

**Caribbean Property Management, Inc.**

*Professional Community Association Management*

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**Bridgepoint HOA, Inc.**

**July 31st, 2025**

**Monthly Financial Statement**

**Caribbean Property Management, Inc.**

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

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

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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

07/31/2025

### Assets

#### Current Assets

##### Checking/ Savings

|  |            |
|--|------------|
| City National - OPERATING              | 246.52     |
| City National Bank - SEC.DEPT.         | 56,219.16  |
| U.S. Century Bank - Operating          | 3,598.89   |
| U.S. Century Bank - Reserves           | 163,408.11 |
| U.S. Century Bank - Special Assess     | 22,485.79  |
| U.S. Century Bank - Drain Modification | 32,791.37  |

TOTAL Checking/ Savings 278,749.84

**TOTAL Current Assets** 278,749.84

**Owner Receivables** 11,623.33

#### Other Current Assets

|                             |           |
|-----------------------------|-----------|
| Prepaid Expenses            | 3,190.00  |
| Prepaid Insurance           | 66,965.08 |
| Utility Deposits            | 224.61    |
| Exchange/ Suspense          | 514.00    |
| Unbilled Special Assessment | 54,508.64 |

**TOTAL Other Current Assets** 125,402.33

**Total Assets** 415,775.50

### Liabilities

**Prepaid Owners Receivable** 20,365.50

**Accounts Payable - Net Total** 91,587.90

#### Other Current Liabilities

Security Rental Deposit 59,774.75

**TOTAL Other Current Liabilities** 59,774.75

#### LOAN

LOAN - US Century Bank 57,507.09

**TOTAL LOAN** 57,507.09

#### Special Assessment 2022

Special Assessment Income 730,840.32

Special Assessment Expenses (679,249.68)

Loan Interest Expense (51,048.51)

**TOTAL Special Assessment 2022** 542.13

# Bridgepoint HOA, Inc.

## Balance Sheet

07/31/2025

|  |                    |
|--|--------------------|
| <b><u>Total Liabilities</u></b>                  | <b>229,777.37</b>  |
| <b><u>Fund Balance</u></b>                       |                    |
| <b>Reserves</b>                                  |                    |
| Reserve - Exterior Painting                      | 71,498.52          |
| Reserve - Pavement/ Sealcoating                  | 26,607.80          |
| Reserve - Asphalt Road Repaveme                  | 4,241.18           |
| Reserve - Tennis Ct Resurfacing                  | 2,448.39           |
| Reserve - Stamped Conc. Pavers                   | 28,257.50          |
| Reserve - Guardhouse/Pool Roofs                  | 16,110.63          |
| Reserve - Special/General Funds                  | 27,608.92          |
| Reserve - Fountains                              | 3,338.37           |
| Reserve - Drain Cleaning                         | 5,002.24           |
| Reserve - Lake Enbankment                        | 7,000.00           |
| Reserve - Pool Resurfacing                       | 8,209.55           |
| Reserve - Landscape Replacement                  | 28,446.05          |
| Reserve - Pool Furniture                         | 6,818.88           |
| Reserve - Interest Income                        | 38.35              |
| <b>TOTAL Reserves</b>                            | <b>235,626.38</b>  |
| <b>Fund Balance - Operating</b>                  | <b>(56,171.93)</b> |
| <b>Net Income</b>                                | <b>6,543.68</b>    |
| <b><u>Total Fund Balance</u></b>                 | <b>185,998.13</b>  |
| <b><u>Total Fund Balance and Liabilities</u></b> | <b>415,775.50</b>  |

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

From : 07/01/2025 to 07/31/2025

|                                  | <u>July 2025</u> |               | <u>January to July</u> |                |               |
|----------------------------------|------------------|---------------|------------------------|----------------|---------------|
|                                  | <u>Actual</u>    | <u>Budget</u> | <u>Actual</u>          | <u>Budget</u>  | <u>% Used</u> |
| <b><u>Revenues</u></b>           |                  |               |                        |                |               |
| Maintenance Income               | 54,609           | 54,642        | 382,260                | 382,492        | 99.94         |
| Reserve Assessments              | 6,991            | 6,991         | 48,940                 | 48,940         | 100.00        |
| Late Fees Income                 | 0                | 0             | 510                    | 0              | 0.00          |
| Legal Fees Income                | 0                | 0             | 1,270                  | 0              | 0.00          |
| Security Remotes                 | 125              | 0             | 750                    | 0              | 0.00          |
| Interest - Legal                 | 0                | 0             | 704                    | 0              | 0.00          |
| Miscellaneous Income             | 1,275            | 0             | 1,475                  | 0              | 0.00          |
| Reserves Interest Income         | 6                | 0             | 38                     | 0              | 0.00          |
| <b>Total Revenues</b>            | <b>63,006</b>    | <b>61,633</b> | <b>435,947</b>         | <b>431,432</b> | <b>101.05</b> |
| <b><u>Expenses</u></b>           |                  |               |                        |                |               |
| <b>Administrative</b>            |                  |               |                        |                |               |
| Administrative Expenses          | 0                | 0             | 614                    | 0              | 0.00          |
| Bad Debt Expense                 | 0                | 0             | 105                    | 0              | 0.00          |
| Corporate Annual Report          | 0                | 5             | 0                      | 36             | 0.00          |
| Pool Permit                      | 0                | 50            | 376                    | 350            | 107.43        |
| Reimb. Printing & Off Supplies   | 707              | 500           | 4,617                  | 3,500          | 131.91        |
| <b>TOTAL Administrative</b>      | <b>707</b>       | <b>555</b>    | <b>5,712</b>           | <b>3,886</b>   | <b>146.99</b> |
| <b>Insurance</b>                 |                  |               |                        |                |               |
| Commercial Property Package      | 6,088            | 6,871         | 40,449                 | 48,098         | 84.10         |
| <b>TOTAL Insurance</b>           | <b>6,088</b>     | <b>6,871</b>  | <b>40,449</b>          | <b>48,098</b>  | <b>84.10</b>  |
| <b>Contracted Expenses</b>       |                  |               |                        |                |               |
| Janitorial Maintenance           | 1,335            | 1,100         | 9,345                  | 7,700          | 121.36        |
| Lake Maintenance                 | 243              | 238           | 1,668                  | 1,666          | 100.12        |
| Landscape Maintenance            | 0                | 4,950         | 29,700                 | 34,650         | 85.71         |
| Management Fees                  | 1,855            | 1,855         | 12,985                 | 12,985         | 100.00        |
| Pest Control/ Exterminating      | 185              | 368           | 4,180                  | 2,572          | 162.52        |
| Pool & Spa Maintenance           | 943              | 770           | 5,563                  | 5,390          | 103.21        |
| Security                         | 17,311           | 15,000        | 118,428                | 105,000        | 112.79        |
| Sprinkler Maintenance            | 0                | 500           | 0                      | 3,500          | 0.00          |
| T.V. Cable Services              | 8,430            | 8,024         | 57,363                 | 56,168         | 102.13        |
| <b>TOTAL Contracted Expenses</b> | <b>30,302</b>    | <b>32,805</b> | <b>239,232</b>         | <b>229,631</b> | <b>104.18</b> |

| <u>July 2025</u> |               | <u>January to July</u> |               |               |
|------------------|---------------|------------------------|---------------|---------------|
| <u>Actual</u>    | <u>Budget</u> | <u>Actual</u>          | <u>Budget</u> | <u>% Used</u> |

**Professional Fees**

|                                |              |              |               |              |               |
|--------------------------------|--------------|--------------|---------------|--------------|---------------|
| Audit, Review, and Compilation | 0            | 417          | 5,000         | 2,917        | 171.41        |
| Legal Services                 | 2,387        | 833          | 8,062         | 5,833        | 138.21        |
| Tax Return & Preparation Fees  | 0            | 42           | 0             | 292          | 0.00          |
| <b>TOTAL Professional Fees</b> | <b>2,387</b> | <b>1,292</b> | <b>13,062</b> | <b>9,042</b> | <b>144.46</b> |

**Repairs & Maintenance**

|  |              |              |               |               |               |
|--|--------------|--------------|---------------|---------------|---------------|
| R&M: Drainage Refund                   | 0            | 250          | 0             | 1,750         | 0.00          |
| R&M: Building Repairs                  | 0            | 0            | 300           | 0             | 0.00          |
| R&M: Electrical Repairs                | 0            | 167          | 1,800         | 1,167         | 154.24        |
| R&M: Entry System Repairs              | 3,046        | 500          | 6,159         | 3,500         | 175.97        |
| R&M: Fertilization                     | 0            | 0            | 0             | 0             | 0.00          |
| R&M: General Repairs & Maintenance     | 226          | 1,667        | 8,543         | 11,667        | 73.22         |
| R&M: Gym Equipment                     | 0            | 333          | 400           | 2,333         | 17.15         |
| R&M: Lawn Ornamental Pest Control      | 0            | 0            | 0             | 0             | 0.00          |
| R&M: Maintenance Supplies              | 205          | 250          | 1,893         | 1,750         | 108.17        |
| MISC: Miscellaneous Expenses           | 0            | 0            | 771           | 0             | 0.00          |
| R&M Misc. Landscape Replacement        | 250          | 833          | 9,600         | 5,833         | 164.58        |
| R&M: Sprinkler Repairs                 | 0            | 1,375        | 7,480         | 9,625         | 77.71         |
| R&M: Tree Trimming / Yearly            | 0            | 1,542        | 18,865        | 10,792        | 174.81        |
| R&M: Pool & Fountain Repair            | 2,500        | 167          | 9,793         | 1,167         | 839.16        |
| <b>TOTAL Repairs &amp; Maintenance</b> | <b>6,227</b> | <b>7,084</b> | <b>65,604</b> | <b>49,584</b> | <b>132.31</b> |

**Utilities**

|                               |              |              |               |               |               |
|-------------------------------|--------------|--------------|---------------|---------------|---------------|
| Electricity                   | 2,163        | 1,800        | 14,874        | 12,600        | 118.05        |
| Guardhouse Telephone/Internet | 271          | 271          | 1,894         | 1,896         | 99.89         |
| Water & Sewer                 | 0            | 125          | (402)         | 875           | -45.94        |
| <b>TOTAL Utilities</b>        | <b>2,434</b> | <b>2,196</b> | <b>16,366</b> | <b>15,371</b> | <b>106.47</b> |

**Reserves**

|                            |              |               |               |               |              |
|----------------------------|--------------|---------------|---------------|---------------|--------------|
| Reserve Transfer           | 6,991        | 6,991         | 48,940        | 48,940        | 100.00       |
| Reserve Deficit            | 0            | 3,840         | 0             | 26,881        | 0.00         |
| Reserves Interest Transfer | 6            | 0             | 38            | 0             | 0.00         |
| <b>TOTAL Reserves</b>      | <b>6,997</b> | <b>10,831</b> | <b>48,978</b> | <b>75,821</b> | <b>64.60</b> |

|                       |               |               |                |                |              |
|-----------------------|---------------|---------------|----------------|----------------|--------------|
| <b>Total Expenses</b> | <b>55,142</b> | <b>61,634</b> | <b>429,403</b> | <b>431,433</b> | <b>99.53</b> |
|-----------------------|---------------|---------------|----------------|----------------|--------------|

|                   |              |            |              |            |  |
|-------------------|--------------|------------|--------------|------------|--|
| <b>Net Income</b> | <b>7,864</b> | <b>(1)</b> | <b>6,544</b> | <b>(1)</b> |  |
|-------------------|--------------|------------|--------------|------------|--|

# Bridgepoint HOA, Inc.

## Receivable Accounts

As of : 07/31/2025

| Account | Unit | Balance  | Account Name  |
|---------|------|----------|---|
| 9.00    | 9    | 8.82     | Rojas Marty, Rose Marie                                   |
| 11.00   | 11   | 247.26   | Sanchez, Rodolfo & Alina                                  |
| 13.00   | 13   | 78.82    | Leza, Melba   |
| 21.00   | 21   | 1,477.52 | Sosa, Sara  |
| 25.00   | 25   | 908.86   | Caballero, Beatriz  |
| 30.00   | 30   | 374.96   | Seivright, David & Pauline                                |
| 42.00   | 42   | 566.26   | Clarke, Evelina   |
| 50.00   | 50   | 29.94    | Aleman, Doris & Alfredo & ALEMAN MIRANDA, PLACIDO ALFREDO |
| 56.01   | 56   | 4,778.85 | Tong, Richard & Tong, Linette                             |
| 68.00   | 68   | 34.14    | Concetta S, Carlos Astudillo                              |
| 74.00   | 74   | 15.00    | Bakarat, Anwar & Munira Elneser, Lina                     |
| 79.01   | 79   | 181.24   | Stone, Kimberlee  |
| 84.00   | 84   | 380.67   | Perez, Armando  |
| 88.00   | 88   | 1,175.00 | Diego, Vicente & Elizabeth                                |
| 89.00   | 89   | 18.00    | Chiron, Stewart & Melody                                  |
| 94.00   | 94   | 15.00    | Fowler, Susan   |
| 100.00  | 100  | 181.26   | Senices, Julissa  |
| 102.00  | 102  | 285.82   | Velasco, Laura  |
| 107.00  | 107  | 865.91   | Sanchez, Gabriel & Sanchez, Maria                         |

| Number    | Amount           | Details                                   |
|-----------|------------------|---|
| 19        | 11,623.33        | = Total of Receivables (Debit )           |
|           |                  | = Total paid in advance (Credit ) or zero |
| <b>19</b> | <b>11,623.33</b> | <b>= Net total of selected accounts</b>   |

# Bridgepoint HOA, Inc.

## Prepaid Receivables

As of : 07/31/2025

| Account | Unit | Balance    | Account Name  |
|---------|------|------------|---|
| 2.00    | 2    | (10.00)    | Corporation, RME                                      |
| 6.00    | 6    | (716.26)   | Tambini, Ana  |
| 8.01    | 8    | (95.52)    | Franye, Antonio & Patricia                            |
| 17.00   | 17   | (543.78)   | Wechsberg, Florence                                   |
| 18.00   | 18   | (731.26)   | Sara Nazari, Seyed Mohammad H.                        |
| 19.00   | 19   | (1,087.02) | Siman, Gabriela M. Saca                               |
| 26.00   | 26   | (550.00)   | Borr, Nancy   |
| 28.00   | 28   | (30.00)    | Harward, Tresca & William                             |
| 29.00   | 29   | (7,369.57) | Zeisler, Henry John & Ann S                           |
| 33.00   | 33   | (325.83)   | Sanjurjo, Ernesto                                     |
| 34.00   | 34   | (489.74)   | Vidal, Nora   |
| 35.00   | 35   | (0.07)     | Ricker, Denise  |
| 37.00   | 37   | (543.78)   | Forns, Armentina                                      |
| 38.00   | 38   | (151.26)   | Saunders, Noreen                                      |
| 41.00   | 41   | (341.26)   | Marty, Rosemarie Rojas                                |
| 43.01   | 43   | (550.00)   | Rivas-Fuentes, Sandra                                 |
| 45.00   | 45   | (108.14)   | Corp., La Gorda                                       |
| 47.00   | 47   | (1,458.01) | Green, Thomas & Carole                                |
| 51.00   | 51   | (689.03)   | Berron, Diana   |
| 53.01   | 53   | (523.35)   | AK, LLC, Juniper                                      |
| 59.00   | 59   | (550.00)   | Hernandez, Joseph                                     |
| 61.00   | 61   | (39.48)    | Parsons, Ana  |
| 62.00   | 62   | (196.26)   | Nieves, Gaston Alejandro                              |
| 63.00   | 63   | (181.76)   | Illiffe, Bonifacio Lopez & Christi                    |
| 69.00   | 69   | (181.28)   | Molina, Maria, Trustee & Maria E. Molina Family Trust |
| 72.00   | 72   | (22.41)    | Guerrero, Maria                                       |
| 78.00   | 78   | (731.26)   | Patty, Christopher                                    |
| 82.01   | 82   | (1.50)     | Delgado, Gustavo                                      |
| 92.00   | 92   | (513.97)   | Perez, Maritza N. & Nicole                            |
| 103.00  | 103  | (304.00)   | Hernandez, Leticia                                    |
| 104.00  | 104  | (716.26)   | Briceno, Mariela                                      |
| 108.00  | 108  | (550.00)   | Gonzales, Rodolfo & Gonzalez, Silvia                  |
| 109.00  | 109  | (4.98)     | Verdi, Jorge  |
| 110.01  | 110  | (57.46)    | Gaffney, Charles P. & Gonzalez, Madelaine M.          |
| 112.00  | 112  | (1.00)     | Vega, Elizabeth & Hugo                                |

| Number    | Amount             | Details                                   |
|-----------|--------------------|---|
|           |                    | = Total of Receivables (Debit )           |
| 35        | (20,365.50)        | = Total paid in advance (Credit ) or zero |
| <b>35</b> | <b>(20,365.50)</b> | <b>= Net total of selected accounts</b>   |

