the same date	3,820.69	
Difference:	0.00	

Deposits and checks that have cleared in current period

Date	Ch. #	Trx	Check	Deposits	Description
01/01/2025	Dep. # 2315	16914		514.00	Lockbox deposit
01/01/2025	Dep. # 2314	16912		1,648.78	Lockbox deposit
01/02/2025	Dep. # 2319	16931		181.26	Deposit 104300.00 - U.S. Century Bank - Special Assess
01/02/2025	Dep. # 2320	16938		1,088.30	Deposit 104300.00 - U.S. Century Bank - Special Assess
01/02/2025	Dep. # 2322	16948		1,462.52	Lockbox deposit
01/02/2025	Dep. # 2321	16943		1,734.66	Lockbox deposit
01/03/2025	Dep. # 2464	17495		725.04	Deposit 104300.00 - U.S. Century Bank - Special Assess
01/06/2025	Dep. # 2326	16968		731.26	Lockbox deposit
01/06/2025	Dep. # 2369	17142		1,281.26	Deposit 104300.00 - U.S. Century Bank - Special Assess
01/07/2025	Dep. # 2329	16982		1,643.78	Lockbox deposit
01/08/2025	Dep. # 2332	16995		1,299.55	Lockbox deposit
01/09/2025	Dep. # 2336	17013		731.26	Lockbox deposit
01/09/2025	Dep. # 2335	17011		1,460.62	Lockbox deposit
01/10/2025		17503	19,349.74		Loan payment
01/10/2025	Dep. # 2465	17499		1,268.82	Deposit 104300.00 - U.S. Century Bank - Special Assess
01/10/2025	Dep. # 2339	17024		1,869.94	Lockbox deposit
01/10/2025	Dep. # 2338	17020		2,286.78	Lockbox deposit
01/13/2025	Dep. # 2343	17037		181.26	Lockbox deposit
01/13/2025	Dep. # 2341	17033		3,432.74	Lockbox deposit
01/14/2025	Dep. # 2353	17096		181.26	Deposit 104300.00 - U.S. Century Bank - Special Assess
01/14/2025	Dep. # 2344	17043		719.19	Lockbox deposit
01/15/2025	Dep. # 2347	17071		1,416.30	Lockbox deposit
01/16/2025	Dep. # 2349	17079		181.26	Lockbox deposit
01/16/2025	Dep. # 2360	17109		731.26	Deposit 104300.00 - U.S. Century Bank - Special Assess
01/16/2025	Dep. # 2351	17088		882.21	Deposit 104300.00 - U.S. Century Bank - Special Assess
01/17/2025	Dep. # 2354	17098		181.26	Deposit 104300.00 - U.S. Century Bank - Special Assess
01/21/2025	Dep. # 2358	17106		181.26	Deposit 104300.00 - U.S. Century Bank - Special Assess
01/21/2025	Dep. # 2356	17102		550.00	Lockbox deposit
01/23/2025	Dep. # 2363	17125		181.26	Lockbox deposit
01/23/2025	Dep. # 2365	17130		1,374.94	Lockbox deposit
01/27/2025	Dep. # 2389	17199		362.52	Deposit 104300.00 - U.S. Century Bank - Special Assess
01/27/2025	Dep. # 2371	17148		853.12	Lockbox deposit
01/28/2025		17504	19,349.74		Loan Payment
01/28/2025	Dep. # 2375	17156		731.26	Lockbox deposit
01/29/2025	Dep. # 2379	17170		217.26	Lockbox deposit
01/29/2025	Dep. # 2424	17355		362.52	Deposit 104300.00 - U.S. Century Bank - Special Assess
01/30/2025	Dep. # 2382	17178		550.00	Lockbox deposit
01/30/2025	Dep. # 2384	17183		731.26	Lockbox deposit
01/31/2025	Dep. # 2466	17502		362.52	Deposit 104300.00 - U.S. Century Bank - Special Assess

Bridgepoint HOA, Inc.

Bank Reconciliation : 01/31/2025

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

Totals	Checks	Deposits	Number
	38 699.48	34 292.49	39

Bridgepoint HOA, Inc.