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

As of 07/31/2025

| Account       | Unit | Name                               | Current                                     | 31-60      | 61-90      | Over 90  | Total    |          |           |
|---------------|------|------------------------------------|---|------------|------------|----------|----------|----------|-----------|
| 9.00          | 9    | Rojas Marty, Rose Marie            |   | 8.82       |            |          | 8.82     |          |           |
| 11.00         | 11   | Sanchez, Rodolfo & Alina           | (912.52)                                    | 55.52      | 565.00     | 181.26   | 247.26   |          |           |
| 13.00         | 13   | Leza, Melba                        |   | 78.82      |            |          | 78.82    |          |           |
| 21.00         | 21   | Sosa, Sara                         | (1,265.95)<br>1 - 6/16/2025 - 30 Day Notice |            | 196.26     | 2,547.21 | 1,477.52 |          |           |
| 25.00         | 25   | Caballero, Beatriz                 |   | 731.26     | 177.60     |          | 908.86   |          |           |
|               |      |                                    | 1 - 5/19/2025 - 30 Day Notice               |            |            |          |          |          |           |
| 30.00         | 30   | Seivright, David & Pauline         |   | 374.96     |            |          | 374.96   |          |           |
| 42.00         | 42   | Clarke, Evelina                    | (653.48)                                    | (1,605.52) | 62.78      | 2,762.48 | 566.26   |          |           |
| 50.00         | 50   | Aleman, Doris & Alfredo & ALEMA    |   | 29.94      |            |          | 29.94    |          |           |
| 56.01         | 56   | Tong, Richard & Tong, Linette      |   | 746.26     | 746.26     | 3,286.33 | 4,778.85 |          |           |
| 68.00         | 68   | Concetta S, Carlos Astudillo       |   | 34.14      |            |          | 34.14    |          |           |
| 74.00         | 74   | Bakarat, Anwar & Munira Elneser, L |   | 15.00      |            |          | 15.00    |          |           |
| 79.01         | 79   | Stone, Kimberlee                   |   | 181.24     |            |          | 181.24   |          |           |
| 84.00         | 84   | Perez, Armando                     |   | 380.67     |            |          | 380.67   |          |           |
| 88.00         | 88   | Diego, Vicente & Elizabeth         |   | 166.26     |            | 1,008.74 | 1,175.00 |          |           |
|               |      |                                    | 1 - 6/16/2025 - 30 Day Notice               |            |            |          |          |          |           |
| 89.00         | 89   | Chiron, Stewart & Melody           |   | 584.26     |            |          | 18.00    |          |           |
| 94.00         | 94   | Fowler, Susan                      |   | 15.00      |            |          | 15.00    |          |           |
| 100.00        | 100  | Senices, Julissa                   |   | 181.26     |            |          | 181.26   |          |           |
| 102.00        | 102  | Velasco, Laura                     |   | 285.82     |            |          | 285.82   |          |           |
| 107.00        | 107  | Sanchez, Gabriel & Sanchez, Mar    |   | 746.26     | 119.65     |          | 865.91   |          |           |
|               |      |                                    | 1 - 6/16/2025 - 30 Day Notice               |            |            |          |          |          |           |
| <b>Totals</b> |      |                                    |   | <b>19</b>  | (1,566.00) | 1,744.02 | 1,867.55 | 9,786.02 | 11,623.33 |

# Bridgepoint HOA, Inc.

## Payable accounts

As of : 07/31/2025

| Account   | Balance   | Account Name              |
|-----------|-----------|---------------------------|
| 250145.00 | 2,564.00  | CIRCLE SECURITY SOLUTIONS |
| 250194.00 | 2,500.00  | EnConstruction Us LLC     |
| 250200.00 | 10.54     | FIRST INSURANCE FUNDING   |
| 250310.30 | 51,515.40 | IPFS CORPORATION          |
| 250420.00 | 17,310.89 | NATIONAL SENTINEL         |
| 250550.00 | 185.00    | PRO PEST CONTROL, INC.    |
| 250612.00 | 15,115.00 | RUBIO GARDEN              |
| 250630.00 | 2,387.07  | SIEGFRIED RIVERA          |

| Number | Amount    |
|--------|-----------|
| 8      | 91,587.90 |

# Bridgepoint HOA, Inc.

## Bank Reconciliation : 07/31/2025

|  |   |         |
|--|---|---------|
| City National Bank - Operating Account, Miami<br>101500.00 - City National - OPERATING | # | xxx8327 |
|--|---|---------|

|   |             |  |
|---|-------------|--|
| Balance on the bank statement as of 07/31/2025:                   | 246.52      |  |
| <b>PLUS:</b> Deposits not yet cleared at the bank as of this date | 0.00        |  |
| <b>MINUS:</b> Checks not yet cleared at the bank as of this date  | 0.00        |  |
| Adjusted bank account balance as of the same date                 | 246.52      |  |
| Balance of the account in our books as of the same date           | 246.52      |  |
| <b>Difference:</b>  | <b>0.00</b> |  |

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

| Date | Ch. # | Trx | Check | Deposits | Description |
|------|-------|-----|-------|----------|-------------|
|      |       | 0   |       |          | None        |

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

# Bridgepoint HOA, Inc.

## Bank Reconciliation : 07/31/2025

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

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

| Date | Ch. # | Trx | Check | Deposits | Description |
|------|-------|-----|-------|----------|-------------|
|      |       | 0   |       |          | None        |

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



**Client Service**

**Online**  
 citynational.com

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

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

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

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

P:39496 / 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:      | \$246.52 |
| Last Statement: | June 30, 2025 | Ending Balance:         | \$246.52 |
| This Statement: | July 31, 2025 | Average Ledger Balance: | \$246.52 |
|                 |               | Low Balance:            | \$246.52 |

**Daily Activity**

| Date  | Description       | Deposits/<br>Additions | Withdrawals/<br>Subtractions | Balance |
|-------|-------------------|------------------------|------------------------------|---------|
| 06-30 | Beginning balance |                        |                              | 246.52  |
| 07-31 | Ending totals     | 0.00                   | 0.00                         | 246.52  |

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# Bridgepoint HOA, Inc.

## Bank Reconciliation : 07/31/2025

|   |   |         |
|---|---|---------|
| City National Bank - Security Deposit Account, Miami<br>103000.00 - City National Bank - SEC.DEP. | # | xxx4446 |
|---|---|---------|

|   |             |  |
|---|-------------|--|
| Balance on the bank statement as of 07/31/2025:                   | 56,219.16   |  |
| <b>PLUS:</b> Deposits not yet cleared at the bank as of this date | 0.00        |  |
| <b>MINUS:</b> Checks not yet cleared at the bank as of this date  | 0.00        |  |
| Adjusted bank account balance as of the same date                 | 56,219.16   |  |
| Balance of the account in our books as of the same date           | 56,219.16   |  |
| <b>Difference:</b>  | <b>0.00</b> |  |

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

| Date       | Ch. # | Trx   | Check  | Deposits | Description  |
|------------|-------|-------|--------|----------|--|
| 05/06/2025 | 614   | 18258 | 500.00 |          | Check - ANDRES MEJIA REFUND SECURITY DEPOSIT ACCT 103.00 |
| 07/01/2025 | 615   | 18854 | 500.00 |          | Check - RAFAEL MADRIGAL REFUND SECURITY DEPOSIT ACC #96  |

|               |  |                 |                 |               |
|---------------|--|-----------------|-----------------|---------------|
| <b>Totals</b> |  | <b>Checks</b>   | <b>Deposits</b> | <b>Number</b> |
|               |  | <b>1 000.00</b> | <b>0.00</b>     | <b>2</b>      |

# Bridgepoint HOA, Inc.

## Bank Reconciliation : 07/31/2025


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


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


| Date | Ch. # | Trx | Check | Deposits | Description |
|------|-------|-----|-------|----------|-------------|
|      |       | 0   |       |          | None        |


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


**Client Service**

 **Online**  
citynational.com

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

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

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

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

P:10127 / 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:      | \$57,219.16 |
| Last Statement: | June 30, 2025 | Ending Balance:         | \$56,219.16 |
| This Statement: | July 31, 2025 | Average Ledger Balance: | \$56,573.99 |
|                 |               | Low Balance:            | \$56,219.16 |

**Daily Activity**

| Date  | Description       | Deposits/<br>Additions | Withdrawals/<br>Subtractions | Balance   |
|-------|-------------------|------------------------|------------------------------|-----------|
| 06-30 | Beginning balance |                        |                              | 57,219.16 |
| 07-08 | Check # 614       |                        | 500.00                       | 56,719.16 |
| 07-16 | Check # 615       |                        | 500.00                       | 56,219.16 |
| 07-31 | Ending totals     | 0.00                   | 1,000.00                     | 56,219.16 |

**Checks**

| Number | Date  | Amount | Number | Date  | Amount |
|--------|-------|--------|--------|-------|--------|
| 614    | 07-08 | 500.00 | 615    | 07-16 | 500.00 |

\* Skip In Check Sequence

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Continued on the next page

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All loans are subject to credit approval and loan requirements. Terms and conditions apply. This is not a commitment to lend. Loan programs, terms, rates, and conditions are subject to change without notice.



Check # 614 Amount: \$500.00 Date: 07/08/2025

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

City National Bank  
Security Deposit Account  
100 S.E. 2nd Street, 13th Floor  
Miami FL 33131

000614

Date 05/05/2025

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

To the order of ANDRES MEJIA  
5921 SW 56 ST  
Miami FL 33155

Bridgepoint HOA, Inc.  
By: *Chris Rees*

Note: REFUND SECURITY DEPOSIT ACCT 103.00

⑈000614⑈ ⑆066004367⑆ 044758446⑆

Check # 614 Amount: \$500.00 Date: 07/08/2025

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

0092735006  
2025-07-08

For Electronic Deposit

*Chris Rees*

Check # 615 Amount: \$500.00 Date: 07/16/2025

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

City National Bank  
Security Deposit Account  
100 S.E. 2nd Street, 13th Floor  
Miami FL 33131

000615

Date: 07/01/2025

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

To the order of RAFAEL MADRIGAL  
8150 SW 72 AVE APT #PH237  
MIAMI FL 33143

Bridgepoint HOA, Inc.  
By: *Chris Rees*

Note: REFUND SECURITY DEPOSIT ACC #96

⑈000615⑈ ⑆066004367⑆ 044758446⑆

Check # 615 Amount: \$500.00 Date: 07/16/2025

2109829462

0092189406  
2025-07-16

*Rafael Madrigal*

# Bridgepoint HOA, Inc.

## Bank Reconciliation : 07/31/2025

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

# xxx2920

|   |             |
|---|-------------|
| Balance on the bank statement as of 07/31/2025:                   | 28,547.64   |
| <b>PLUS:</b> Deposits not yet cleared at the bank as of this date | 0.00        |
| <b>MINUS:</b> Checks not yet cleared at the bank as of this date  | -24,948.75  |
| Adjusted bank account balance as of the same date                 | 3,598.89    |
| Balance of the account in our books as of the same date           | 3,598.89    |
| <b>Difference:</b>  | <b>0.00</b> |

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

| Date       | Ch. #       | Trx   | Check     | Deposits  | Description   |
|------------|-------------|-------|-----------|-----------|---|
| 06/03/2025 | 562         | 18564 | 10,832.00 |           | Check - BRIDGEPOINT HOMEOWNERS MARCH RESERVE                            |
| 06/04/2025 | 566         | 18590 | 350.00    |           | Check - A.L.C AIR CONDITIONING & REFRIGERATION Inv. 2025-0512           |
| 06/09/2025 | 567         | 18670 | 9,067.61  |           | Check - NATIONAL SENTINEL Inv. 8869(5/16/25 - 5/31/25)                  |
| 06/09/2025 | 568         | 18671 | 5,000.00  |           | Check - PADRON, MONTORO & HARTNEY, LLP Inv.25507/AUDIT & PREPAR         |
| 06/09/2025 | 570         | 18674 | 500.00    |           | Check - INVASIVE WILDLIFE REMOVAL MIAMI LLC Inv. APRIL 2025             |
| 06/09/2025 | 569         | 18672 | 493.59    |           | Check - Caribbean Property Management Inv. 24849                        |
| 06/24/2025 | 574         | 18792 | 8,243.28  |           | Check - NATIONAL SENTINEL Inv. 8890(6/1/25 - 6/15/25)                   |
| 06/24/2025 | 579         | 18800 | 1,335.00  |           | Check - Caribbean Property Management Inv. 24791/July janitorial fees   |
| 06/24/2025 | 577         | 18795 | 500.00    |           | Check - INVASIVE WILDLIFE REMOVAL MIAMI LLC Inv. 5/2,5/9,5/17,5/2       |
| 06/24/2025 | 576         | 18794 | 185.00    |           | Check - PRO PEST CONTROL, INC. Inv. 908843                              |
| 06/24/2025 | 575         | 18793 | 94.70     |           | Check - THE BEAUTIFUL MAILBOX COMPANY Inv. 178078                       |
| 07/01/2025 | 580         | 18844 | 10,832.00 |           | Check - BRIDGEPOINT HOMEOWNERS MAY RESERVE                              |
| 07/01/2025 | 582         | 18848 | 4,950.00  |           | Check - RUBIO GARDEN Inv. 6662  |
| 07/01/2025 | 581         | 18846 | 1,855.00  |           | Check - Caribbean Property Management Inv. 24827/July management fees   |
| 07/01/2025 | 583         | 18850 | 285.93    |           | Check - DISCOUNT LIGHTING & SUPPLIES, INC. Inv. 19200                   |
| 07/01/2025 | Dep. # 2745 | 18842 |           | 2,931.26  | Lockbox deposit   |
| 07/01/2025 | Dep. # 2743 | 18834 |           | 3,316.18  | Lockbox deposit   |
| 07/02/2025 | 585         | 18900 | 706.77    |           | Check - Caribbean Property Management Inv. 24892                        |
| 07/02/2025 | Dep. # 2749 | 18904 |           | 1,264.04  | Deposit 104100.00 - U.S. Century Bank - Operating                       |
| 07/02/2025 | Dep. # 2747 | 18897 |           | 11,175.04 | Lockbox deposit   |
| 07/03/2025 |             | 18917 | 406.00    |           | Returned item 65.00 - Ana T. Tambini & Anfreia S. Cuenca in 104100.00 - |
| 07/03/2025 | Dep. # 2752 | 18915 |           | 514.00    | Lockbox deposit   |
| 07/03/2025 | Dep. # 2750 | 18911 |           | 1,284.52  | Lockbox deposit   |
| 07/07/2025 | Dep. # 2757 | 18956 |           | 550.00    | Lockbox deposit   |
| 07/07/2025 | Dep. # 2754 | 18951 |           | 8,406.26  | Lockbox deposit   |
| 07/08/2025 | Dep. # 2760 | 18974 |           | 1,650.00  | Lockbox deposit   |
| 07/08/2025 | Dep. # 2758 | 18966 |           | 2,931.26  | Lockbox deposit   |
| 07/08/2025 | Dep. # 2762 | 18987 |           | 3,112.82  | Lockbox deposit   |
| 07/09/2025 | 590         | 19002 | 1,600.00  |           | Check - PEDRAZA HOME IMPROVEMENTS LLC Inv. 71820                        |
| 07/09/2025 | 587         | 18999 | 1,420.00  |           | Check - JADE FIELD SERVICES CORP Inv. 041                               |
| 07/09/2025 | 589         | 19001 | 722.25    |           | Check - CIRCLE SECURITY SOLUTIONS Inv. 46945                            |
| 07/09/2025 | 591         | 19004 | 550.00    |           | Check - PRO PEST CONTROL, INC. Inv. 908846                              |
| 07/09/2025 | 586         | 18998 | 380.00    |           | Check - JADE FIELD SERVICES CORP Inv. 039                               |
| 07/09/2025 | 588         | 19000 | 300.00    |           | Check - Mc Court Construction, Inc Inv. 15065                           |
| 07/09/2025 | Dep. # 2765 | 18993 |           | 550.00    | Lockbox deposit   |
| 07/09/2025 | Dep. # 2764 | 18991 |           | 1,281.26  | Lockbox deposit   |
| 07/10/2025 | Dep. # 2766 | 19008 |           | 731.26    | Lockbox deposit   |
| 07/10/2025 | Dep. # 2768 | 19013 |           | 1,100.00  | Lockbox deposit   |
| 07/10/2025 | Dep. # 2770 | 19022 |           | 3,160.00  | Deposit 104100.00 - U.S. Century Bank - Operating                       |
| 07/11/2025 | Dep. # 2774 | 19038 |           | 550.00    | Lockbox deposit   |

# Bridgepoint HOA, Inc.

## Bank Reconciliation : 07/31/2025

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

| Date       | Dep. #      | Account # | Amount   | Description  |
|------------|-------------|-----------|----------|--|
| 07/11/2025 | Dep. # 2775 | 19040     | 550.00   | Lockbox deposit  |
| 07/11/2025 | Dep. # 2771 | 19033     | 2,750.00 | Lockbox deposit  |
| 07/14/2025 | DP-174      | 19053     | 8,429.99 | Direct payment - COMCAST 7/1/25 - 7/31/25                              |
| 07/14/2025 | Dep. # 2777 | 19048     | 362.52   | Lockbox deposit  |
| 07/14/2025 | Dep. # 2778 | 19051     | 731.26   | Lockbox deposit  |
| 07/15/2025 | 594         | 19070     | 3,000.00 | Check - RUBIO GARDEN Inv. 6739   |
| 07/15/2025 | 597         | 19073     | 975.00   | Check - Kleanway Cleaning Services, Inc. Inv. 6739                     |
| 07/15/2025 | 595         | 19071     | 663.00   | Check - Oliver's Pool Inv. 63  |
| 07/15/2025 | 596         | 19072     | 243.00   | Check - THE LAKE DOCTORS, INC. Inv. 2035069                            |
| 07/15/2025 | 593         | 19069     | 226.29   | Check - Carina Barcelo SMARTSIGN/TENNIS CT & POOL RUBBER MATS          |
| 07/15/2025 | 598         | 19074     | 210.00   | Check - CIRCLE SECURITY SOLUTIONS Inv. 47796                           |
| 07/15/2025 | 599         | 19075     | 210.00   | Check - CIRCLE SECURITY SOLUTIONS Inv. 47837                           |
| 07/15/2025 | Dep. # 2782 | 19060     | 181.26   | Lockbox deposit  |
| 07/15/2025 | Dep. # 2780 | 19057     | 550.00   | Lockbox deposit  |
| 07/16/2025 | Dep. # 2784 | 19080     | 550.00   | Lockbox deposit  |
| 07/16/2025 | Dep. # 2783 | 19077     | 731.26   | Lockbox deposit  |
| 07/17/2025 | Dep. # 2787 | 19088     | 362.52   | Lockbox deposit  |
| 07/18/2025 | Dep. # 2790 | 19093     | 725.04   | Lockbox deposit  |
| 07/21/2025 | DP-178      | 19112     | 2,132.05 | Direct payment - FPL 6/10/25 - 7/10/25                                 |
| 07/22/2025 | DP-179      | 19114     | 271.03   | Direct payment - COMCAST 7/13/25 - 8/12/25                             |
| 07/22/2025 | DP-182      | 19397     | 30.69    | Check - FPL  |
| 07/22/2025 | Dep. # 2791 | 19107     | 587.26   | Lockbox deposit  |
| 07/22/2025 | Dep. # 2792 | 19111     | 1,281.26 | Lockbox deposit  |
| 07/23/2025 | DP-180      | 19121     | 5,158.14 | Direct payment - IPFS CORPORATION Inv. QUOTE #31114296                 |
| 07/23/2025 | Dep. # 2794 | 19120     | 2,061.04 | Lockbox deposit  |
| 07/24/2025 | Dep. # 2795 | 19124     | 589.00   | Deposit 104100.00 - U.S. Century Bank - Operating                      |
| 07/25/2025 |             | 19132     | 587.26   | Returned item 65.00 - Ana T. Tambini & Anfrea S. Cuenca in 104100.00 - |
| 07/25/2025 | Dep. # 2797 | 19131     | 731.26   | Lockbox deposit  |
| 07/29/2025 | Dep. # 2800 | 19156     | 550.00   | Lockbox deposit  |
| 07/29/2025 | Dep. # 2798 | 19152     | 3,104.78 | Lockbox deposit  |
| 07/31/2025 | Dep. # 2803 | 19164     | 550.00   | Lockbox deposit  |
| 07/31/2025 | Dep. # 2802 | 19162     | 775.00   | Lockbox deposit  |

| Totals | Checks           | Deposits         | Number    |
|--------|------------------|------------------|-----------|
|        | <b>82 745.58</b> | <b>62 231.36</b> | <b>72</b> |

# Bridgepoint HOA, Inc.

## Bank Reconciliation : 07/31/2025

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

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

| Date       | Ch. # | Trx   | Check     | Deposits | Description  |
|------------|-------|-------|-----------|----------|--|
| 06/09/2025 | 573   | 18677 | 10,832.00 |          | Check - BRIDGEPOINT HOMEOWNERS APRIL RESERVE                           |
| 07/01/2025 | 584   | 18851 | 770.00    |          | Check - Oliver's Pool Inv. 60  |
| 07/15/2025 | 592   | 19061 | 8,243.28  |          | Check - NATIONAL SENTINEL Inv. 8905(6/16/25 - 6/30/25)                 |
| 07/28/2025 | 604   | 19140 | 1,335.00  |          | Check - Caribbean Property Management Inv. 24944/August janitorial fee |
| 07/28/2025 | 600   | 19136 | 943.00    |          | Check - Oliver's Pool Inv. 70  |
| 07/28/2025 | 603   | 19139 | 250.00    |          | Check - RUBIO GARDEN Inv. 6737   |
| 07/28/2025 | 601   | 19137 | 243.00    |          | Check - THE LAKE DOCTORS, INC. Inv. 2039517                            |
| 07/28/2025 | 605   | 19141 | 120.65    |          | Check - OTTEN RODRIGUEZ REIMBURSEMENT                                  |
| 07/28/2025 | 602   | 19138 | 70.62     |          | Check - DISCOUNT LIGHTING & SUPPLIES, INC. Inv. 19235                  |
| 07/28/2025 | 606   | 19143 | 13.70     |          | Check - OTTEN RODRIGUEZ REIMBURSEMENT                                  |
| 07/29/2025 | 608   | 19160 | 1,855.00  |          | Check - Caribbean Property Management Inv. 24980/August management fe  |
| 07/29/2025 | 607   | 19159 | 272.50    |          | Check - CIRCLE SECURITY SOLUTIONS Inv. 48369                           |

|               |                            |                         |                     |
|---------------|----------------------------|-------------------------|---------------------|
| <b>Totals</b> | <b>Checks</b><br>24 948.75 | <b>Deposits</b><br>0.00 | <b>Number</b><br>12 |
|---------------|----------------------------|-------------------------|---------------------|



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

**Page Number** 1 of 7  
**Account Number:** 1012012920  
**Date** 07/31/25

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**HOA BUSINESS CK**

**Summary of Activity Since Your Last Statement**

|                           |         |           |
|---------------------------|---------|-----------|
| Beginning Balance         | 7/01/25 | 49,061.86 |
| Deposits / Misc Credits   | 38      | 62,231.36 |
| Withdrawals / Misc Debits | 46      | 82,745.58 |
| Ending Balance            | 7/31/25 | 28,547.64 |
| Service Charge            |         | .00       |
| Average Balance           |         | 47,853    |
| Average Collected Balance |         | 47,692    |
| Enclosures                |         | 29        |

**Deposits and Credits**

| Date | Amount    | Activity Description                                 |
|------|-----------|--|
| 7/01 | 2,931.26  | BRIDGEPOINT HOA/Settlement<br>Caribbean Property Man |
| 7/01 | 3,316.18  | BRIDGEPOINT HOA/Settlement<br>Caribbean Property Man |
| 7/02 | 11,175.04 | BRIDGEPOINT HOA/Settlement<br>Caribbean Property Man |
| 7/02 | 1,264.04  | Remote Deposit                                       |
| 7/03 | 514.00    | VANCO PAYMENTS/GATEWAY<br>CARIBBEAN PROPERTY MAN     |
| 7/03 | 1,284.52  | BRIDGEPOINT HOA/Settlement<br>Caribbean Property Man |
| 7/07 | 550.00    | BRIDGEPOINT HOA/Settlement<br>Caribbean Property Man |
| 7/07 | 550.00    | BRIDGEPOINT HOA/Settlement<br>Caribbean Property Man |
| 7/07 | 3,850.00  | BRIDGEPOINT HOA/Settlement<br>Caribbean Property Man |
| 7/07 | 4,006.26  | BRIDGEPOINT HOA/Settlement<br>Caribbean Property Man |



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

**Page Number  
Account Number:  
Date**

**2 of 7  
1012012920  
07/31/25**

**Deposits and Credits**

| Date | Amount   | Activity Description                                 |
|------|----------|--|
| 7/08 | 1,650.00 | ClickPay STL CC/CP STL CC<br>BRIDGEPOINT HOA INC     |
| 7/08 | 2,931.26 | BRIDGEPOINT HOA/Settlement<br>Caribbean Property Man |
| 7/08 | 3,112.82 | BRIDGEPOINT HOA/Settlement<br>Caribbean Property Man |
| 7/09 | 550.00   | VANCO PAYMENTS/GATEWAY<br>CARIBBEAN PROPERTY MAN     |
| 7/09 | 1,281.26 | ClickPay STL CC/CP STL CC<br>BRIDGEPOINT HOA INC     |
| 7/10 | 731.26   | BRIDGEPOINT HOA/Settlement<br>Caribbean Property Man |
| 7/10 | 1,100.00 | ClickPay STL CC/CP STL CC<br>BRIDGEPOINT HOA INC     |
| 7/10 | 3,160.00 | Remote Deposit                                       |
| 7/11 | 550.00   | VANCO PAYMENTS/GATEWAY<br>CARIBBEAN PROPERTY MAN     |
| 7/11 | 550.00   | BRIDGEPOINT HOA/Settlement<br>Caribbean Property Man |
| 7/11 | 2,750.00 | BRIDGEPOINT HOA/Settlement<br>Caribbean Property Man |
| 7/14 | 362.52   | BRIDGEPOINT HOA/Settlement<br>Caribbean Property Man |
| 7/14 | 731.26   | BRIDGEPOINT HOA/Settlement<br>Caribbean Property Man |
| 7/15 | 181.26   | BRIDGEPOINT HOA/Settlement<br>Caribbean Property Man |
| 7/15 | 550.00   | BRIDGEPOINT HOA/Settlement<br>Caribbean Property Man |
| 7/16 | 550.00   | ClickPay STL CC/CP STL CC<br>BRIDGEPOINT HOA INC     |
| 7/16 | 731.26   | BRIDGEPOINT HOA/Settlement<br>Caribbean Property Man |
| 7/17 | 362.52   | ClickPay STL CC/CP STL CC<br>BRIDGEPOINT HOA INC     |
| 7/18 | 725.04   | ClickPay STL CC/CP STL CC<br>BRIDGEPOINT HOA INC     |
| 7/22 | 587.26   | BRIDGEPOINT HOA/Settlement<br>Caribbean Property Man |
| 7/22 | 1,281.26 | BRIDGEPOINT HOA/Settlement<br>Caribbean Property Man |
| 7/23 | 2,061.04 | ClickPay STL CC/CP STL CC<br>BRIDGEPOINT HOA INC     |



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

**Page Number 3 of 7  
Account Number: 1012012920  
Date 07/31/25**

**Deposits and Credits**

| Date | Amount   | Activity Description                                 |
|------|----------|--|
| 7/24 | 589.00   | Remote Deposit                                       |
| 7/25 | 731.26   | BRIDGEPOINT HOA/Settlement<br>Caribbean Property Man |
| 7/29 | 550.00   | BRIDGEPOINT HOA/Settlement<br>Caribbean Property Man |
| 7/29 | 3,104.78 | BRIDGEPOINT HOA/Settlement<br>Caribbean Property Man |
| 7/31 | 550.00   | BRIDGEPOINT HOA/Settlement<br>Caribbean Property Man |
| 7/31 | 775.00   | BRIDGEPOINT HOA/Settlement<br>Caribbean Property Man |

**Checks in Check Number Order**

| Date | Check No | Amount    | Date | Check No | Amount    | Date | Check No | Amount   |
|------|----------|-----------|------|----------|-----------|------|----------|----------|
| 7/17 | 562      | 10,832.00 | 7/15 | 579*     | 1,335.00  | 7/11 | 590      | 1,600.00 |
| 7/07 | 566*     | 350.00    | 7/17 | 580      | 10,832.00 | 7/22 | 591      | 550.00   |
| 7/03 | 567      | 9,067.61  | 7/15 | 581      | 1,855.00  | 7/21 | 593*     | 226.29   |
| 7/02 | 568      | 5,000.00  | 7/07 | 582      | 4,950.00  | 7/18 | 594      | 3,000.00 |
| 7/01 | 569      | 493.59    | 7/14 | 583      | 285.93    | 7/23 | 595      | 663.00   |
| 7/01 | 570      | 500.00    | 7/15 | 585*     | 706.77    | 7/25 | 596      | 243.00   |
| 7/23 | 574*     | 8,243.28  | 7/11 | 586      | 380.00    | 7/29 | 597      | 975.00   |
| 7/11 | 575      | 94.70     | 7/11 | 587      | 1,420.00  | 7/25 | 598      | 210.00   |
| 7/11 | 576      | 185.00    | 7/23 | 588      | 300.00    | 7/25 | 599      | 210.00   |
| 7/11 | 577      | 500.00    | 7/25 | 589      | 722.25    |      |          |          |

\* indicates a break in check number sequence

**Withdrawals and Debits**

| Date | Amount   | Activity Description                                 |
|------|----------|--|
| 7/03 | 406.00   | BRIDGEPOINT HOA/Return<br>Caribbean Property Man     |
| 7/14 | 147.58   | FPL DIRECT DEBIT/ELEC PYMT<br>BRIDGEPOINT SUBDIVISIO |
| 7/15 | 477.26   | FPL DIRECT DEBIT/ELEC PYMT<br>BRIDGEPOINT A FLORIDA  |
| 7/16 | 8,429.99 | COMCAST-XFINITY/CABLE SVCS<br>BRIDGEPOINT HOA *BRIDG |
| 7/22 | 30.69    | FPL DIRECT DEBIT/ELEC PYMT<br>BRIDGEPOINT HOMEOWNERS |
| 7/22 | 33.23    | FPL DIRECT DEBIT/ELEC PYMT<br>BRIDGEPOINT HOMEOWNERS |



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

**Page Number 4 of 7  
Account Number: 1012012920  
Date 07/31/25**

**Withdrawals and Debits**

| Date | Amount   | Activity Description                                  |
|------|----------|---|
| 7/22 | 35.24    | FPL DIRECT DEBIT/ELEC PYMT<br>BRIDGEPOINT HOMEOWNERS  |
| 7/22 | 98.32    | FPL DIRECT DEBIT/ELEC PYMT<br>BRIDGEPOINT HOMEOWNERS  |
| 7/22 | 158.25   | FPL DIRECT DEBIT/ELEC PYMT<br>BRIDGEPOINT HOMEOWNERS  |
| 7/22 | 165.17   | FPL DIRECT DEBIT/ELEC PYMT<br>BRIDGEPOINT HOMEOWNERS  |
| 7/22 | 167.52   | FPL DIRECT DEBIT/ELEC PYMT<br>BRIDGEPOINT HOMEOWNERS  |
| 7/23 | 83.91    | FPL DIRECT DEBIT/ELEC PYMT<br>BRIDGEPOINT HOMEOWNERS  |
| 7/23 | 306.96   | FPL DIRECT DEBIT/ELEC PYMT<br>BRIDGEPOINT HOMEOWNERS  |
| 7/23 | 458.61   | FPL DIRECT DEBIT/ELEC PYMT<br>BRIDGEPOINT HOMEOWNERS  |
| 7/24 | 271.03   | COMCAST-XFINITY/CABLE SVCS<br>BRIDGEPOINT *HOA        |
| 7/24 | 5,158.14 | IPFS866-223-4478/IPFSPMTNHN<br>BRIDGEPOINT HOMEOWNERS |
| 7/25 | 587.26   | BRIDGEPOINT HOA/Return<br>Caribbean Property Man      |

**Daily Balance Summary**

| Date | Balance   | Date | Balance   | Date | Balance   |
|------|-----------|------|-----------|------|-----------|
| 7/01 | 54,315.71 | 7/11 | 71,922.86 | 7/22 | 38,619.00 |
| 7/02 | 61,754.79 | 7/14 | 72,583.13 | 7/23 | 30,624.28 |
| 7/03 | 54,079.70 | 7/15 | 68,940.36 | 7/24 | 25,784.11 |
| 7/07 | 57,735.96 | 7/16 | 61,791.63 | 7/25 | 24,542.86 |
| 7/08 | 65,430.04 | 7/17 | 40,490.15 | 7/29 | 27,222.64 |
| 7/09 | 67,261.30 | 7/18 | 38,215.19 | 7/31 | 28,547.64 |
| 7/10 | 72,252.56 | 7/21 | 37,988.90 |      |           |

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

000562

Date: 06/03/2025

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

To the BRIDGEPOINT HOMEOWNERS  
order of MIAMI FL 33186

By: *Carin Reese*

Note: MARCH RESERVE

⑈000562⑈ ⑆067015397⑆ ⑆1012012920⑈

07/17/2025 562 \$10,832.00

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

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

000574

Date: 06/24/2025

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

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

By: *Carin Reese*

Note: Inv. 8890(6/1/25 - 6/15/25)

⑈000574⑈ ⑆067015397⑆ ⑆1012012920⑈

07/23/2025 574 \$8,243.28

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

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

000566

Date: 06/04/2025

Pay \*\* Three hundred fifty and 00/100 Dollars \$ 350.00

To the A.L.C AIR CONDITIONING & REFRIGERATION  
order of 10350 SW 54 STREET  
MIAMI FL 33165

By: *Carin Reese*

Note: Inv. 2025-0512

⑈000566⑈ ⑆067015397⑆ ⑆1012012920⑈

07/07/2025 566 \$350.00

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

000575

Date: 06/24/2025

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

To the THE BEAUTIFUL MAILBOX COMPANY  
order of 2360 W 78th STREET  
HIALEAH FL 33016

By: *Carin Reese*

Note: Inv. 179078

⑈000575⑈ ⑆067015397⑆ ⑆1012012920⑈

07/11/2025 575 \$94.70

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

000567

Date: 06/09/2025

Pay \*\* Nine thousand sixty-seven and 61/100 Dollars \$ 9,067.61

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

By: *Carin Reese*

Note: Inv. 8899(6/16/25 - 6/31/25)

⑈000567⑈ ⑆067015397⑆ ⑆1012012920⑈

07/03/2025 567 \$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

000576

Date: 06/24/2025

Pay \*\* One hundred eighty-five and 00/100 Dollars \$ 185.00

To the PRO PEST CONTROL, INC.  
order of 1441 BANKS ROAD  
MARGATE FL 33063

By: *Carin Reese*

Note: Inv. 006843

⑈000576⑈ ⑆067015397⑆ ⑆1012012920⑈

07/11/2025 576 \$185.00

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

000568

Date: 06/09/2025

Pay \*\* Five thousand and 00/100 Dollars \$ 5,000.00

To the PADRON, MONTORO & HARTNEY, LLP  
order of 13358 SW 129 ST  
MIAMI FL 33186

By: *Carin Reese*

Note: Inv. 25507/AUDIT & PREPARATION TAX 12/31/24

⑈000568⑈ ⑆067015397⑆ ⑆1012012920⑈

07/02/2025 568 \$5,000.00

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

000577

Date: 06/24/2025

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

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

By: *Carin Reese*

Note: Inv. 512,5/9,5/17,5/23&5/31

⑈000577⑈ ⑆067015397⑆ ⑆1012012920⑈

07/11/2025 577 \$500.00

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

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

000569

Date: 06/09/2025

Pay \*\* Four hundred ninety-three and 59/100 Dollars \$ 493.59

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

By: *Carin Reese*

Note: Inv. 24849

⑈000569⑈ ⑆067015397⑆ ⑆1012012920⑈

07/01/2025 569 \$493.59

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

000579

Date: 06/24/2025

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

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

By: *Carin Reese*

Note: Inv. 24791/duly janitorial fees

⑈000579⑈ ⑆067015397⑆ ⑆1012012920⑈

07/15/2025 579 \$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

000570

Date: 06/09/2025

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

To the INVASIVE WILDLIFE REMOVAL MIAMI LLC  
order of 12301 SW 84 ST  
MIAMI FL 33183

By: *Carin Reese*

Note: Inv. APRIL 2025

⑈000570⑈ ⑆067015397⑆ ⑆1012012920⑈

07/01/2025 570 \$500.00

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

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

000580

Date: 07/01/2025

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

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

By: *Carin Reese*

Note: MAY RESERVE

⑈000580⑈ ⑆067015397⑆ ⑆1012012920⑈

07/17/2025 580 \$10,832.00

Bridgepoint HOA, Inc. c/o Caribbean Property Management, Inc. 12301 SW 132nd CT Miami FL 33186 USA  
US Century Bank Operating Account 2301 NW 87 Ave Doral FL 33172  
000581  
Date: 07/01/2025  
Pay \*\* One thousand eight hundred fifty-five and 00/100 Dollars \$ 1,855.00  
To the order of Caribbean Property Management 12301 SW 132nd CT Miami FL 33186  
By: *Chris Delee*  
Note: Inv. 24827 July management fees