Bank Reconciliation : 01/31/2025

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 4
Account Number: 1012012946
Date 01/31/25

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HOA BUSINESS CK

Summary of Activity Since Your Last Statement

Beginning Balance	1/01/25	8,227.68
Deposits / Misc Credits	37	34,292.49
Withdrawals / Misc Debits	2	38,699.48
Ending Balance	1/31/25	3,820.69
Service Charge		.00
Average Balance		14,024
Average Collected Balance		13,685
Enclosures		4

Deposits and Credits

Date	Amount	Activity Description
1/02	514.00	BRIDGEPOINT HOA/Settlement Caribbean Property Man
1/02	1,648.78	BRIDGEPOINT HOA/Settlement Caribbean Property Man
1/02	181.26	Remote Deposit
1/02	1,088.30	Remote Deposit
1/03	1,462.52	BRIDGEPOINT HOA/Settlement Caribbean Property Man
1/03	1,734.66	BRIDGEPOINT HOA/Settlement Caribbean Property Man
1/03	725.04	Lockbox Deposit
1/06	731.26	BRIDGEPOINT HOA/Settlement Caribbean Property Man
1/06	1,281.26	BRIDGEPOINT HOA/Settlement Caribbean Property Man
1/07	1,643.78	BRIDGEPOINT HOA/Settlement Caribbean Property Man
1/08	1,299.55	BRIDGEPOINT HOA/Settlement Caribbean Property Man



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

Page Number 2 of 4
Account Number: 1012012946
Date 01/31/25

Deposits and Credits

Date	Amount	Activity Description
1/09	731.26	ClickPay STL CC/CP STL CC BRIDGEPOINT HOA INC
1/09	1,460.62	BRIDGEPOINT HOA/Settlement Caribbean Property Man
1/10	1,869.94	ClickPay STL CC/CP STL CC BRIDGEPOINT HOA INC
1/10	2,286.78	BRIDGEPOINT HOA/Settlement Caribbean Property Man
1/10	1,268.82	Lockbox Deposit
1/13	181.26	BRIDGEPOINT HOA/Settlement Caribbean Property Man
1/13	3,432.74	BRIDGEPOINT HOA/Settlement Caribbean Property Man
1/14	719.19	BRIDGEPOINT HOA/Settlement Caribbean Property Man
1/14	181.26	Lockbox Deposit
1/15	1,416.30	ClickPay STL CC/CP STL CC BRIDGEPOINT HOA INC
1/15	181.26	Lockbox Deposit
1/16	181.26	BRIDGEPOINT HOA/Settlement Caribbean Property Man
1/16	731.26	Lockbox Deposit
1/21	882.21	Deposit
1/21	550.00	BRIDGEPOINT HOA/Settlement Caribbean Property Man
1/23	181.26	Deposit
1/23	181.26	ClickPay STL CC/CP STL CC BRIDGEPOINT HOA INC
1/23	1,374.94	BRIDGEPOINT HOA/Settlement Caribbean Property Man
1/27	853.12	BRIDGEPOINT HOA/Settlement Caribbean Property Man
1/27	362.52	Lockbox Deposit
1/28	731.26	BRIDGEPOINT HOA/Settlement Caribbean Property Man
1/29	217.26	BRIDGEPOINT HOA/Settlement Caribbean Property Man
1/29	362.52	Lockbox Deposit
1/30	550.00	BRIDGEPOINT HOA/Settlement Caribbean Property Man
1/30	731.26	BRIDGEPOINT HOA/Settlement Caribbean Property Man
1/31	362.52	Lockbox Deposit



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

**Page Number 3 of 4
Account Number: 1012012946
Date 01/31/25**

Deposits and Credits

Date	Amount	Activity Description
------	--------	----------------------

Withdrawals and Debits

Date	Amount	Activity Description
1/10	19,349.74	500531918 BRIDGEPOINT PMT DUE 12/27/20
1/28	19,349.74	500531918 BRIDGEPOINT PMT DUE 1/27/25

Daily Balance Summary

Date	Balance	Date	Balance	Date	Balance
1/02	11,660.02	1/10	8,805.77	1/23	18,999.97
1/03	15,582.24	1/13	12,419.77	1/27	20,215.61
1/06	17,594.76	1/14	13,320.22	1/28	1,597.13
1/07	19,238.54	1/15	14,917.78	1/29	2,176.91
1/08	20,538.09	1/16	15,830.30	1/30	3,458.17
1/09	22,729.97	1/21	17,262.51	1/31	3,820.69

DEPOSIT TICKET
U.S. CENTURY BANK

For Bridgpoint S/A
Date 1/21/2025
DEPOSITS MAY NOT BE AVAILABLE FOR IMMEDIATE WITHDRAWAL

CURRENCY	AMOUNT	DATE	MEMO
CASH	181.26	01/21/25	
CASH	887.4	01/21/25	
CASH	342.8	01/21/25	
CASH	1096	01/21/25	
CASH	1094	01/21/25	
CASH	1095	01/21/25	

ACCOUNT NUMBER * 1012012946 \$ 882.21

15012053971

01/21/2025 \$882.21

DEPOSIT TICKET
U.S. CENTURY BANK

For Bridgpoint HOA
Date 1/21/2025
DEPOSITS MAY NOT BE AVAILABLE FOR IMMEDIATE WITHDRAWAL

CURRENCY	AMOUNT	DATE	MEMO
CASH	181.26	01/23/25	

ACCOUNT NUMBER * 1012012946 \$ 181.26

15012053971

01/23/2025 \$181.26

Bridgepoint HOA, Inc.