07/15/2025 581 \$1,855.00

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  
000588  
Date: 07/09/2025  
Pay \*\* Three hundred and 00/100 Dollars \$ 300.00  
To the order of Mc Court Construction, Inc. 18155 SW 117 Avenue Suite 26 Miami FL 33177  
By: *Chris Delee*  
Note: Inv. 15065

07/23/2025 588 \$300.00

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  
000582  
Date: 07/01/2025  
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: *Chris Delee*  
Note: Inv. 6562

07/07/2025 582 \$4,950.00

Bridgepoint HOA, Inc. c/o Caribbean Property Management, Inc. 12301 SW 132nd CT Miami FL 33186 USA  
US Century Bank Operating Account 2301 NW 87 Ave Doral FL 33172  
000589  
Date: 07/09/2025  
Pay \*\* Seven hundred twenty-two and 25/100 Dollars \$ 722.25  
To the order of CIRCLE SECURITY SOLUTIONS 6815 SW 81 TERRACE MIAMI FL 33143  
By: *Chris Delee*  
Note: Inv. 46945

07/25/2025 589 \$722.25

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  
000583  
Date: 07/01/2025  
Pay \*\* Two hundred eighty-five and 93/100 Dollars \$ 285.93  
To the order of DISCOUNT LIGHTING & SUPPLIES, INC. 23709 SW 107 PL HOMESTEAD FL 33032  
By: *Chris Delee*  
Note: Inv. 19200

07/14/2025 583 \$285.93

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  
000590  
Date: 07/03/2025  
Pay \*\* One thousand six hundred and 00/100 Dollars \$ 1,600.00  
To the order of PEDRAZA HOME IMPROVEMENTS LLC 15401 SW 27TH ST HOMESTEAD FL 33032  
By: *Chris Delee*  
Note: Inv. 71820

07/11/2025 590 \$1,600.00

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  
000585  
Date: 07/02/2025  
Pay \*\* Seven hundred six and 77/100 Dollars \$ 706.77  
To the order of Caribbean Property Management 12301 SW 132 CT Miami FL 33186  
By: *Chris Delee*  
Note: Inv. 24892

07/15/2025 585 \$706.77

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  
000591  
Date: 07/09/2025  
Pay \*\* Five hundred fifty and 00/100 Dollars \$ 550.00  
To the order of PRO PEST CONTROL, INC. 1441 BANKS ROAD MARGATE FL 33063  
By: *Chris Delee*  
Note: Inv. 908846

07/22/2025 591 \$550.00

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  
000586  
Date: 07/09/2025  
Pay \*\* Three hundred eighty and 00/100 Dollars \$ 380.00  
To the order of JADE FIELD SERVICES CORP 2271 W 80 ST STE 7 HIALEAH FL 33016  
By: *Chris Delee*  
Note: Inv. 039

07/11/2025 586 \$380.00

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  
000593  
Date: 07/15/2025  
Pay \*\* Two hundred twenty-six and 29/100 Dollars \$ 226.29  
To the order of Carina Barcelo 6970 SW 54 ST Miami FL 33155  
By: *Chris Delee*  
Note: SMARTSIGN/TENNIS CT & POOL RUBBER MATS

07/21/2025 593 \$226.29

Bridgepoint HOA, Inc. c/o Caribbean Property Management, Inc. 12301 SW 132nd CT Miami FL 33186 USA  
US Century Bank Operating Account 2301 NW 87 Ave Doral FL 33172  
000587  
Date: 07/09/2025  
Pay \*\* One thousand four hundred twenty and 00/100 Dollars \$ 1,420.00  
To the order of JADE FIELD SERVICES CORP 2271 W 80 ST STE 7 HIALEAH FL 33016  
By: *Chris Delee*  
Note: Inv. 041

07/11/2025 587 \$1,420.00

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  
000594  
Date: 07/15/2025  
Pay \*\* Three thousand and 00/100 Dollars \$ 3,000.00  
To the order of RUBIO GARDEN 20195 SW 190 STREET MIAMI FL 33187  
By: *Chris Delee*  
Note: Inv. 6739

07/18/2025 594 \$3,000.00

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

000595

Date : 07/15/2025

Pay \*\* Six hundred sixty-three and 00/100 Dollars \$ 663.00

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

By: *Oliver's Pool*

Note: Inv. 63

#000595# ⑆0670⑆5399⑆ ⑆0⑆20⑆2920⑆

07/23/2025 595 \$663.00

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

000596

Date : 07/15/2025

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

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

By: *THE LAKE DOCTORS, INC.*

Note: Inv. 2035069

#000596# ⑆0670⑆5399⑆ ⑆0⑆20⑆2920⑆

07/25/2025 596 \$243.00

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

000597

Date : 07/15/2025

Pay \*\* Nine hundred seventy-five and 00/100 Dollars \$ 975.00

To the order of Kleanway Cleaning Services, Inc.  
1055 NE 36 Ave  
Homestead FL 33033

By: *Kleanway Cleaning Services, Inc.*

Note: Inv. 0739

#000597# ⑆0670⑆5399⑆ ⑆0⑆20⑆2920⑆

07/29/2025 597 \$975.00

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

000598

Date : 07/15/2025

Pay \*\* Two hundred ten and 00/100 Dollars \$ 210.00

To the order of CIRCLE SECURITY SOLUTIONS  
6815 SW 81 TERRACE  
MIAMI FL 33143

By: *CIRCLE SECURITY SOLUTIONS*

Note: Inv. 47786

#000598# ⑆0670⑆5399⑆ ⑆0⑆20⑆2920⑆

07/25/2025 598 \$210.00

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

000599

Date : 07/15/2025

Pay \*\* Two hundred ten and 00/100 Dollars \$ 210.00

To the order of CIRCLE SECURITY SOLUTIONS  
8815 SW 81 TERRACE  
MIAMI FL 33143

By: *CIRCLE SECURITY SOLUTIONS*

Note: Inv. 47837

#000599# ⑆0670⑆5399⑆ ⑆0⑆20⑆2920⑆

07/25/2025 599 \$210.00



# Bridgepoint HOA, Inc.

## Bank Reconciliation : 07/31/2025

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

|   |             |  |
|---|-------------|--|
| Balance on the bank statement as of 07/31/2025:                   | 152,576.11  |  |
| <b>PLUS:</b> Deposits not yet cleared at the bank as of this date | 10,832.00   |  |
| <b>MINUS:</b> Checks not yet cleared at the bank as of this date  | 0.00        |  |
| Adjusted bank account balance as of the same date                 | 163,408.11  |  |
| Balance of the account in our books as of the same date           | 163,408.11  |  |
| <b>Difference:</b>  | <b>0.00</b> |  |

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

| Date       | Ch. # | Trx   | Check | Deposits  | Description                                       |
|------------|-------|-------|-------|-----------|---|
| 06/03/2025 | 562   | 18564 |       | 10,832.00 | Check - BRIDGEPOINT HOMEOWNERS MARCH RESERVE      |
| 06/09/2025 | 573   | 18677 |       | 10,832.00 | Check - BRIDGEPOINT HOMEOWNERS APRIL RESERVE      |
| 07/31/2025 |       | 19399 |       | 6.00      | Interest 104200.00 - U.S. Century Bank - Reserves |

|               |               |                  |               |
|---------------|---------------|------------------|---------------|
| <b>Totals</b> | <b>Checks</b> | <b>Deposits</b>  | <b>Number</b> |
|               | <b>0.00</b>   | <b>21 670.00</b> | <b>3</b>      |

# Bridgepoint HOA, Inc.

## Bank Reconciliation : 07/31/2025

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

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

| Date       | Ch. # | Trx   | Check | Deposits  | Description                                |
|------------|-------|-------|-------|-----------|--|
| 07/01/2025 | 580   | 18844 |       | 10,832.00 | Check - BRIDGEPOINT HOMEOWNERS MAY RESERVE |

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



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

**Page Number 1 of 2  
Account Number: 1014006235  
Date 07/31/25**

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

**HOA BUSINESS MMK**

**Summary of Activity Since Your Last Statement**

|                            |         |             |
|----------------------------|---------|-------------|
| Beginning Balance          | 7/01/25 | 130,906.11  |
| Deposits / Misc Credits    | 2       | 21,670.00   |
| Withdrawals / Misc Debits  | 0       | .00         |
| Ending Balance             | 7/31/25 | 152,576.11  |
| Service Charge             |         | .00         |
| Interest Paid Thru 7/31/25 |         | 6.00        |
| Interest Paid Year To Date |         | 38.35       |
| Average Balance            |         | 141,388     |
| Average Collected Balance  |         | 141,388     |
| Average Rate / Cycle Days  |         | .05000 / 31 |
| Enclosures                 |         | 1           |

**Deposits and Credits**

| Date | Amount    | Activity Description |
|------|-----------|----------------------|
| 7/17 | 21,664.00 | Deposit              |
| 7/31 | 6.00      | Interest Paid        |

**Daily Balance Summary**

| Date | Balance    | Date | Balance    | Date | Balance |
|------|------------|------|------------|------|---------|
| 7/17 | 152,570.11 | 7/31 | 152,576.11 |      |         |





# Bridgepoint HOA, Inc.

## Bank Reconciliation : 07/31/2025

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

|   |             |  |
|---|-------------|--|
| Balance on the bank statement as of 07/31/2025:                   | 22,667.05   |  |
| <b>PLUS:</b> Deposits not yet cleared at the bank as of this date | 0.00        |  |
| <b>MINUS:</b> Checks not yet cleared at the bank as of this date  | -181.26     |  |
| Adjusted bank account balance as of the same date                 | 22,485.79   |  |
| Balance of the account in our books as of the same date           | 22,485.79   |  |
| <b>Difference:</b>  | <b>0.00</b> |  |

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

| Date       | Ch. #       | Trx   | Check     | Deposits | Description  |
|------------|-------------|-------|-----------|----------|--|
| 07/01/2025 | Dep. # 2744 | 18835 |           | 181.26   | Lockbox deposit  |
| 07/01/2025 | Dep. # 2746 | 18843 |           | 181.26   | Lockbox deposit  |
| 07/02/2025 | Dep. # 2748 | 18898 |           | 3,407.38 | Lockbox deposit  |
| 07/03/2025 | Dep. # 2753 | 18916 |           | 550.00   | Lockbox deposit  |
| 07/03/2025 | Dep. # 2751 | 18912 |           | 1,643.78 | Lockbox deposit  |
| 07/07/2025 | Dep. # 2756 | 18954 |           | 181.26   | Lockbox deposit  |
| 07/07/2025 | Dep. # 2755 | 18952 |           | 4,375.12 | Lockbox deposit  |
| 07/08/2025 | Dep. # 2763 | 18988 |           | 725.04   | Lockbox deposit  |
| 07/08/2025 | Dep. # 2761 | 18975 |           | 912.52   | Lockbox deposit  |
| 07/08/2025 | Dep. # 2759 | 18967 |           | 1,185.41 | Lockbox deposit  |
| 07/10/2025 | Dep. # 2769 | 19014 |           | 181.26   | Lockbox deposit  |
| 07/10/2025 | Dep. # 2767 | 19009 |           | 550.00   | Lockbox deposit  |
| 07/11/2025 | Dep. # 2776 | 19045 |           | 725.78   | Deposit 104300.00 - U.S. Century Bank - Special Assess |
| 07/11/2025 | Dep. # 2773 | 19036 |           | 731.26   | Lockbox deposit  |
| 07/11/2025 | Dep. # 2772 | 19034 |           | 906.30   | Lockbox deposit  |
| 07/14/2025 | Dep. # 2779 | 19052 |           | 731.26   | Lockbox deposit  |
| 07/15/2025 | Dep. # 2781 | 19058 |           | 181.26   | Lockbox deposit  |
| 07/16/2025 | Dep. # 2785 | 19081 |           | 181.26   | Lockbox deposit  |
| 07/16/2025 | Dep. # 2786 | 19083 |           | 181.28   | Lockbox deposit  |
| 07/17/2025 | Dep. # 2789 | 19091 |           | 550.00   | Lockbox deposit  |
| 07/17/2025 | Dep. # 2788 | 19089 |           | 1,100.00 | Lockbox deposit  |
| 07/23/2025 | Dep. # 2793 | 19117 |           | 731.26   | Lockbox deposit  |
| 07/24/2025 | Dep. # 2796 | 19128 |           | 725.04   | Deposit 104300.00 - U.S. Century Bank - Special Assess |
| 07/28/2025 |             | 19400 | 19,349.74 |          | Loan Payment   |
| 07/29/2025 | Dep. # 2801 | 19157 |           | 181.00   | Lockbox deposit  |
| 07/29/2025 | Dep. # 2799 | 19153 |           | 897.52   | Lockbox deposit  |

|               |                  |                  |               |
|---------------|------------------|------------------|---------------|
| <b>Totals</b> | <b>Checks</b>    | <b>Deposits</b>  | <b>Number</b> |
|               | <b>19 349.74</b> | <b>21 897.51</b> | <b>26</b>     |

# Bridgepoint HOA, Inc.

## Bank Reconciliation : 07/31/2025

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

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

| Date       | Ch. # | Trx   | Check  | Deposits | Description   |
|------------|-------|-------|--------|----------|---|
| 07/03/2025 |       | 18918 | 181.26 |          | Returned item 65.00 - Ana T. Tambini & Anfre S. Cuenca in 104300.00 - |

|               |  |               |                 |               |
|---------------|--|---------------|-----------------|---------------|
| <b>Totals</b> |  | <b>Checks</b> | <b>Deposits</b> | <b>Number</b> |
|               |  | <b>181.26</b> | <b>0.00</b>     | <b>1</b>      |



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

**Page Number 1 of 3  
Account Number: 1012012946  
Date 07/31/25**

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**HOA BUSINESS CK**

**Summary of Activity Since Your Last Statement**

|                           |         |           |
|---------------------------|---------|-----------|
| Beginning Balance         | 7/01/25 | 20,119.28 |
| Deposits / Misc Credits   | 26      | 21,897.51 |
| Withdrawals / Misc Debits | 1       | 19,349.74 |
| Ending Balance            | 7/31/25 | 22,667.05 |
| Service Charge            |         | .00       |
| Average Balance           |         | 33,328    |
| Average Collected Balance |         | 33,234    |
| Enclosures                |         | 1         |

**Deposits and Credits**

| Date | Amount   | Activity Description                                 |
|------|----------|--|
| 7/01 | 181.26   | BRIDGEPOINT HOA/Settlement<br>Caribbean Property Man |
| 7/01 | 181.26   | BRIDGEPOINT HOA/Settlement<br>Caribbean Property Man |
| 7/02 | 3,407.38 | BRIDGEPOINT HOA/Settlement<br>Caribbean Property Man |
| 7/03 | 550.00   | VANCO PAYMENTS/GATEWAY<br>CARIBBEAN PROPERTY MAN     |
| 7/03 | 1,643.78 | BRIDGEPOINT HOA/Settlement<br>Caribbean Property Man |
| 7/07 | 181.26   | ClickPay STL CC/CP STL CC<br>BRIDGEPOINT HOA INC     |
| 7/07 | 1,456.30 | BRIDGEPOINT HOA/Settlement<br>Caribbean Property Man |
| 7/07 | 2,918.82 | BRIDGEPOINT HOA/Settlement<br>Caribbean Property Man |
| 7/08 | 725.04   | BRIDGEPOINT HOA/Settlement<br>Caribbean Property Man |
| 7/08 | 912.52   | ClickPay STL CC/CP STL CC                            |



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

Page Number 2 of 3  
Account Number: 1012012946  
Date 07/31/25

Deposits and Credits

| Date | Amount   | Activity Description  |
|------|----------|---|
| 7/08 | 1,185.41 | BRIDGEPOINT HOA INC<br>BRIDGEPOINT HOA/Settlement<br>Caribbean Property Man |
| 7/10 | 181.26   | ClickPay STL CC/CP STL CC<br>BRIDGEPOINT HOA INC                            |
| 7/10 | 550.00   | BRIDGEPOINT HOA/Settlement<br>Caribbean Property Man                        |
| 7/11 | 731.26   | ClickPay STL CC/CP STL CC<br>BRIDGEPOINT HOA INC                            |
| 7/11 | 906.30   | BRIDGEPOINT HOA/Settlement<br>Caribbean Property Man                        |
| 7/11 | 725.78   | Remote Deposit  |
| 7/14 | 731.26   | BRIDGEPOINT HOA/Settlement<br>Caribbean Property Man                        |
| 7/15 | 181.26   | BRIDGEPOINT HOA/Settlement<br>Caribbean Property Man                        |
| 7/16 | 181.26   | ClickPay STL CC/CP STL CC<br>BRIDGEPOINT HOA INC                            |
| 7/16 | 181.28   | BRIDGEPOINT HOA/Settlement<br>Caribbean Property Man                        |
| 7/17 | 550.00   | VANCO PAYMENTS/GATEWAY<br>CARIBBEAN PROPERTY MAN                            |
| 7/17 | 1,100.00 | ClickPay STL CC/CP STL CC<br>BRIDGEPOINT HOA INC                            |
| 7/23 | 731.26   | BRIDGEPOINT HOA/Settlement<br>Caribbean Property Man                        |
| 7/24 | 725.04   | Remote Deposit  |
| 7/29 | 181.00   | BRIDGEPOINT HOA/Settlement<br>Caribbean Property Man                        |
| 7/29 | 897.52   | BRIDGEPOINT HOA/Settlement<br>Caribbean Property Man                        |

Withdrawals and Debits

| Date | Amount    | Activity Description                   |
|------|-----------|--|
| 7/28 | 19,349.74 | 500531918 BRIDGEPOINT PMT DUE 7/27/202 |

Daily Balance Summary

| Date | Balance   | Date | Balance   | Date | Balance   |
|------|-----------|------|-----------|------|-----------|
| 7/01 | 20,481.80 | 7/07 | 30,639.34 | 7/11 | 36,556.91 |
| 7/02 | 23,889.18 | 7/08 | 33,462.31 | 7/14 | 37,288.17 |
| 7/03 | 26,082.96 | 7/10 | 34,193.57 | 7/15 | 37,469.43 |



**U.S. CENTURY BANK**

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

**Page Number** 3 of 3  
**Account Number:** 1012012946  
**Date** 07/31/25

### Daily Balance Summary

---

| Date | Balance   | Date | Balance   | Date | Balance   |
|------|-----------|------|-----------|------|-----------|
| 7/16 | 37,831.97 | 7/23 | 40,213.23 | 7/28 | 21,588.53 |
| 7/17 | 39,481.97 | 7/24 | 40,938.27 | 7/29 | 22,667.05 |



# Bridgepoint HOA, Inc.

## Bank Reconciliation : 07/31/2025

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

|   |             |  |
|---|-------------|--|
| Balance on the bank statement as of 07/31/2025:                   | 32,791.37   |  |
| <b>PLUS:</b> Deposits not yet cleared at the bank as of this date | 0.00        |  |
| <b>MINUS:</b> Checks not yet cleared at the bank as of this date  | 0.00        |  |
| Adjusted bank account balance as of the same date                 | 32,791.37   |  |
| Balance of the account in our books as of the same date           | 32,791.37   |  |
| <b>Difference:</b>  | <b>0.00</b> |  |

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

| Date | Ch. # | Trx | Check | Deposits | Description |
|------|-------|-----|-------|----------|-------------|
|      |       | 0   |       |          | None        |

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

# Bridgepoint HOA, Inc.

## Bank Reconciliation : 07/31/2025

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

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

| Date | Ch. # | Trx | Check | Deposits | Description |
|------|-------|-----|-------|----------|-------------|
|      |       | 0   |       |          | None        |

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



**U.S. CENTURY BANK**

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

**Page Number** 1 of 1  
**Account Number:** 1012014452  
**Date** 07/31/25

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**HOA BUSINESS CK**

**Summary of Activity Since Your Last Statement**

|                           |         |           |
|---------------------------|---------|-----------|
| Beginning Balance         | 7/01/25 | 32,791.37 |
| Deposits / Misc Credits   | 0       | .00       |
| Withdrawals / Misc Debits | 0       | .00       |
| Ending Balance            | 7/31/25 | 32,791.37 |
| Service Charge            |         | .00       |
| Average Balance           |         | 32,791    |
| Average Collected Balance |         | 32,791    |



# Bridgepoint HOA, Inc.

## Detailed General Ledger

From 07/01/2025 to 07/31/2025

| Account<br>Trx Date                       | Description  | Invoice Date & No | Trx   | Debit                    | Credit           | Balance          |
|---|--|-------------------|-------|--------------------------|------------------|------------------|
| <b>Payables Summary</b>                   |  |                   |       | <b>Beginning Balance</b> |                  | <b>97,966.54</b> |
| 07/31/2025                                | Total of transactions  |                   |       | 59,541.60                | 53,162.96        |                  |
| <b>Totals</b>                             |  |                   |       | <b>59,541.60</b>         | <b>53,162.96</b> | <b>91,587.90</b> |
| <b>1.00 Jeanette Torres</b>               |  |                   |       | <b>Beginning Balance</b> |                  | <b>0.00</b>      |
| 07/01/2025                                | Common charges - July 2025   | 16088             | 18821 | 550.00                   |                  | 550.00           |
| 07/01/2025                                | Special Assessment 2022 Unit 1   | 16200             | 18822 | 181.26                   |                  | 731.26           |
| 07/03/2025                                | Received by ch. A2507021339_LE1RN0 LB from Jeanette Torres. Thank you  | 16088,16200       | 18907 |                          | 731.26           | 0.00             |
| <b>Totals</b>                             |  |                   |       | <b>731.26</b>            | <b>731.26</b>    | <b>0.00</b>      |
| <b>2.00 RME Corporation</b>               |  |                   |       | <b>Beginning Balance</b> |                  | <b>(10.00)</b>   |
| 07/01/2025                                | Common charges - July 2025   | 16089             | 18821 | 550.00                   |                  | 540.00           |
| 07/02/2025                                | Received by ch. A2507010448_AX6OF4 LB from RME Corporation. Thank you  | 16089,16303       | 18878 |                          | 550.00           | (10.00)          |
| <b>Totals</b>                             |  |                   |       | <b>550.00</b>            | <b>550.00</b>    | <b>(10.00)</b>   |
| <b>3.01 Liliana Salazar</b>               |  |                   |       | <b>Beginning Balance</b> |                  | <b>0.00</b>      |
| 07/01/2025                                | Common charges - July 2025   | 16090             | 18821 | 550.00                   |                  | 550.00           |
| 07/01/2025                                | Special Assessment 2022 Unit 3   | 16201             | 18822 | 181.26                   |                  | 731.26           |
| 07/02/2025                                | Received by ch. A2507010508_PL2RP9 LB from Liliana Salazar. Thank you  | 16201             | 18871 |                          | 181.26           | 550.00           |
| 07/07/2025                                | Received by ch. A2507050445_IY6SE5 LB from Liliana Salazar. Thank you  | 16090             | 18943 |                          | 550.00           | 0.00             |
| <b>Totals</b>                             |  |                   |       | <b>731.26</b>            | <b>731.26</b>    | <b>0.00</b>      |
| <b>4.00 Rosalba Millet</b>                |  |                   |       | <b>Beginning Balance</b> |                  | <b>0.00</b>      |
| 07/01/2025                                | Common charges - July 2025   | 16091             | 18821 | 550.00                   |                  | 550.00           |
| 07/01/2025                                | Special Assessment 2022 Unit 4   | 16202             | 18822 | 181.26                   |                  | 731.26           |
| 07/02/2025                                | Received by ch. A2507010509_MU4LN1 LB from Rosalba Millet. Thank you   | 16202             | 18870 |                          | 181.26           | 550.00           |
| 07/03/2025                                | Received by ch. A2507020453_CR3ZL4 LB from Rosalba Millet. Thank you   | 16091             | 18908 |                          | 550.00           | 0.00             |
| <b>Totals</b>                             |  |                   |       | <b>731.26</b>            | <b>731.26</b>    | <b>0.00</b>      |
| <b>5.00 Walter &amp; Katherine Brewer</b> |  |                   |       | <b>Beginning Balance</b> |                  | <b>0.00</b>      |
| 07/01/2025                                | Common charges - July 2025   | 16092             | 18821 | 550.00                   |                  | 550.00           |
| 07/01/2025                                | Special Assessment 2022 Unit 5   | 16203             | 18822 | 181.26                   |                  | 731.26           |
| 07/14/2025                                | Received by ch. A2507110736_WH6WD2 LB from Walter & Katherine Brewer.  | 16092,16203       | 19050 |                          | 731.26           | 0.00             |
| <b>Totals</b>                             |  |                   |       | <b>731.26</b>            | <b>731.26</b>    | <b>0.00</b>      |
| <b>6.00 JRRAA INVESTMENTS LLC</b>         |  |                   |       | <b>Beginning Balance</b> |                  | <b>(716.26)</b>  |
| 07/01/2025                                | Common charges - July 2025   | 16093             | 18821 | 550.00                   |                  | (166.26)         |
| 07/01/2025                                | Special Assessment 2022 Unit 6   | 16204             | 18822 | 181.26                   |                  | 15.00            |
| 07/29/2025                                | Received by ch. A2507260432_GL1OLO LB from JRRAA INVESTMENTS LLC. Than | 16204,16348       | 19149 |                          | 550.00           | (535.00)         |
| 07/29/2025                                | Received by ch. A2507260432_ZA4UR5 LB from JRRAA INVESTMENTS LLC. Than | 16350             | 19151 |                          | 181.26           | (716.26)         |
| <b>Totals</b>                             |  |                   |       | <b>731.26</b>            | <b>731.26</b>    | <b>(716.26)</b>  |
| <b>7.00 Leticia Berrones</b>              |  |                   |       | <b>Beginning Balance</b> |                  | <b>0.00</b>      |
| 07/01/2025                                | Common charges - July 2025   | 16094             | 18821 | 550.00                   |                  | 550.00           |
| 07/01/2025                                | Special Assessment 2022 Unit 7   | 16205             | 18822 | 181.26                   |                  | 731.26           |

# Bridgepoint HOA, Inc.

## Detailed General Ledger

From 07/01/2025 to 07/31/2025

| Account<br>Trx Date                       | Description  | Invoice Date & No       | Trx   | Debit                    | Credit          | Balance         |
|---|--|-------------------------|-------|--------------------------|-----------------|-----------------|
| 07/02/2025                                | Received by ch. A2507010455_EV6SP9 LB from Leticia Berrones. Thank you | 16094                   | 18874 |                          | 550.00          | 181.26          |
| 07/07/2025                                | Received by ch. T2507010456_NK0YJ6 LB from Leticia Berrones. Thank you | 16205                   | 18953 |                          | 181.26          | 0.00            |
| <b>Totals</b>                             |  |                         |       | <b>731.26</b>            | <b>731.26</b>   | <b>0.00</b>     |
| <b>8.01 Antonio &amp; Patricia Franye</b> |  |                         |       | <b>Beginning Balance</b> |                 | <b>(131.52)</b> |
| 07/01/2025                                | Common charges - July 2025   | 16095                   | 18821 | 550.00                   |                 | 418.48          |
| 07/03/2025                                | Received by ch. B250702_QG8HU1 LB from Antonio & Patricia Franye. Than | 15823,16095             | 18913 |                          | 514.00          | (95.52)         |
| <b>Totals</b>                             |  |                         |       | <b>550.00</b>            | <b>514.00</b>   | <b>(95.52)</b>  |
| <b>9.00 Rose Marie Rojas Marty</b>        |  |                         |       | <b>Beginning Balance</b> |                 | <b>(172.44)</b> |
| 07/01/2025                                | Common charges - July 2025   | 16096                   | 18821 | 550.00                   |                 | 377.56          |
| 07/01/2025                                | Special Assessment 2022 Unit 9   | 16206                   | 18822 | 181.26                   |                 | 558.82          |
| 07/10/2025                                | Received by ch. 5534. Thank you  | 15772                   | 19015 |                          | 550.00          | 8.82            |
| <b>Totals</b>                             |  |                         |       | <b>731.26</b>            | <b>550.00</b>   | <b>8.82</b>     |
| <b>10.00 Lissette &amp; Norma Luaces</b>  |  |                         |       | <b>Beginning Balance</b> |                 | <b>0.00</b>     |
| 07/01/2025                                | Common charges - July 2025   | 16097                   | 18821 | 550.00                   |                 | 550.00          |
| 07/01/2025                                | Special Assessment 2022 Unit 10  | 16207                   | 18822 | 181.26                   |                 | 731.26          |
| 07/07/2025                                | Received by ch. A2507060448_QU2ZL0 LB from Lissette & Norma Luaces. Th | 16097                   | 18924 |                          | 550.00          | 181.26          |
| 07/07/2025                                | Received by ch. A2507060448_QW1BI4 LB from Lissette & Norma Luaces. Th | 16207                   | 18940 |                          | 181.26          | 0.00            |
| <b>Totals</b>                             |  |                         |       | <b>731.26</b>            | <b>731.26</b>   | <b>0.00</b>     |
| <b>11.00 Rodolfo &amp; Alina Sanchez</b>  |  |                         |       | <b>Beginning Balance</b> |                 | <b>428.52</b>   |
| 07/01/2025                                | Common charges - July 2025   | 16098                   | 18821 | 550.00                   |                 | 978.52          |
| 07/01/2025                                | Special Assessment 2022 Unit 11  | 16208                   | 18822 | 181.26                   |                 | 1,159.78        |
| 07/10/2025                                | Received by ch. 8467. Thank you  | 16325                   | 19016 |                          | 550.00          | 609.78          |
| 07/24/2025                                | Received by ch. 124. Thank you   | 16342                   | 19125 |                          | 362.52          | 247.26          |
| <b>Totals</b>                             |  |                         |       | <b>731.26</b>            | <b>912.52</b>   | <b>247.26</b>   |
| <b>12.00 Michelle Santisteben</b>         |  |                         |       | <b>Beginning Balance</b> |                 | <b>0.00</b>     |
| 07/01/2025                                | Common charges - July 2025   | 16099                   | 18821 | 550.00                   |                 | 550.00          |
| 07/01/2025                                | Special Assessment 2022 Unit 12  | 16209                   | 18822 | 181.26                   |                 | 731.26          |
| 07/02/2025                                | Received by ch. A2507010541_TT1JY6 LB from Michelle Santisteben. Thank | 16099                   | 18862 |                          | 550.00          | 181.26          |
| 07/02/2025                                | Received by ch. A2507010540_GN9ZM4 LB from Michelle Santisteben. Thank | 16209                   | 18888 |                          | 181.26          | 0.00            |
| <b>Totals</b>                             |  |                         |       | <b>731.26</b>            | <b>731.26</b>   | <b>0.00</b>     |
| <b>13.00 Melba Leza</b>                   |  |                         |       | <b>Beginning Balance</b> |                 | <b>872.56</b>   |
| 07/01/2025                                | Common charges - July 2025   | 16100                   | 18821 | 550.00                   |                 | 1,422.56        |
| 07/01/2025                                | Special Assessment 2022 Unit 13  | 16210                   | 18822 | 181.26                   |                 | 1,603.82        |
| 07/01/2025                                | Received by ch. A2506301139_EC8CB0 LB from Melba Leza. Thank you       | 15666,15938,15828       | 18828 |                          | 750.00          | 853.82          |
| 07/31/2025                                | Received by ch. A2507301147_HU1ML4 LB from Melba Leza. Thank you       | 15828,16061,16100,16210 | 19161 |                          | 775.00          | 78.82           |
| <b>Totals</b>                             |  |                         |       | <b>731.26</b>            | <b>1,525.00</b> | <b>78.82</b>    |
| <b>14.00 Gladys M. Mendez</b>             |  |                         |       | <b>Beginning Balance</b> |                 | <b>0.00</b>     |
| 07/01/2025                                | Common charges - July 2025   | 16101                   | 18821 | 550.00                   |                 | 550.00          |

# Bridgepoint HOA, Inc.

## Detailed General Ledger

From 07/01/2025 to 07/31/2025

| Account<br>Trx Date                                     | Description  | Invoice Date & No | Trx   | Debit         | Credit          | Balance                             |
|---|--|-------------------|-------|---------------|-----------------|-------------------------------------|
| 07/01/2025  | Special Assessment 2022 Unit 14  | 16211             | 18822 | 181.26        |                 | 731.26                              |
| 07/02/2025  | Received by ch. A2507010508_CS0HD2 LB from Gladys M. Mendez. Thank you | 16101             | 18872 |               | 550.00          | 181.26                              |
| 07/02/2025  | Received by ch. A2507010508_IC1WP1 LB from Gladys M. Mendez. Thank you | 16211             | 18893 |               | 181.26          | 0.00                                |
| <b>Totals</b>   |  |                   |       | <b>731.26</b> | <b>731.26</b>   | <b>0.00</b>                         |
| <b>15.00 Marco Zuleta &amp; Laura L Meyers</b>          |  |                   |       |               |                 | <b>Beginning Balance 0.00</b>       |
| 07/01/2025  | Common charges - July 2025   | 16102             | 18821 | 550.00        |                 | 550.00                              |
| 07/01/2025  | Special Assessment 2022 Unit 15  | 16212             | 18822 | 181.26        |                 | 731.26                              |
| 07/02/2025  | Received by ch. A2507010448_RL7ET5 LB from Marco Zuleta & Laura L Meye | 16102             | 18879 |               | 550.00          | 181.26                              |
| 07/02/2025  | Received by ch. A2507010508_CA2BM2 LB from Marco Zuleta & Laura L Meye | 16212             | 18892 |               | 181.26          | 0.00                                |
| <b>Totals</b>   |  |                   |       | <b>731.26</b> | <b>731.26</b>   | <b>0.00</b>                         |
| <b>16.01 Ricardo E. Damas &amp; Cristina M. Lopez</b>   |  |                   |       |               |                 | <b>Beginning Balance 0.00</b>       |
| 07/01/2025  | Common charges - July 2025   | 16103             | 18821 | 550.00        |                 | 550.00                              |
| 07/01/2025  | Special Assessment 2022 Unit 16  | 16213             | 18822 | 181.26        |                 | 731.26                              |
| 07/07/2025  | Received by ch. A2507030450_QO1YB6 LB from Ricardo E. Damas & Cristina | 15831,16103       | 18935 |               | 550.00          | 181.26                              |
| 07/07/2025  | Received by ch. A2507030450_XE8GL9 LB from Ricardo E. Damas & Cristina | 16213             | 18949 |               | 181.26          | 0.00                                |
| <b>Totals</b>   |  |                   |       | <b>731.26</b> | <b>731.26</b>   | <b>0.00</b>                         |
| <b>17.00 Wechenberg, Wendee</b>                         |  |                   |       |               |                 | <b>Beginning Balance 0.00</b>       |
| 07/01/2025  | Common charges - July 2025   | 16104             | 18821 | 550.00        |                 | 550.00                              |
| 07/01/2025  | Special Assessment 2022 Unit 17  | 16214             | 18822 | 181.26        |                 | 731.26                              |
| 07/02/2025  | Received by ch. 1380. Thank you  | 16305             | 18901 |               | 725.04          | 6.22                                |
| 07/10/2025  | Received by ch. T2507070436_PM1CF3 LB from Wechenberg, Wendee. Thank y | 16104             | 19010 |               | 550.00          | (543.78)                            |
| <b>Totals</b>   |  |                   |       | <b>731.26</b> | <b>1,275.04</b> | <b>(543.78)</b>                     |
| <b>18.00 Seyed Mohammad H. &amp; Sara Nazari</b>        |  |                   |       |               |                 | <b>Beginning Balance (731.26)</b>   |
| 07/01/2025  | Common charges - July 2025   | 16105             | 18821 | 550.00        |                 | (181.26)                            |
| 07/01/2025  | Special Assessment 2022 Unit 18  | 16215             | 18822 | 181.26        |                 | 0.00                                |
| 07/23/2025  | Received by ch. A2507221924_SD1PR3 LB from Seyed Mohammad H. & Sara Na | 16339             | 19116 |               | 731.26          | (731.26)                            |
| <b>Totals</b>   |  |                   |       | <b>731.26</b> | <b>731.26</b>   | <b>(731.26)</b>                     |
| <b>19.00 Gabriela M. Saca Siman</b>                     |  |                   |       |               |                 | <b>Beginning Balance (1,070.02)</b> |
| 07/01/2025  | Common charges - July 2025   | 16106             | 18821 | 550.00        |                 | (520.02)                            |
| 07/01/2025  | Special Assessment 2022 Unit 19  | 16216             | 18822 | 181.26        |                 | (338.76)                            |
| 07/10/2025  | Received by ch. 7619. Thank you  | 16326             | 19017 |               | 385.00          | (723.76)                            |
| 07/11/2025  | Received by ch. 7620 from 19.00 - Gabriela M. Saca Siman. Thank you    | 16330             | 19041 |               | 181.26          | (905.02)                            |
| 07/11/2025  | Received by ch. 7677. Thank you  | 16331             | 19042 |               | 182.00          | (1,087.02)                          |
| <b>Totals</b>   |  |                   |       | <b>731.26</b> | <b>748.26</b>   | <b>(1,087.02)</b>                   |
| <b>20.01 Juan Correa &amp; Melissa Freydeil Vazquez</b> |  |                   |       |               |                 | <b>Beginning Balance 0.00</b>       |
| 07/01/2025  | Common charges - July 2025   | 16107             | 18821 | 550.00        |                 | 550.00                              |
| 07/10/2025  | Received by ch. A2507090429_SW2HD8 LB from Juan Correa & Melissa Freyd | 16107             | 19006 |               | 550.00          | 0.00                                |
| <b>Totals</b>   |  |                   |       | <b>550.00</b> | <b>550.00</b>   | <b>0.00</b>                         |