Bank Reconciliation : 01/31/2025

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

Balance on the bank statement as of 01/31/2025:	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 : 01/31/2025

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

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

Date	Ch. #	Trx	Check	Deposits	Description
		0			None

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 01/31/25

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HOA BUSINESS CK

Summary of Activity Since Your Last Statement

Beginning Balance	1/01/25	32,791.37
Deposits / Misc Credits	0	.00
Withdrawals / Misc Debits	0	.00
Ending Balance	1/31/25	32,791.37
Service Charge		.00
Average Balance		32,791
Average Collected Balance		32,791

Bridgepoint HOA, Inc.

Detailed General Ledger

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

Account Trx Date	Description	Invoice Date & No	Trx	Debit	Credit	Balance
Payables Summary				Beginning Balance		48,591.65
01/31/2025	Total of transactions			50,373.21	40,681.25	
Totals				50,373.21	40,681.25	38,899.69
Receivables Summary				Beginning Balance		(6,483.32)
01/31/2025	Total of transactions			85,450.07	84,444.49	
Totals				85,450.07	84,444.49	(5,477.74)
101500.00 City National - OPERATING				Beginning Balance		9,693.57
01/02/2025	Lockbox deposit		16952	1,723.26		11,416.83
01/06/2025	Lockbox deposit		16986	550.00		11,966.83
01/07/2025	Lockbox deposit		17007	3,166.78		15,133.61
01/14/2025	Check - NATIONAL SENTINEL Inv. 8706(12/16/24 - 12/31/24) ch. # 386	8706	17061		8,792.83	6,340.78
01/14/2025	Check - J & J ELECTRICAL CONTRACTORS LLC Inv. 1740 ch. # 387	1740	17062		85.00	6,255.78
01/14/2025	Check - INSTANT SIGN OF SOUTH FLORIDA Inv. 63218 ch. # 388	63218	17063		227.91	6,027.87
01/14/2025	Check - RUBIO GARDEN Inv. 6221 ch. # 389	6221	17064		750.00	5,277.87
01/15/2025	Check - Caribbean Property Management Inv. 24196/February janitorial f ch. # 390	24196	17066		1,335.00	3,942.87
01/15/2025	Check - Caribbean Property Management Inv. 24234/February management f ch. # 391	24234	17068		1,750.00	2,192.87
01/15/2025	Check - J & J ELECTRICAL CONTRACTORS LLC Inv. 1749 ch. # 392	1749	17073		195.00	1,997.87
01/15/2025	Deposit 101500.00 - City National - OPERATING Dep. # 2461		17484	181.26		2,179.13
01/24/2025	Lockbox deposit		17176	1,317.26		3,496.39
01/30/2025	Lockbox deposit		17196	514.00		4,010.39
01/31/2025	Deposit 101500.00 - City National - OPERATING Dep. # 2462		17486	514.00		4,524.39
Totals				7,966.56	13,135.74	4,524.39
103000.00 City National Bank - SEC.DEP.				Beginning Balance		41,719.16
01/30/2025	Deposit 103000.00 - City National Bank - SEC.DEP. Dep. # 2385		17186	3,900.00		45,619.16
Totals				3,900.00	0.00	45,619.16
104100.00 U.S. Century Bank - Operating				Beginning Balance		7,075.50
01/02/2025	Deposit 104100.00 - U.S. Century Bank - Operating Dep. # 2325		16966	3,353.52		10,429.02
01/03/2025	Deposit 104100.00 - U.S. Century Bank - Operating Dep. # 2324		16958	1,724.76		12,153.78
01/06/2025	Deposit 104100.00 - U.S. Century Bank - Operating Dep. # 2327		16975	1,723.00		13,876.78
01/07/2025	Lockbox deposit		16981	912.52		14,789.30
01/07/2025	Lockbox deposit		16984	550.00		15,339.30
01/07/2025	Check - NATIONAL SENTINEL Inv. 8690(12/1/24 - 12/15/24) ch. # 481	8690	16989		9,067.61	6,271.69
01/07/2025	Check - SIEGFRIED RIVERA Inv. 302347 ch. # 482	302347	16990		1,130.38	5,141.31
01/07/2025	Check - CIRCLE SECURITY SOLUTIONS Inv. 42992 ch. # 483	42992	16992		397.50	4,743.81
01/08/2025	Lockbox deposit		16998	731.26		5,475.07
01/10/2025	Lockbox deposit		17019	912.52		6,387.59
01/10/2025	Direct payment - COMCAST 1/1/25 - 1/31/25		17025		8,024.25	(1,636.66)

Bridgepoint HOA, Inc.

Detailed General Ledger

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

Account Trx Date	Description	Invoice Date & No	Trx	Debit	Credit	Balance
01/10/2025	Deposit 104100.00 - U.S. Century Bank - Operating Dep. # 2346		17056	2,707.00		1,070.34
01/10/2025	Deposit 104100.00 - U.S. Century Bank - Operating Dep. # 2463		17488	566.26		1,636.60
01/13/2025	Lockbox deposit		17032	776.24		2,412.84
01/13/2025	Lockbox deposit		17036	550.00		2,962.84
01/14/2025	Lockbox deposit		17048	2,550.08		5,512.92
01/16/2025	Lockbox deposit		17078	550.00		6,062.92
01/16/2025	Deposit 104100.00 - U.S. Century Bank - Operating Dep. # 2350		17081	4,800.00		10,862.92
01/17/2025	Deposit 104100.00 - U.S. Century Bank - Operating Dep. # 2352		17094	2,948.60		13,811.52
01/17/2025	Deposit 104100.00 - U.S. Century Bank - Operating Dep. # 2361		17111	514.00		14,325.52
01/21/2025	Lockbox deposit		17101	181.26		14,506.78
01/21/2025	Lockbox deposit		17104	36.00		14,542.78
01/21/2025	Check - NATIONAL SENTINEL Inv. 8723(1/1/25 - 1/15/25) ch. # 484	8723	17116		8,518.06	6,024.72
01/21/2025	Check - Oliver's Pool Inv. 17 ch. # 485	17	17117		770.00	5,254.72
01/21/2025	Check - INVASIVE WILDLIFE REMOVAL MIAMI LLC Inv. REMOVAL OF GREEN IGUA ch. # 486	REMOVAL OF GREEN IGUANAS 12/30/24	17118		500.00	4,754.72
01/21/2025	Check - CIRCLE SECURITY SOLUTIONS Inv. 43949 ch. # 487	43949	17119		210.00	4,544.72
01/21/2025	Direct payment - FPL 12/10/24 - 1/10/25		17120		2,635.18	1,909.54
01/22/2025	Direct payment - MIAMI DADE DEPT OF REG & ECONOMIC RESOURCES MIAMI DAD		17240		180.50	1,729.04
01/23/2025	Lockbox deposit		17124	550.00		2,279.04
01/23/2025	Lockbox deposit		17129	565.00		2,844.04
01/23/2025	Deposit 104100.00 - U.S. Century Bank - Operating Dep. # 2366		17133	514.00		3,358.04
01/24/2025	Lockbox deposit		17135	746.26		4,104.30
01/24/2025	Lockbox deposit		17137	550.00		4,654.30
01/27/2025	Lockbox deposit		17147	550.30		5,204.60
01/27/2025	Lockbox deposit		17150	514.00		5,718.60
01/27/2025	Deposit 104100.00 - U.S. Century Bank - Operating Dep. # 2373		17152	550.00		6,268.60
01/28/2025	Lockbox deposit		17155	1,416.52		7,685.12
01/28/2025	Lockbox deposit		17160	1,260.26		8,945.38
01/28/2025	Lockbox deposit		17163	963.52		9,908.90
01/28/2025	Check - Gustavo Delgado REFUND EXTRA PMT ACCT #82.01 ch. # 488		17164		358.04	9,550.86
01/28/2025	Check - Carina Barcelo REIMBURSE LARGE ZIPS TIES TENNIS CT ch. # 489		17165		16.04	9,534.82
01/28/2025	Check - Caribbean Property Management Inv. 24257 ch. # 490	24257	17166		687.33	8,847.49
01/29/2025	Lockbox deposit		17173	731.26		9,578.75
01/30/2025	Lockbox deposit		17182	550.00		10,128.75
01/30/2025	Deposit 104100.00 - U.S. Century Bank - Operating Dep. # 2390		17202	362.52		10,491.27
01/30/2025	Reverse trx 16420, 11/08/24 Check - BRIDGEPOINT HOMEOWNERS NOVEMBER RE		17490	11,700.00		22,191.27
01/31/2025	Lockbox deposit		17189	596.00		22,787.27
01/31/2025	Lockbox deposit		17194	1,462.52		24,249.79

Bridgepoint HOA, Inc.