# Bridgepoint HOA, Inc.

## Detailed General Ledger

From 07/01/2025 to 07/31/2025

| Account<br>Trx Date                     | Description   | Invoice Date & No           | Trx   | Debit                    | Credit          | Balance         |
|---|---|-----------------------------|-------|--------------------------|-----------------|-----------------|
| <b>21.00 Sara Sosa</b>                  |   |                             |       | <b>Beginning Balance</b> |                 | <b>746.26</b>   |
| 07/01/2025                              | Common charges - July 2025  | 16108                       | 18821 | 550.00                   |                 | 1,296.26        |
| 07/01/2025                              | Special Assessment 2022 Unit 21   | 16217                       | 18822 | 181.26                   |                 | 1,477.52        |
| <b>Totals</b>                           |   |                             |       | <b>731.26</b>            | <b>0.00</b>     | <b>1,477.52</b> |
| <b>22.00 Melissa Viana</b>              |   |                             |       | <b>Beginning Balance</b> |                 | <b>460.37</b>   |
| 07/01/2025                              | Common charges - July 2025  | 16109                       | 18821 | 550.00                   |                 | 1,010.37        |
| 07/01/2025                              | Special Assessment 2022 Unit 22   | 16218                       | 18822 | 181.26                   |                 | 1,191.63        |
| 07/02/2025                              | Received by ch. A2507010541_HA3IZ3 LB from<br>Melissa Viana. Thank you    | 15837,15946,16062,1610<br>9 | 18863 |                          | 550.00          | 641.63          |
| 07/08/2025                              | Received by ch. A2507071039_JK8KJ7 LB from<br>Melissa Viana. Thank you    | 16109,16218                 | 18963 |                          | 641.63          | 0.00            |
| <b>Totals</b>                           |   |                             |       | <b>731.26</b>            | <b>1,191.63</b> | <b>0.00</b>     |
| <b>23.00 Norma &amp; Lisette Luaces</b> |   |                             |       | <b>Beginning Balance</b> |                 | <b>0.00</b>     |
| 07/01/2025                              | Common charges - July 2025  | 16110                       | 18821 | 550.00                   |                 | 550.00          |
| 07/01/2025                              | Special Assessment 2022 Unit 23   | 16219                       | 18822 | 181.26                   |                 | 731.26          |
| 07/07/2025                              | Received by ch. A2507060448_GU8RX7 LB from<br>Norma & Lisette Luaces. Tha | 16110                       | 18925 |                          | 550.00          | 181.26          |
| 07/07/2025                              | Received by ch. A2507060448_OW2KZ5 LB from<br>Norma & Lisette Luaces. Tha | 16219                       | 18939 |                          | 181.26          | 0.00            |
| <b>Totals</b>                           |   |                             |       | <b>731.26</b>            | <b>731.26</b>   | <b>0.00</b>     |
| <b>24.00 Cristina Conde</b>             |   |                             |       | <b>Beginning Balance</b> |                 | <b>0.00</b>     |
| 07/01/2025                              | Common charges - July 2025  | 16111                       | 18821 | 550.00                   |                 | 550.00          |
| 07/01/2025                              | Special Assessment 2022 Unit 24   | 16220                       | 18822 | 181.26                   |                 | 731.26          |
| 07/11/2025                              | Received by ch. A2507100447_YG0TV2 LB from<br>Cristina Conde. Thank you   | 16111                       | 19024 |                          | 550.00          | 181.26          |
| 07/11/2025                              | Received by ch. A2507100447_MO8NS1 LB from<br>Cristina Conde. Thank you   | 16220                       | 19029 |                          | 181.26          | 0.00            |
| <b>Totals</b>                           |   |                             |       | <b>731.26</b>            | <b>731.26</b>   | <b>0.00</b>     |
| <b>25.00 Beatriz Lievano Caballero</b>  |   |                             |       | <b>Beginning Balance</b> |                 | <b>731.26</b>   |
| 07/01/2025                              | Common charges - July 2025  | 16112                       | 18821 | 550.00                   |                 | 1,281.26        |
| 07/01/2025                              | Special Assessment 2022 Unit 25   | 16221                       | 18822 | 181.26                   |                 | 1,462.52        |
| 07/01/2025                              | Received by ch. A2506300444_MV9DT9 LB from<br>Beatriz Lievano Caballero.  | 15840,15949                 | 18830 |                          | 553.66          | 908.86          |
| <b>Totals</b>                           |   |                             |       | <b>731.26</b>            | <b>553.66</b>   | <b>908.86</b>   |
| <b>26.00 Nancy Borr</b>                 |   |                             |       | <b>Beginning Balance</b> |                 | <b>0.00</b>     |
| 07/01/2025                              | Common charges - July 2025  | 16113                       | 18821 | 550.00                   |                 | 550.00          |
| 07/01/2025                              | Special Assessment 2022 Unit 26   | 16222                       | 18822 | 181.26                   |                 | 731.26          |
| 07/07/2025                              | Received by ch. L250703_OJ3SJ8 LB from Nancy<br>Borr. Thank you           | 16113                       | 18955 |                          | 550.00          | 181.26          |
| 07/11/2025                              | Received by ch. 3465. Thank you   | 16222                       | 19043 |                          | 181.26          | 0.00            |
| 07/31/2025                              | Received by ch. L250730_EC3MF5 LB from Nancy<br>Borr. Thank you           | 16353                       | 19163 |                          | 550.00          | (550.00)        |
| <b>Totals</b>                           |   |                             |       | <b>731.26</b>            | <b>1,281.26</b> | <b>(550.00)</b> |
| <b>27.00 Lisette Henderson</b>          |   |                             |       | <b>Beginning Balance</b> |                 | <b>0.00</b>     |
| 07/01/2025                              | Common charges - July 2025  | 16114                       | 18821 | 550.00                   |                 | 550.00          |
| 07/01/2025                              | Special Assessment 2022 Unit 27   | 16223                       | 18822 | 181.26                   |                 | 731.26          |
| 07/02/2025                              | Received by ch. A2507010455_TM0YN3 LB from<br>Lisette Henderson. Thank yo | 16114                       | 18875 |                          | 550.00          | 181.26          |

# Bridgepoint HOA, Inc.

## Detailed General Ledger

From 07/01/2025 to 07/31/2025

| Account<br>Trx Date | Description  | Invoice Date & No                   | Trx   | Debit                    | Credit          | Balance           |
|---------------------|--|-------------------------------------|-------|--------------------------|-----------------|-------------------|
| 07/02/2025          | Received by ch. A2507010541_EQ4SR2 LB from Lisette Henderson. Thank yo | 16223                               | 18884 |                          | 181.26          | 0.00              |
| <b>Totals</b>       |  |                                     |       | <b>731.26</b>            | <b>731.26</b>   | <b>0.00</b>       |
|                     |  |                                     |       | <b>Beginning Balance</b> |                 | <b>1,299.78</b>   |
| 07/01/2025          | Common charges - July 2025   | 16115                               | 18821 | 550.00                   |                 | 1,849.78          |
| 07/01/2025          | Special Assessment 2022 Unit 28  | 16224                               | 18822 | 181.26                   |                 | 2,031.04          |
| 07/23/2025          | Received by ch. T2507181643_TZ7BT6 LB from Tresca & William Harward. T | 12084,11943,12403,12405,12567,12692 | 19118 |                          | 1,038.02        | 993.02            |
| 07/23/2025          | Received by ch. T2507181640_YN8RX6 LB from Tresca & William Harward. T | 15843,15952,16064,16115,16224,16340 | 19119 |                          | 1,023.02        | (30.00)           |
| <b>Totals</b>       |  |                                     |       | <b>731.26</b>            | <b>2,061.04</b> | <b>(30.00)</b>    |
|                     |  |                                     |       | <b>Beginning Balance</b> |                 | <b>(7,550.83)</b> |
| 07/01/2025          | Common charges - July 2025   | 16116                               | 18821 | 550.00                   |                 | (7,000.83)        |
| 07/01/2025          | Special Assessment 2022 Unit 29  | 16225                               | 18822 | 181.26                   |                 | (6,819.57)        |
| 07/17/2025          | Received by ch. B250716_FM9KF4 LB from Henry John & Ann S. Zeisler. Th | 16336                               | 19090 |                          | 550.00          | (7,369.57)        |
| <b>Totals</b>       |  |                                     |       | <b>731.26</b>            | <b>550.00</b>   | <b>(7,369.57)</b> |
|                     |  |                                     |       | <b>Beginning Balance</b> |                 | <b>193.70</b>     |
| 07/01/2025          | Common charges - July 2025   | 16117                               | 18821 | 550.00                   |                 | 743.70            |
| 07/01/2025          | Special Assessment 2022 Unit 30  | 16226                               | 18822 | 181.26                   |                 | 924.96            |
| 07/02/2025          | Received by ch. A2507010512_IG4FP6 LB from David & Pauline Seivright.  | 15845,15954,16117                   | 18869 |                          | 550.00          | 374.96            |
| <b>Totals</b>       |  |                                     |       | <b>731.26</b>            | <b>550.00</b>   | <b>374.96</b>     |
|                     |  |                                     |       | <b>Beginning Balance</b> |                 | <b>0.00</b>       |
| 07/01/2025          | Common charges - July 2025   | 16118                               | 18821 | 550.00                   |                 | 550.00            |
| 07/01/2025          | Special Assessment 2022 Unit 31  | 16227                               | 18822 | 181.26                   |                 | 731.26            |
| 07/15/2025          | Received by ch. A2507120818_CB0EV7 LB from Alejandro B. Branger. Thank | 16118                               | 19055 |                          | 550.00          | 181.26            |
| 07/15/2025          | Received by ch. A2507120818_MI6QD4 LB from Alejandro B. Branger. Thank | 16227                               | 19056 |                          | 181.26          | 0.00              |
| <b>Totals</b>       |  |                                     |       | <b>731.26</b>            | <b>731.26</b>   | <b>0.00</b>       |
|                     |  |                                     |       | <b>Beginning Balance</b> |                 | <b>0.00</b>       |
| 07/01/2025          | Common charges - July 2025   | 16119                               | 18821 | 550.00                   |                 | 550.00            |
| 07/01/2025          | Special Assessment 2022 Unit 32  | 16228                               | 18822 | 181.26                   |                 | 731.26            |
| 07/07/2025          | Received by ch. A2507031635_QH3RK4 LB from Manuel I. & Mary L. Cardena | 16119,16228                         | 18944 |                          | 731.26          | 0.00              |
| <b>Totals</b>       |  |                                     |       | <b>731.26</b>            | <b>731.26</b>   | <b>0.00</b>       |
|                     |  |                                     |       | <b>Beginning Balance</b> |                 | <b>(325.83)</b>   |
| 07/01/2025          | Common charges - July 2025   | 16120                               | 18821 | 550.00                   |                 | 224.17            |
| 07/01/2025          | Special Assessment 2022 Unit 33  | 16229                               | 18822 | 181.26                   |                 | 405.43            |
| 07/22/2025          | Received by ch. L250721_GV9KB9 LB from Ernesto Sanjurjo. Thank you     | 16229                               | 19109 |                          | 181.26          | 224.17            |
| 07/22/2025          | Received by ch. L250721_WN5YU2 LB from Ernesto Sanjurjo. Thank you     | 16120,16338                         | 19110 |                          | 550.00          | (325.83)          |
| <b>Totals</b>       |  |                                     |       | <b>731.26</b>            | <b>731.26</b>   | <b>(325.83)</b>   |
|                     |  |                                     |       | <b>Beginning Balance</b> |                 | <b>241.26</b>     |
| 07/01/2025          | Common charges - July 2025   | 16121                               | 18821 | 550.00                   |                 | 791.26            |

# Bridgepoint HOA, Inc.

## Detailed General Ledger

From 07/01/2025 to 07/31/2025

| Account<br>Trx Date                                    | Description  | Invoice Date & No | Trx   | Debit                    | Credit          | Balance         |
|--|--|-------------------|-------|--------------------------|-----------------|-----------------|
| 07/01/2025   | Special Assessment 2022 Unit 34  | 16230             | 18822 | 181.26                   |                 | 972.52          |
| 07/01/2025   | Received by ch. L250630_WS0XF2 LB from Nora Vidal. Thank you           | 15849,16121       | 18838 |                          | 550.00          | 422.52          |
| 07/01/2025   | Received by ch. L250630_SD2YE6 LB from Nora Vidal. Thank you           | 16230             | 18841 |                          | 181.26          | 241.26          |
| 07/29/2025   | Received by ch. L250728_ZM7IX6 LB from Nora Vidal. Thank you           | 16121,16351       | 19154 |                          | 550.00          | (308.74)        |
| 07/29/2025   | Received by ch. L250728_TR2PB2 LB from Nora Vidal. Thank you           | 16352             | 19155 |                          | 181.00          | (489.74)        |
| <b>Totals</b>  |  |                   |       | <b>731.26</b>            | <b>1,462.26</b> | <b>(489.74)</b> |
|  |  |                   |       | <b>Beginning Balance</b> |                 | <b>(0.07)</b>   |
| <b>35.00 Denise Ricker</b>                             |  |                   |       |                          |                 |                 |
| 07/01/2025   | Common charges - July 2025   | 16122             | 18821 | 550.00                   |                 | 549.93          |
| 07/01/2025   | Received by ch. L250630_NK9AM0 LB from Denise Ricker. Thank you        | 16122,16300       | 18836 |                          | 550.00          | (0.07)          |
| <b>Totals</b>  |  |                   |       | <b>550.00</b>            | <b>550.00</b>   | <b>(0.07)</b>   |
|  |  |                   |       | <b>Beginning Balance</b> |                 | <b>0.00</b>     |
| <b>36.00 Gabriela Del Carmen &amp; Jose M. Gispert</b> |  |                   |       |                          |                 |                 |
| 07/01/2025   | Common charges - July 2025   | 16123             | 18821 | 550.00                   |                 | 550.00          |
| 07/01/2025   | Special Assessment 2022 Unit 36  | 16231             | 18822 | 181.26                   |                 | 731.26          |
| 07/08/2025   | Received by ch. T2507020500_BN8YK8 LB from Gabriela Del Carmen & Jose  | 16123             | 18969 |                          | 550.00          | 181.26          |
| 07/08/2025   | Received by ch. T2507020500_HH2HN2 LB from Gabriela Del Carmen & Jose  | 16231             | 18973 |                          | 181.26          | 0.00            |
| <b>Totals</b>  |  |                   |       | <b>731.26</b>            | <b>731.26</b>   | <b>0.00</b>     |
|  |  |                   |       | <b>Beginning Balance</b> |                 | <b>(725.04)</b> |
| <b>37.00 Armentina Forns</b>                           |  |                   |       |                          |                 |                 |
| 07/01/2025   | Common charges - July 2025   | 16124             | 18821 | 550.00                   |                 | (175.04)        |
| 07/01/2025   | Special Assessment 2022 Unit 37  | 16232             | 18822 | 181.26                   |                 | 6.22            |
| 07/10/2025   | Received by ch. 146. Thank you   | 16232             | 19018 |                          | 550.00          | (543.78)        |
| <b>Totals</b>  |  |                   |       | <b>731.26</b>            | <b>550.00</b>   | <b>(543.78)</b> |
|  |  |                   |       | <b>Beginning Balance</b> |                 | <b>(332.52)</b> |
| <b>38.00 Noreen Saunders</b>                           |  |                   |       |                          |                 |                 |
| 07/01/2025   | Common charges - July 2025   | 16125             | 18821 | 550.00                   |                 | 217.48          |
| 07/01/2025   | Special Assessment 2022 Unit 38  | 16233             | 18822 | 181.26                   |                 | 398.74          |
| 07/10/2025   | Received by ch. 0154. Thank you  | 16327             | 19019 |                          | 550.00          | (151.26)        |
| <b>Totals</b>  |  |                   |       | <b>731.26</b>            | <b>550.00</b>   | <b>(151.26)</b> |
|  |  |                   |       | <b>Beginning Balance</b> |                 | <b>0.00</b>     |
| <b>39.01 Blanca M. Valle</b>                           |  |                   |       |                          |                 |                 |
| 07/01/2025   | Common charges - July 2025   | 16126             | 18821 | 550.00                   |                 | 550.00          |
| 07/01/2025   | Special Assessment 2022 Unit 39  | 16234             | 18822 | 181.26                   |                 | 731.26          |
| 07/02/2025   | Received by ch. A2507010448_SE7MH9 LB from Blanca M. Valle. Thank you  | 16126             | 18880 |                          | 550.00          | 181.26          |
| 07/03/2025   | Received by ch. A2507020450_ZJ6OF1 LB from Blanca M. Valle. Thank you  | 16234             | 18909 |                          | 181.26          | 0.00            |
| <b>Totals</b>  |  |                   |       | <b>731.26</b>            | <b>731.26</b>   | <b>0.00</b>     |
|  |  |                   |       | <b>Beginning Balance</b> |                 | <b>0.00</b>     |
| <b>40.01 Christine Martinez</b>                        |  |                   |       |                          |                 |                 |
| 07/01/2025   | Common charges - July 2025   | 16127             | 18821 | 550.00                   |                 | 550.00          |
| 07/01/2025   | Special Assessment 2022 Unit 40  | 16235             | 18822 | 181.26                   |                 | 731.26          |
| 07/16/2025   | Received by ch. A2507150436_GX2GB5 LB from Christine Martinez. Thank y | 16127,16235       | 19076 |                          | 731.26          | 0.00            |
| <b>Totals</b>  |  |                   |       | <b>731.26</b>            | <b>731.26</b>   | <b>0.00</b>     |
|  |  |                   |       | <b>Beginning Balance</b> |                 | <b>(522.52)</b> |
| <b>41.00 Rosemarie Rojas Marty</b>                     |  |                   |       |                          |                 |                 |
| 07/01/2025   | Common charges - July 2025   | 16128             | 18821 | 550.00                   |                 | 27.48           |