Detailed General Ledger

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

Account Trx Date	Description	Invoice Date & No	Trx	Debit	Credit	Balance
01/31/2025	Deposit 104100.00 - U.S. Century Bank - Operating Dep. # 2426		17359	181.26		24,431.05
01/31/2025	Check - FIRST INSURANCE FUNDING	QUOTE #65601304	17489		5,680.97	18,750.08
Totals				49,850.44	38,175.86	18,750.08
104200.00 U.S. Century Bank - Reserves				Beginning Balance		127,153.40
01/30/2025	Reverse trx 16420, 11/08/24 Check - BRIDGEPOINT HOMEOWNERS NOVEMBER RE		17490		11,700.00	115,453.40
01/31/2025	Interest 104200.00 - U.S. Century Bank - Reserves		17491	4.90		115,458.30
Totals				4.90	11,700.00	115,458.30
104300.00 U.S. Century Bank - Special Assess				Beginning Balance		8,227.68
01/01/2025	Lockbox deposit		16912	1,648.78		9,876.46
01/01/2025	Lockbox deposit		16914	514.00		10,390.46
01/02/2025	Deposit 104300.00 - U.S. Century Bank - Special Assess Dep. # 2319		16931	181.26		10,571.72
01/02/2025	Deposit 104300.00 - U.S. Century Bank - Special Assess Dep. # 2320		16938	1,088.30		11,660.02
01/02/2025	Lockbox deposit		16943	1,734.66		13,394.68
01/02/2025	Lockbox deposit		16948	1,462.52		14,857.20
01/03/2025	Deposit 104300.00 - U.S. Century Bank - Special Assess Dep. # 2464		17495	725.04		15,582.24
01/06/2025	Lockbox deposit		16968	731.26		16,313.50
01/06/2025	Deposit 104300.00 - U.S. Century Bank - Special Assess Dep. # 2369		17142	1,281.26		17,594.76
01/07/2025	Lockbox deposit		16982	1,643.78		19,238.54
01/08/2025	Lockbox deposit		16995	1,299.55		20,538.09
01/09/2025	Lockbox deposit		17011	1,460.62		21,998.71
01/09/2025	Lockbox deposit		17013	731.26		22,729.97
01/10/2025	Lockbox deposit		17020	2,286.78		25,016.75
01/10/2025	Lockbox deposit		17024	1,869.94		26,886.69
01/10/2025	Deposit 104300.00 - U.S. Century Bank - Special Assess Dep. # 2465		17499	1,268.82		28,155.51
01/10/2025	Loan payment		17503		19,349.74	8,805.77
01/13/2025	Lockbox deposit		17033	3,432.74		12,238.51
01/13/2025	Lockbox deposit		17037	181.26		12,419.77
01/14/2025	Lockbox deposit		17043	719.19		13,138.96
01/14/2025	Deposit 104300.00 - U.S. Century Bank - Special Assess Dep. # 2353		17096	181.26		13,320.22
01/15/2025	Lockbox deposit		17071	1,416.30		14,736.52
01/16/2025	Lockbox deposit		17079	181.26		14,917.78
01/16/2025	Deposit 104300.00 - U.S. Century Bank - Special Assess Dep. # 2351		17088	882.21		15,799.99
01/16/2025	Deposit 104300.00 - U.S. Century Bank - Special Assess Dep. # 2360		17109	731.26		16,531.25
01/17/2025	Deposit 104300.00 - U.S. Century Bank - Special Assess Dep. # 2354		17098	181.26		16,712.51
01/21/2025	Lockbox deposit		17102	550.00		17,262.51
01/21/2025	Deposit 104300.00 - U.S. Century Bank - Special Assess Dep. # 2358		17106	181.26		17,443.77
01/23/2025	Lockbox deposit		17125	181.26		17,625.03
01/23/2025	Lockbox deposit		17130	1,374.94		18,999.97

Bridgepoint HOA, Inc.

Detailed General Ledger

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

Account Trx Date	Description	Invoice Date & No	Trx	Debit	Credit	Balance
01/27/2025	Lockbox deposit		17148	853.12		19,853.09
01/27/2025	Deposit 104300.00 - U.S. Century Bank - Special Assess Dep. # 2389		17199	362.52		20,215.61
01/28/2025	Lockbox deposit		17156	731.26		20,946.87
01/28/2025	Loan Payment		17504		19,349.74	1,597.13
01/29/2025	Lockbox deposit		17170	217.26		1,814.39
01/29/2025	Deposit 104300.00 - U.S. Century Bank - Special Assess Dep. # 2424		17355	362.52		2,176.91
01/30/2025	Lockbox deposit		17178	550.00		2,726.91
01/30/2025	Lockbox deposit		17183	731.26		3,458.17
01/31/2025	Deposit 104300.00 - U.S. Century Bank - Special Assess Dep. # 2466		17502	362.52		3,820.69
Totals				34,292.49	38,699.48	3,820.69
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)
130200.00 Prepaid Expenses				Beginning Balance		3,085.00
01/01/2025	Monthly Prepaid Expenses		16918		3,085.00	0.00
01/13/2025	Caribbean Property Management	24196	17039	1,335.00		1,335.00
01/13/2025	Caribbean Property Management	24234	17040	1,750.00		3,085.00
Totals				3,085.00	3,085.00	3,085.00
130300.00 Prepaid Insurance				Beginning Balance		33,889.61
01/01/2025	Prepaid Insurance		16919		5,726.02	28,163.59
Totals				0.00	5,726.02	28,163.59
130400.00 Utility Deposits				Beginning Balance		224.61
Totals				0.00	0.00	224.61
135000.00 Unbilled Special Assessment				Beginning Balance		181,390.64
01/01/2025	Special Assessment 2022 - January 2025	14924	16916		18,126.00	163,264.64
Totals				0.00	18,126.00	163,264.64
140000.00 Exchange/ Suspense				Beginning Balance		151.48
01/02/2025	Check 1051 11/27		17492		181.26	(29.78)
Totals				0.00	181.26	(29.78)
149900.00 Undeposited Funds				Beginning Balance		0.00
01/31/2025	Total of transactions			84,309.49	84,309.49	
Totals				84,309.49	84,309.49	0.00
210000.00 Security Rental Deposit				Beginning Balance		41,749.75
01/30/2025	70, unit 70, inv. 14634;1 Security Deposit - Security Rental Deposit,	14634	17184		3,900.00	45,649.75
Totals				0.00	3,900.00	45,649.75
220000.00 US Century Bank - LOAN				Beginning Balance		207,479.43
01/10/2025	Loan payment		17503	18,410.41		189,069.02
01/28/2025	Loan Payment		17504	18,562.59		170,506.43
Totals				36,973.00	0.00	170,506.43

Bridgepoint HOA, Inc.

Detailed General Ledger

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

Account	Description	Invoice Date & No	Trx	Debit	Credit	Balance
Trx Date						
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		(46,222.93)
01/10/2025	Loan payment		17503	939.33		(47,162.26)
01/28/2025	Loan Payment		17504	787.15		(47,949.41)
Totals				1,726.48	0.00	(47,949.41)
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		0.00
01/01/2025	Common charges - January 2025	14923	16915		61,600.00	61,600.00
01/01/2025	Reserve Income		16917	6,991.18		54,608.82
Totals				6,991.18	61,600.00	54,608.82
301002.00 Reserve Assessments				Beginning Balance		0.00
01/01/2025	Reserve Income		16917		6,991.18	6,991.18
Totals				0.00	6,991.18	6,991.18
301003.00 Late Fees Income				Beginning Balance		0.00
01/14/2025	93, unit 93, inv. 14602;-1 Credit voucher, charged to Melvin Vazque	14602	17049	90.00		(90.00)
01/15/2025	Late payment fees - Unit 85		17272		15.00	(75.00)
01/16/2025	50, unit 50, inv. 14609;-1 Credit Late Fees, charged to Alejandro A	14609	17089	30.00		(105.00)
01/21/2025	93, unit 93, inv. 14618;-1 Credit voucher, charged to Melvin Vazque	14618	17112	15.00		(120.00)
Totals				135.00	15.00	(120.00)
301004.00 Legal Fees Income				Beginning Balance		0.00
01/17/2025	85, unit 85, inv. 14877;1 Cost Retainer 2/24, charged to Zayra Belf	14877	17312		625.00	625.00
01/17/2025	85, unit 85, inv. 14877;1 Cost Retainer 3/24, charged to Zayra Belf	14877	17312		625.00	1,250.00
01/17/2025	85, unit 85, inv. 14878;1 Legal Fees Income, charged to Zayra Belfo	14878	17313		19.77	1,269.77
Totals				0.00	1,269.77	1,269.77
401100.00 INSURANCE: Commercial Property Package				Beginning Balance		0.00
01/01/2025	Prepaid Insurance		16919	5,726.02		5,726.02
Totals				5,726.02	0.00	5,726.02
402200.00 PROFESSIONAL FEES: Legal Services				Beginning Balance		0.00
01/06/2025	SIEGFRIED RIVERA (250630.00 - SIEGFRIED RIVERA)	01-06-2025 303652	17434	1,387.50		1,387.50
Totals				1,387.50	0.00	1,387.50
404200.00 CONTRACTED EXPENSE: Janitorial Mainten				Beginning Balance		0.00
01/01/2025	Monthly Janitorial Fees		16918	1,335.00		1,335.00