# Bridgepoint HOA, Inc.

## Detailed General Ledger

From 07/01/2025 to 07/31/2025

| Account<br>Trx Date | Description  | Invoice Date & No | Trx   | Debit                    | Credit          | Balance           |
|---------------------|--|-------------------|-------|--------------------------|-----------------|-------------------|
| 07/01/2025          | Special Assessment 2022 Unit 41  | 16236             | 18822 | 181.26                   |                 | 208.74            |
| 07/10/2025          | Received by ch. 5535. Thank you  | 16328             | 19020 |                          | 550.00          | (341.26)          |
| <b>Totals</b>       |  |                   |       | <b>731.26</b>            | <b>550.00</b>   | <b>(341.26)</b>   |
|                     |  |                   |       | <b>Beginning Balance</b> |                 | <b>566.26</b>     |
| 07/01/2025          | Common charges - July 2025   | 16129             | 18821 | 550.00                   |                 | 1,116.26          |
| 07/01/2025          | Special Assessment 2022 Unit 42  | 16237             | 18822 | 181.26                   |                 | 1,297.52          |
| 07/07/2025          | Received by ch. A2507060449_BQ2ON0 LB from Evelina Clarke. Thank you   | 16052,16312       | 18923 |                          | 550.00          | 747.52            |
| 07/07/2025          | Received by ch. A2507060449_RB7LM2 LB from Evelina Clarke. Thank you   | 16315             | 18938 |                          | 181.26          | 566.26            |
| <b>Totals</b>       |  |                   |       | <b>731.26</b>            | <b>731.26</b>   | <b>566.26</b>     |
|                     |  |                   |       | <b>Beginning Balance</b> |                 | <b>0.00</b>       |
| 07/01/2025          | Common charges - July 2025   | 16130             | 18821 | 550.00                   |                 | 550.00            |
| 07/03/2025          | Received by ch. A2507020404_UE6SW6 LB from Sandra Rivas-Fuentes. Thank | 16130             | 18906 |                          | 550.00          | 0.00              |
| 07/29/2025          | Received by ch. A2507281302_LB6LT1 LB from Sandra Rivas-Fuentes. Thank | 16347             | 19145 |                          | 550.00          | (550.00)          |
| <b>Totals</b>       |  |                   |       | <b>550.00</b>            | <b>1,100.00</b> | <b>(550.00)</b>   |
|                     |  |                   |       | <b>Beginning Balance</b> |                 | <b>0.00</b>       |
| 07/01/2025          | Common charges - July 2025   | 16131             | 18821 | 550.00                   |                 | 550.00            |
| 07/01/2025          | Special Assessment 2022 Unit 44  | 16238             | 18822 | 181.26                   |                 | 731.26            |
| 07/11/2025          | Received by ch. A2507100447_DM8XG2 LB from Aldo Ruiz. Thank you        | 16131             | 19023 |                          | 550.00          | 181.26            |
| 07/11/2025          | Received by ch. A2507100447_KI5VM2 LB from Aldo Ruiz. Thank you        | 16238             | 19028 |                          | 181.26          | 0.00              |
| <b>Totals</b>       |  |                   |       | <b>731.26</b>            | <b>731.26</b>   | <b>0.00</b>       |
|                     |  |                   |       | <b>Beginning Balance</b> |                 | <b>(658.14)</b>   |
| 07/01/2025          | Common charges - July 2025   | 16132             | 18821 | 550.00                   |                 | (108.14)          |
| <b>Totals</b>       |  |                   |       | <b>550.00</b>            | <b>0.00</b>     | <b>(108.14)</b>   |
|                     |  |                   |       | <b>Beginning Balance</b> |                 | <b>0.00</b>       |
| 07/01/2025          | Common charges - July 2025   | 16133             | 18821 | 550.00                   |                 | 550.00            |
| 07/07/2025          | Received by ch. A2507050445_BU4OG7 LB from Jesica Bedoya. Thank you    | 16133             | 18929 |                          | 550.00          | 0.00              |
| <b>Totals</b>       |  |                   |       | <b>550.00</b>            | <b>550.00</b>   | <b>0.00</b>       |
|                     |  |                   |       | <b>Beginning Balance</b> |                 | <b>(1,276.45)</b> |
| 07/01/2025          | Common charges - July 2025   | 16134             | 18821 | 550.00                   |                 | (726.45)          |
| 07/01/2025          | Special Assessment 2022 Unit 47  | 16239             | 18822 | 181.26                   |                 | (545.19)          |
| 07/08/2025          | Received by ch. L250707_AD6BC0 LB from Carol Green. Thank you          | 16320             | 18981 |                          | 550.30          | (1,095.49)        |
| 07/08/2025          | Received by ch. L250707_BW2GR3 LB from Carol Green. Thank you          | 16321             | 18985 |                          | 181.26          | (1,276.75)        |
| 07/08/2025          | Received by ch. L250707_RO0VJ6 LB from Carol Green. Thank you          | 16322             | 18986 |                          | 181.26          | (1,458.01)        |
| <b>Totals</b>       |  |                   |       | <b>731.26</b>            | <b>912.82</b>   | <b>(1,458.01)</b> |
|                     |  |                   |       | <b>Beginning Balance</b> |                 | <b>0.00</b>       |
| 07/01/2025          | Common charges - July 2025   | 16135             | 18821 | 550.00                   |                 | 550.00            |
| 07/01/2025          | Special Assessment 2022 Unit 48  | 16240             | 18822 | 181.26                   |                 | 731.26            |
| 07/17/2025          | Received by ch. T2507140951_QZ9GK0 LB from 5510 SW 70TH Place, LLC. Th | 16240             | 19084 |                          | 181.26          | 550.00            |

# Bridgepoint HOA, Inc.

## Detailed General Ledger

From 07/01/2025 to 07/31/2025

| Account<br>Trx Date  | Description  | Invoice Date & No | Trx   | Debit                    | Credit        | Balance         |
|--|--|-------------------|-------|--------------------------|---------------|-----------------|
| 07/17/2025   | Received by ch. T2507140951_LO8CZ4 LB from 5510 SW 70TH Place, LLC. Th | 16135             | 19086 |                          | 550.00        | 0.00            |
| <b>Totals</b>  |  |                   |       | <b>731.26</b>            | <b>731.26</b> | <b>0.00</b>     |
| <b>49.00 Juan &amp; Odette Fernandez</b>                         |  |                   |       | <b>Beginning Balance</b> |               | <b>0.00</b>     |
| 07/01/2025   | Common charges - July 2025   | 16136             | 18821 | 550.00                   |               | 550.00          |
| 07/01/2025   | Special Assessment 2022 Unit 49  | 16241             | 18822 | 181.26                   |               | 731.26          |
| 07/07/2025   | Received by ch. A2507030450_SF8PR9 LB from Juan & Odette Fernandez. Th | 16136             | 18936 |                          | 550.00        | 181.26          |
| 07/07/2025   | Received by ch. A2507030445_CX7QA5 LB from Juan & Odette Fernandez. Th | 16241             | 18950 |                          | 181.26        | 0.00            |
| <b>Totals</b>  |  |                   |       | <b>731.26</b>            | <b>731.26</b> | <b>0.00</b>     |
| <b>50.00 Alejandro Aleman Miranda &amp; Alfredo Placido Alem</b> |  |                   |       | <b>Beginning Balance</b> |               | <b>29.94</b>    |
| 07/01/2025   | Common charges - July 2025   | 16137             | 18821 | 550.00                   |               | 579.94          |
| 07/01/2025   | Special Assessment 2022 Unit 50  | 16242             | 18822 | 181.26                   |               | 761.20          |
| 07/16/2025   | Received by ch. T2507111100_RV4TY2 LB from Alejandro Aleman Miranda &  | 15865,16137       | 19078 |                          | 550.00        | 211.20          |
| 07/16/2025   | Received by ch. T2507111100_CD3FF9 LB from Alejandro Aleman Miranda &  | 16242             | 19079 |                          | 181.26        | 29.94           |
| <b>Totals</b>  |  |                   |       | <b>731.26</b>            | <b>731.26</b> | <b>29.94</b>    |
| <b>51.00 Diana Berron</b>  |  |                   |       | <b>Beginning Balance</b> |               | <b>(689.03)</b> |
| 07/01/2025   | Common charges - July 2025   | 16138             | 18821 | 550.00                   |               | (139.03)        |
| 07/01/2025   | Special Assessment 2022 Unit 51  | 16243             | 18822 | 181.26                   |               | 42.23           |
| 07/09/2025   | Received by ch. B250708_XA6VF6 LB from Diana Berron. Thank you         | 16243,16323       | 18992 |                          | 550.00        | (507.77)        |
| 07/24/2025   | Received by ch. 2006. Thank you  | 16323             | 19126 |                          | 181.26        | (689.03)        |
| <b>Totals</b>  |  |                   |       | <b>731.26</b>            | <b>731.26</b> | <b>(689.03)</b> |
| <b>52.00 Bruna Bejarano</b>                                      |  |                   |       | <b>Beginning Balance</b> |               | <b>0.00</b>     |
| 07/01/2025   | Common charges - July 2025   | 16139             | 18821 | 550.00                   |               | 550.00          |
| 07/01/2025   | Special Assessment 2022 Unit 52  | 16244             | 18822 | 181.26                   |               | 731.26          |
| 07/10/2025   | Received by ch. A2507092117_XV1SI5 LB from Bruna Bejarano. Thank you   | 16244             | 19005 |                          | 181.26        | 550.00          |
| 07/10/2025   | Received by ch. A2507092117_ID7DQ2 LB from Bruna Bejarano. Thank you   | 16139             | 19007 |                          | 550.00        | 0.00            |
| <b>Totals</b>  |  |                   |       | <b>731.26</b>            | <b>731.26</b> | <b>0.00</b>     |
| <b>53.01 Juniper AK, LLC</b>                                     |  |                   |       | <b>Beginning Balance</b> |               | <b>(523.35)</b> |
| 07/01/2025   | Common charges - July 2025   | 16140             | 18821 | 550.00                   |               | 26.65           |
| 07/02/2025   | Received by ch. A2507010512_YV5VN2 LB from Juniper AK, LLC. Thank you  | 16140,16302       | 18868 |                          | 550.00        | (523.35)        |
| <b>Totals</b>  |  |                   |       | <b>550.00</b>            | <b>550.00</b> | <b>(523.35)</b> |
| <b>54.00 Karen Alas</b>  |  |                   |       | <b>Beginning Balance</b> |               | <b>0.00</b>     |
| 07/01/2025   | Common charges - July 2025   | 16141             | 18821 | 550.00                   |               | 550.00          |
| 07/01/2025   | Special Assessment 2022 Unit 54  | 16245             | 18822 | 181.26                   |               | 731.26          |
| 07/02/2025   | Received by ch. A2507010540_VH8SS0 LB from Karen Alas. Thank you       | 16141             | 18865 |                          | 550.00        | 181.26          |
| 07/02/2025   | Received by ch. A2507010540_TA4YO7 LB from Karen Alas. Thank you       | 16245             | 18886 |                          | 181.26        | 0.00            |
| <b>Totals</b>  |  |                   |       | <b>731.26</b>            | <b>731.26</b> | <b>0.00</b>     |
| <b>55.00 Esperanza Gonzalez</b>                                  |  |                   |       | <b>Beginning Balance</b> |               | <b>0.00</b>     |
| 07/01/2025   | Common charges - July 2025   | 16142             | 18821 | 550.00                   |               | 550.00          |

# Bridgepoint HOA, Inc.

## Detailed General Ledger

From 07/01/2025 to 07/31/2025

| Account<br>Trx Date                          | Description  | Invoice Date & No | Trx   | Debit                    | Credit          | Balance         |
|--|--|-------------------|-------|--------------------------|-----------------|-----------------|
| 07/01/2025                                   | Special Assessment 2022 Unit 55  | 16246             | 18822 | 181.26                   |                 | 731.26          |
| 07/02/2025                                   | Received by ch. A2507010534_LX2PL5 LB from Esperanza Gonzalez. Thank y | 16142             | 18867 |                          | 550.00          | 181.26          |
| 07/02/2025                                   | Received by ch. A2507010534_CF0NQ0 LB from Esperanza Gonzalez. Thank y | 16246             | 18891 |                          | 181.26          | 0.00            |
| <b>Totals</b>                                |  |                   |       | <b>731.26</b>            | <b>731.26</b>   | <b>0.00</b>     |
| <b>56.01 Richard Tong &amp; Linette Tong</b> |  |                   |       | <b>Beginning Balance</b> |                 | <b>4,047.59</b> |
| 07/01/2025                                   | Common charges - July 2025   | 16143             | 18821 | 550.00                   |                 | 4,597.59        |
| 07/01/2025                                   | Special Assessment 2022 Unit 56  | 16247             | 18822 | 181.26                   |                 | 4,778.85        |
| <b>Totals</b>                                |  |                   |       | <b>731.26</b>            | <b>0.00</b>     | <b>4,778.85</b> |
| <b>57.00 Manju Khiatani Torres, Trustee</b>  |  |                   |       | <b>Beginning Balance</b> |                 | <b>0.00</b>     |
| 07/01/2025                                   | Common charges - July 2025   | 16144             | 18821 | 550.00                   |                 | 550.00          |
| 07/01/2025                                   | Special Assessment 2022 Unit 57  | 16248             | 18822 | 181.26                   |                 | 731.26          |
| 07/02/2025                                   | Received by ch. A2507010448_LN5II6 LB from Manju Khiatani Torres, Trus | 16144             | 18881 |                          | 550.00          | 181.26          |
| 07/02/2025                                   | Received by ch. A2507010534_EK0JA6 LB from Manju Khiatani Torres, Trus | 16248             | 18889 |                          | 181.26          | 0.00            |
| <b>Totals</b>                                |  |                   |       | <b>731.26</b>            | <b>731.26</b>   | <b>0.00</b>     |
| <b>58.00 Isabel M Valdivia</b>               |  |                   |       | <b>Beginning Balance</b> |                 | <b>0.00</b>     |
| 07/01/2025                                   | Common charges - July 2025   | 16145             | 18821 | 550.00                   |                 | 550.00          |
| 07/01/2025                                   | Special Assessment 2022 Unit 58  | 16249             | 18822 | 181.26                   |                 | 731.26          |
| 07/02/2025                                   | Received by ch. A2507010541_YI6OB3 LB from Isabel M Valdivia. Thank yo | 16145             | 18861 |                          | 550.00          | 181.26          |
| 07/02/2025                                   | Received by ch. A2507010540_FS6AE5 LB from Isabel M Valdivia. Thank yo | 16249             | 18887 |                          | 181.26          | 0.00            |
| <b>Totals</b>                                |  |                   |       | <b>731.26</b>            | <b>731.26</b>   | <b>0.00</b>     |
| <b>59.00 Joseph Hernandez</b>                |  |                   |       | <b>Beginning Balance</b> |                 | <b>(181.26)</b> |
| 07/01/2025                                   | Common charges - July 2025   | 16146             | 18821 | 550.00                   |                 | 368.74          |
| 07/01/2025                                   | Special Assessment 2022 Unit 59  | 16250             | 18822 | 181.26                   |                 | 550.00          |
| 07/08/2025                                   | Received by ch. T2507030447_MV8IJ5 LB from Joseph Hernandez. Thank you | 16146,16250       | 18968 |                          | 550.00          | 0.00            |
| 07/08/2025                                   | Received by ch. T2507030445_ZQ2UB8 LB from Joseph Hernandez. Thank you | 16317             | 18971 |                          | 550.00          | (550.00)        |
| <b>Totals</b>                                |  |                   |       | <b>731.26</b>            | <b>1,100.00</b> | <b>(550.00)</b> |
| <b>60.00 Roxanna A Goltzer</b>               |  |                   |       | <b>Beginning Balance</b> |                 | <b>0.00</b>     |
| 07/01/2025                                   | Common charges - July 2025   | 16147             | 18821 | 550.00                   |                 | 550.00          |
| 07/01/2025                                   | Special Assessment 2022 Unit 60  | 16251             | 18822 | 181.26                   |                 | 731.26          |
| 07/11/2025                                   | Received by ch. A2507100445_YN9TS8 LB from Roxanna A Goltzer. Thank yo | 16147             | 19026 |                          | 550.00          | 181.26          |
| 07/11/2025                                   | Received by ch. A2507100445_AV3PT5 LB from Roxanna A Goltzer. Thank yo | 16251             | 19031 |                          | 181.26          | 0.00            |
| <b>Totals</b>                                |  |                   |       | <b>731.26</b>            | <b>731.26</b>   | <b>0.00</b>     |
| <b>61.00 Ana M Parsons</b>                   |  |                   |       | <b>Beginning Balance</b> |                 | <b>(39.48)</b>  |
| 07/01/2025                                   | Common charges - July 2025   | 16148             | 18821 | 550.00                   |                 | 510.52          |
| 07/01/2025                                   | Special Assessment 2022 Unit 61  | 16252             | 18822 | 181.26                   |                 | 691.78          |
| 07/08/2025                                   | Received by ch. L250707_OY3IH6 LB from Ana M Parsons. Thank you        | 16252             | 18978 |                          | 181.26          | 510.52          |
| 07/08/2025                                   | Received by ch. L250707_EQ6WZ9 LB from Ana M Parsons. Thank you        | 16148,16318       | 18979 |                          | 550.00          | (39.48)         |
| <b>Totals</b>                                |  |                   |       | <b>731.26</b>            | <b>731.26</b>   | <b>(39.48)</b>  |