Bridgepoint HOA, Inc.

Detailed General Ledger

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

Account Trx Date	Description	Invoice Date & No	Trx	Debit	Credit	Balance
Totals				1,335.00	0.00	1,335.00
404300.00 CONTRACTED EXPENSE: Lake Maintenance				Beginning Balance		0.00
01/15/2025	THE LAKE DOCTORS, INC. (250660.00 - THE LAKE DOCTORS, INC.)	01-15-2025 1961291	17256	232.00		232.00
Totals				232.00	0.00	232.00
404400.00 CONTRACTED EXPENSE: Landscape Maint				Beginning Balance		0.00
01/28/2025	RUBIO GARDEN (250612.00 - RUBIO GARDEN)	01-28-2025 6277	17255	4,950.00		4,950.00
Totals				4,950.00	0.00	4,950.00
404500.00 CONTRACTED EXPENSE: Management Fees				Beginning Balance		0.00
01/01/2025	Monthly Management Fees		16918	1,750.00		1,750.00
Totals				1,750.00	0.00	1,750.00
404600.00 CONTRACTED EXPENSE: Pool & Spa Maint				Beginning Balance		0.00
01/01/2025	Oliver's Pool (250702.10 - Oliver's Pool)	01-01-2025 17	17115	770.00		770.00
Totals				770.00	0.00	770.00
404700.00 CONTRACTED EXPENSE: Security				Beginning Balance		0.00
01/01/2025	NATIONAL SENTINEL (250420.00 - NATIONAL SENTINEL)	01-01-2025 8723	17065	8,518.06		8,518.06
01/16/2025	NATIONAL SENTINEL (250420.00 - NATIONAL SENTINEL)	01-16-2025 8736	17392	8,792.83		17,310.89
Totals				17,310.89	0.00	17,310.89
404800.00 CONTRACTED EXPENSE: T.V. Cable Service				Beginning Balance		0.00
01/10/2025	Direct payment - COMCAST 1/1/25 - 1/31/25		17025	8,024.25		8,024.25
Totals				8,024.25	0.00	8,024.25
405100.00 R&M: Entry System Repairs				Beginning Balance		0.00
01/23/2025	CIRCLE SECURITY SOLUTIONS (250145.00 - CIRCLE SECURITY SOLUTIONS)	01-23-2025 44471	17391	522.50		522.50
01/28/2025	CIRCLE SECURITY SOLUTIONS (250145.00 - CIRCLE SECURITY SOLUTIONS)	01-28-2025 44482	17390	272.50		795.00
Totals				795.00	0.00	795.00
405400.00 R&M: General Repairs & Maintenance				Beginning Balance		0.00
01/10/2025	CIRCLE SECURITY SOLUTIONS (250145.00 - CIRCLE SECURITY SOLUTIONS)	01-10-2025 43949	17114	210.00		210.00
01/13/2025	INSTANT SIGN OF SOUTH FLORIDA (250310.10 - INSTANT SIGN OF SOUTH FLORIDA)	01-13-2025 63218	17059	227.91		437.91
01/28/2025	Check - Carina Barcelo REIMBURSE LARGE ZIPS TIES TENNIS CT		17165	16.04		453.95
Totals				453.95	0.00	453.95
405920.00 R&M: Tree Trimming / Yearly				Beginning Balance		0.00
01/03/2025	RUBIO GARDEN (250612.00 - RUBIO GARDEN)	01-03-2025 6221	17060	750.00		750.00
Totals				750.00	0.00	750.00
406400.00 MISC: Administrative Expenses				Beginning Balance		0.00
01/22/2025	Direct payment - MIAMI DADE DEPT OF REG & ECONOMIC RESOURCES MIAMI DAD		17240	180.50		180.50
Totals				180.50	0.00	180.50
406410.00 MISC: Reimb. Printing & Off Supplies				Beginning Balance		0.00
01/23/2025	Caribbean Property Management (250130.00 - Caribbean Property Management)	01-23-2025 24257	17131	687.33		687.33
Totals				687.33	0.00	687.33

Bridgepoint HOA, Inc.

Detailed General Ledger

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

Account Trx Date	Description	Invoice Date & No	Trx	Debit	Credit	Balance
407100.00 UTILITIES: Electricity				Beginning Balance		0.00
01/21/2025	Direct payment - FPL 12/10/24 - 1/10/25		17120	2,635.18		2,635.18
Totals				2,635.18	0.00	2,635.18
411000.00 Reserve Transfer				Beginning Balance		0.00
01/01/2025	Reserve Transfer		17505	6,991.48		6,991.48
Totals				6,991.48	0.00	6,991.48
601100.00 Reserve - Exterior Painting				Beginning Balance		59,771.98
01/01/2025	Reserve Transfer		17505		1,671.47	61,443.45
Totals				0.00	1,671.47	61,443.45
601110.00 Reserve - Pavement/ Sealcoating				Beginning Balance		16,008.85
01/01/2025	Reserve Transfer		17505		1,513.13	17,521.98
Totals				0.00	1,513.13	17,521.98
601120.00 Reserve - Asphalt Road Repaveme				Beginning Balance		2,270.76
01/01/2025	Reserve Transfer		17505		281.37	2,552.13
Totals				0.00	281.37	2,552.13
601130.00 Reserve - Tennis Ct Resurfacing				Beginning Balance		1,888.58
01/01/2025	Reserve Transfer		17505		79.83	1,968.41
Totals				0.00	79.83	1,968.41
601150.00 Reserve - Stamped Conc. Pavers				Beginning Balance		27,355.64
01/01/2025	Reserve Transfer		17505		127.12	27,482.76
Totals				0.00	127.12	27,482.76
601160.00 Reserve - Guardhouse/Pool Roofs				Beginning Balance		16,044.71
01/01/2025	Reserve Transfer		17505		8.41	16,053.12
Totals				0.00	8.41	16,053.12
601170.00 Reserve - Special/General Funds				Beginning Balance		21,430.40
01/01/2025	Reserve Transfer		17505		1,452.98	22,883.38
Totals				0.00	1,452.98	22,883.38
601180.00 Reserve - Fountains				Beginning Balance		3,038.97
01/01/2025	Reserve Transfer		17505		42.58	3,081.55
Totals				0.00	42.58	3,081.55
601185.00 Reserve - Drain Cleaning				Beginning Balance		5,000.04
Totals				0.00	0.00	5,000.04
601190.00 Reserve - Pool Resurfacing				Beginning Balance		8,205.94
Totals				0.00	0.00	8,205.94
601200.00 Reserve - Landscape Replacement				Beginning Balance		23,049.77
01/01/2025	Reserve Transfer		17505		769.45	23,819.22
Totals				0.00	769.45	23,819.22
601202.00 Reserve - Lake Embankment				Beginning Balance		0.00
01/01/2025	Reserve Transfer		17505		1,000.00	1,000.00
Totals				0.00	1,000.00	1,000.00

Bridgepoint HOA, Inc.

Detailed General Ledger

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

Account	Description	Invoice Date & No	Trx	Debit	Credit	Balance
Trx Date						
601205.00 Reserve - Pool Furniture				Beginning Balance		6,500.04
01/01/2025	Reserve Transfer		17505		45.14	6,545.18
Totals				0.00	45.14	6,545.18
601220.00 Reserve - Interest Income				Beginning Balance		81.99
01/31/2025	Interest 104200.00 - U.S. Century Bank - Reserves		17491		4.90	86.89
Totals				0.00	4.90	86.89
611000.00 Fund Balance - Operating				Beginning Balance		(81,292.83)
Totals				0.00	0.00	(81,292.83)

Bridgepoint HOA, Inc.

Detailed General Ledger

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

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

Transaction Totals

Total Debits	<u>419,036.92</u>
Total Credits	<u>419,036.92</u>
Difference	<u>0.00</u>
Total Assets	<u>403,794.31</u>
Total Liabilities	<u>155,013.80</u>
Total Equity	<u>142,826.54</u>
Total Income	<u>62,749.77</u>
Total Expense	<u>53,979.10</u>

Ledger Totals

Beginning Debits	<u>1,334,012.32</u>
Beginning Credits	<u>1,334,012.32</u>
Difference	<u>0.00</u>
Ending Debits	<u>1,753,049.24</u>
Ending Credits	<u>1,753,049.24</u>
Difference	<u>0.00</u>