# Bridgepoint HOA, Inc.

## Detailed General Ledger

From 07/01/2025 to 07/31/2025

| Account<br>Trx Date                                 | Description  | Invoice Date & No | Trx   | Debit                    | Credit          | Balance         |
|---|--|-------------------|-------|--------------------------|-----------------|-----------------|
| <b>62.00 Gaston Alejandro Nieves</b>                |  |                   |       | <b>Beginning Balance</b> |                 | <b>(196.26)</b> |
| 07/01/2025  | Common charges - July 2025   | 16149             | 18821 | 550.00                   |                 | 353.74          |
| 07/01/2025  | Special Assessment 2022 Unit 62  | 16253             | 18822 | 181.26                   |                 | 535.00          |
| 07/11/2025  | Received by ch. B250710_BB7MC2 LB from Gaston Alejandro Nieves. Thank  | 16149,16253,16329 | 19039 |                          | 550.00          | (15.00)         |
| 07/15/2025  | Received by ch. L250714_PT1OW5 LB from Gaston Alejandro Nieves. Thank  | 16334             | 19059 |                          | 181.26          | (196.26)        |
| <b>Totals</b>                                       |  |                   |       | <b>731.26</b>            | <b>731.26</b>   | <b>(196.26)</b> |
| <b>63.00 Bonifacio Lopez &amp; Christine Iliffe</b> |  |                   |       | <b>Beginning Balance</b> |                 | <b>(181.76)</b> |
| 07/01/2025  | Common charges - July 2025   | 16150             | 18821 | 550.00                   |                 | 368.24          |
| 07/01/2025  | Special Assessment 2022 Unit 63  | 16254             | 18822 | 181.26                   |                 | 549.50          |
| 07/07/2025  | Received by ch. A2507030452_FX8UM0 LB from Bonifacio Lopez & Christine | 16150,16254,16314 | 18932 |                          | 550.00          | (0.50)          |
| 07/14/2025  | Received by ch. L250711_AO9ZS5 LB from Bonifacio Lopez & Christine Ili | 16332             | 19046 |                          | 181.26          | (181.76)        |
| <b>Totals</b>                                       |  |                   |       | <b>731.26</b>            | <b>731.26</b>   | <b>(181.76)</b> |
| <b>64.00 Vanessa sauma</b>                          |  |                   |       | <b>Beginning Balance</b> |                 | <b>0.00</b>     |
| 07/01/2025  | Common charges - July 2025   | 16151             | 18821 | 550.00                   |                 | 550.00          |
| 07/01/2025  | Special Assessment 2022 Unit 64  | 16255             | 18822 | 181.26                   |                 | 731.26          |
| 07/02/2025  | Received by ch. A2507010454_HQ4XL7 LB from Vanessa sauma. Thank you    | 16255             | 18877 |                          | 181.26          | 550.00          |
| 07/02/2025  | Received by ch. A2507010454_OM4VR7 LB from Vanessa sauma. Thank you    | 16151             | 18895 |                          | 550.00          | 0.00            |
| <b>Totals</b>                                       |  |                   |       | <b>731.26</b>            | <b>731.26</b>   | <b>0.00</b>     |
| <b>65.00 Ana T. Tambini &amp; Anfrea S. Cuenca</b>  |  |                   |       | <b>Beginning Balance</b> |                 | <b>(731.26)</b> |
| 07/01/2025  | Common charges - July 2025   | 16152             | 18821 | 550.00                   |                 | (181.26)        |
| 07/01/2025  | Special Assessment 2022 Unit 65  | 16256             | 18822 | 181.26                   |                 | 0.00            |
| 07/03/2025  | Returned item (# A2506270432_IJ3) 65.00 - Ana T. Tambini & Anfrea S. C | 16308             | 18917 | 406.00                   |                 | 406.00          |
| 07/03/2025  | Returned item (# A2506270432_NK3) 65.00 - Ana T. Tambini & Anfrea S. C | 16309             | 18918 | 181.26                   |                 | 587.26          |
| 07/22/2025  | Received by ch. A2507211112_RB0OY6 LB from Ana T. Tambini & Anfrea S.  | 16308,16309       | 19106 |                          | 587.26          | 0.00            |
| 07/25/2025  | Returned item (# A2507211112_RB0) 65.00 - Ana T. Tambini & Anfrea S. C | 16346             | 19132 | 587.26                   |                 | 587.26          |
| 07/29/2025  | Received by ch. A2507281023_DC3SQ6 LB from Ana T. Tambini & Anfrea S.  | 16346             | 19146 |                          | 587.26          | 0.00            |
| <b>Totals</b>                                       |  |                   |       | <b>1,905.78</b>          | <b>1,174.52</b> | <b>0.00</b>     |
| <b>66.00 He Wang</b>                                |  |                   |       | <b>Beginning Balance</b> |                 | <b>0.00</b>     |
| 07/01/2025  | Common charges - July 2025   | 16153             | 18821 | 550.00                   |                 | 550.00          |
| 07/01/2025  | Special Assessment 2022 Unit 66  | 16257             | 18822 | 181.26                   |                 | 731.26          |
| 07/07/2025  | Received by ch. A2507030452_HI7BI7 LB from He Wang. Thank you          | 16153             | 18933 |                          | 550.00          | 181.26          |
| 07/07/2025  | Received by ch. A2507030452_PH9QP7 LB from He Wang. Thank you          | 16257             | 18948 |                          | 181.26          | 0.00            |
| <b>Totals</b>                                       |  |                   |       | <b>731.26</b>            | <b>731.26</b>   | <b>0.00</b>     |
| <b>67.00 Dennisse Parra</b>                         |  |                   |       | <b>Beginning Balance</b> |                 | <b>(30.00)</b>  |
| 07/01/2025  | Common charges - July 2025   | 16154             | 18821 | 550.00                   |                 | 520.00          |
| 07/01/2025  | Special Assessment 2022 Unit 67  | 16258             | 18822 | 181.26                   |                 | 701.26          |
| 07/29/2025  | Received by ch. A2507260941_QS0VY2 LB from Dennisse Parra. Thank you   | 16154,16258       | 19148 |                          | 701.26          | 0.00            |

# Bridgepoint HOA, Inc.

## Detailed General Ledger

From 07/01/2025 to 07/31/2025

| Account<br>Trx Date                                    | Description  | Invoice Date & No       | Trx   | Debit                    | Credit        | Balance         |
|--|--|-------------------------|-------|--------------------------|---------------|-----------------|
| <b>Totals</b>  |  |                         |       | <b>731.26</b>            | <b>701.26</b> | <b>0.00</b>     |
| <b>68.00 Carlos Astudillo</b>                          |  |                         |       | <b>Beginning Balance</b> |               | <b>34.14</b>    |
| 07/01/2025   | Common charges - July 2025   | 16155                   | 18821 | 550.00                   |               | 584.14          |
| 07/01/2025   | Special Assessment 2022 Unit 68  | 16259                   | 18822 | 181.26                   |               | 765.40          |
| 07/08/2025   | Received by ch. A2507070442_JP8CB2 LB from Carlos Astudillo. Thank you | 15883,16155             | 18959 |                          | 550.00        | 215.40          |
| 07/08/2025   | Received by ch. A2507070442_FA2LX2 LB from Carlos Astudillo. Thank you | 16259                   | 18964 |                          | 181.26        | 34.14           |
| <b>Totals</b>  |  |                         |       | <b>731.26</b>            | <b>731.26</b> | <b>34.14</b>    |
| <b>69.00 Maria Molina, Trustee</b>                     |  |                         |       | <b>Beginning Balance</b> |               | <b>0.00</b>     |
| 07/01/2025   | Common charges - July 2025   | 16156                   | 18821 | 550.00                   |               | 550.00          |
| 07/01/2025   | Special Assessment 2022 Unit 69  | 16260                   | 18822 | 181.26                   |               | 731.26          |
| 07/14/2025   | Received by ch. A2507110800_LO6HB5 LB from Maria Molina, Trustee. Than | 16156,16260             | 19049 |                          | 731.26        | 0.00            |
| 07/16/2025   | Received by ch. L250715_IN4OZ8 LB from Maria Molina, Trustee. Thank yo | 16335                   | 19082 |                          | 181.28        | (181.28)        |
| <b>Totals</b>  |  |                         |       | <b>731.26</b>            | <b>912.54</b> | <b>(181.28)</b> |
| <b>70.00 Jose G Baron &amp; Kristin Zanowski</b>       |  |                         |       | <b>Beginning Balance</b> |               | <b>0.00</b>     |
| 07/01/2025   | Common charges - July 2025   | 16157                   | 18821 | 550.00                   |               | 550.00          |
| 07/01/2025   | Special Assessment 2022 Unit 70  | 16261                   | 18822 | 181.26                   |               | 731.26          |
| 07/09/2025   | Received by ch. T2507041038_HH5QA8 LB from Jose G Baron & Kristin Zano | 15341,15445,15717,15613 | 18990 |                          | 731.26        | 0.00            |
| <b>Totals</b>  |  |                         |       | <b>731.26</b>            | <b>731.26</b> | <b>0.00</b>     |
| <b>71.00 William Kritchman</b>                         |  |                         |       | <b>Beginning Balance</b> |               | <b>0.00</b>     |
| 07/01/2025   | Common charges - July 2025   | 16158                   | 18821 | 550.00                   |               | 550.00          |
| 07/01/2025   | Special Assessment 2022 Unit 71  | 16262                   | 18822 | 181.26                   |               | 731.26          |
| 07/08/2025   | Received by ch. A2507070440_UB5ZZ6 LB from William Kritchman. Thank yo | 16158                   | 18961 |                          | 550.00        | 181.26          |
| 07/08/2025   | Received by ch. A2507070440_NU0XH1 LB from William Kritchman. Thank yo | 16262                   | 18965 |                          | 181.26        | 0.00            |
| <b>Totals</b>  |  |                         |       | <b>731.26</b>            | <b>731.26</b> | <b>0.00</b>     |
| <b>72.00 Maria M Guerrero</b>                          |  |                         |       | <b>Beginning Balance</b> |               | <b>(22.41)</b>  |
| 07/01/2025   | Common charges - July 2025   | 16159                   | 18821 | 550.00                   |               | 527.59          |
| 07/01/2025   | Special Assessment 2022 Unit 72  | 16263                   | 18822 | 181.26                   |               | 708.85          |
| 07/08/2025   | Received by ch. L250707_UJ0LS2 LB from Maria M Guerrero. Thank you     | 16159,16263,16319       | 18980 |                          | 550.00        | 158.85          |
| 07/14/2025   | Received by ch. L250711_AK1UB3 LB from Maria M Guerrero. Thank you     | 16333                   | 19047 |                          | 181.26        | (22.41)         |
| <b>Totals</b>  |  |                         |       | <b>731.26</b>            | <b>731.26</b> | <b>(22.41)</b>  |
| <b>73.00 Adrian Bossi &amp; Mercedes Etcheberry</b>    |  |                         |       | <b>Beginning Balance</b> |               | <b>0.00</b>     |
| 07/01/2025   | Common charges - July 2025   | 16160                   | 18821 | 550.00                   |               | 550.00          |
| 07/01/2025   | Special Assessment 2022 Unit 73  | 16264                   | 18822 | 181.26                   |               | 731.26          |
| 07/07/2025   | Received by ch. A2507031058_CZ8PT2 LB from Adrian Bossi & Mercedes Etc | 16160,16264             | 18931 |                          | 731.26        | 0.00            |
| <b>Totals</b>  |  |                         |       | <b>731.26</b>            | <b>731.26</b> | <b>0.00</b>     |
| <b>74.00 Anwar Bakarar &amp; Lina J Munira Elneser</b> |  |                         |       | <b>Beginning Balance</b> |               | <b>15.00</b>    |
| 07/01/2025   | Common charges - July 2025   | 16161                   | 18821 | 550.00                   |               | 565.00          |
| 07/01/2025   | Special Assessment 2022 Unit 74  | 16265                   | 18822 | 181.26                   |               | 746.26          |

# Bridgepoint HOA, Inc.

## Detailed General Ledger

From 07/01/2025 to 07/31/2025

| Account<br>Trx Date                  | Description  | Invoice Date & No | Trx   | Debit         | Credit          | Balance                           |
|--------------------------------------|--|-------------------|-------|---------------|-----------------|-----------------------------------|
| 07/02/2025                           | Received by ch. A2507010455_OB1QR4 LB from Anwar Bakarar & Lina J Muni | 15993,16161       | 18873 |               | 550.00          | 196.26                            |
| 07/02/2025                           | Received by ch. A2507010453_UI7LB8 LB from Anwar Bakarar & Lina J Muni | 16265             | 18896 |               | 181.26          | 15.00                             |
| <b>Totals</b>                        |  |                   |       | <b>731.26</b> | <b>731.26</b>   | <b>15.00</b>                      |
| <b>75.00 Carina Barcelo</b>          |  |                   |       |               |                 | <b>Beginning Balance 0.00</b>     |
| 07/01/2025                           | Common charges - July 2025   | 16162             | 18821 | 550.00        |                 | 550.00                            |
| 07/07/2025                           | Received by ch. A2507040436_HT3IE4 LB from Carina Barcelo. Thank you   | 16162             | 18930 |               | 550.00          | 0.00                              |
| <b>Totals</b>                        |  |                   |       | <b>550.00</b> | <b>550.00</b>   | <b>0.00</b>                       |
| <b>76.00 Nicholas Mark Gutierrez</b> |  |                   |       |               |                 | <b>Beginning Balance 0.00</b>     |
| 07/01/2025                           | Common charges - July 2025   | 16163             | 18821 | 550.00        |                 | 550.00                            |
| 07/01/2025                           | Special Assessment 2022 Unit 76  | 16266             | 18822 | 181.26        |                 | 731.26                            |
| 07/11/2025                           | Received by ch. A2507100445_UH0NR9 LB from Nicholas Mark Gutierrez. Th | 16163             | 19027 |               | 550.00          | 181.26                            |
| 07/11/2025                           | Received by ch. A2507100445_LT3CX4 LB from Nicholas Mark Gutierrez. Th | 16266             | 19032 |               | 181.26          | 0.00                              |
| <b>Totals</b>                        |  |                   |       | <b>731.26</b> | <b>731.26</b>   | <b>0.00</b>                       |
| <b>77.01 Chelsea Pittaluga</b>       |  |                   |       |               |                 | <b>Beginning Balance (25.00)</b>  |
| 07/01/2025                           | Common charges - July 2025   | 16164             | 18821 | 550.00        |                 | 525.00                            |
| 07/07/2025                           | Received by ch. A2507030450_HR0BG6 LB from Chelsea Pittaluga. Thank y  | 16164             | 18934 |               | 525.00          | 0.00                              |
| <b>Totals</b>                        |  |                   |       | <b>550.00</b> | <b>525.00</b>   | <b>0.00</b>                       |
| <b>78.00 Christopher J Patty</b>     |  |                   |       |               |                 | <b>Beginning Balance (731.26)</b> |
| 07/01/2025                           | Common charges - July 2025   | 16165             | 18821 | 550.00        |                 | (181.26)                          |
| 07/01/2025                           | Special Assessment 2022 Unit 78  | 16267             | 18822 | 181.26        |                 | 0.00                              |
| 07/22/2025                           | Received by ch. L250721_PM2UE9 LB from Christopher J Patty. Thank you  | 16337             | 19108 |               | 550.00          | (550.00)                          |
| 07/25/2025                           | Received by ch. L250724_AV5KF4 LB from Christopher J Patty. Thank you  | 16345             | 19130 |               | 181.26          | (731.26)                          |
| <b>Totals</b>                        |  |                   |       | <b>731.26</b> | <b>731.26</b>   | <b>(731.26)</b>                   |
| <b>79.01 Kimberlee Stone</b>         |  |                   |       |               |                 | <b>Beginning Balance (0.02)</b>   |
| 07/01/2025                           | Common charges - July 2025   | 16166             | 18821 | 550.00        |                 | 549.98                            |
| 07/01/2025                           | Special Assessment 2022 Unit 79  | 16268             | 18822 | 181.26        |                 | 731.24                            |
| 07/01/2025                           | Received by ch. L250630_CE2AP8 LB from Kimberlee Stone. Thank you      | 16166,16268       | 18840 |               | 550.00          | 181.24                            |
| <b>Totals</b>                        |  |                   |       | <b>731.26</b> | <b>550.00</b>   | <b>181.24</b>                     |
| <b>80.00 Ana Maria Lackey</b>        |  |                   |       |               |                 | <b>Beginning Balance 731.26</b>   |
| 07/01/2025                           | Common charges - July 2025   | 16167             | 18821 | 550.00        |                 | 1,281.26                          |
| 07/01/2025                           | Special Assessment 2022 Unit 80  | 16269             | 18822 | 181.26        |                 | 1,462.52                          |
| 07/01/2025                           | Received by ch. A2506300443_KB2VS4 LB from Ana Maria Lackey. Thank you | 15895,15997       | 18831 |               | 731.26          | 731.26                            |
| 07/01/2025                           | Received by ch. A2506281216_VW6DL0 LB from Ana Maria Lackey. Thank you | 16167,16269       | 18832 |               | 731.26          | 0.00                              |
| <b>Totals</b>                        |  |                   |       | <b>731.26</b> | <b>1,462.52</b> | <b>0.00</b>                       |
| <b>81.00 Gisela Gomar Salzverg</b>   |  |                   |       |               |                 | <b>Beginning Balance 0.00</b>     |
| 07/01/2025                           | Common charges - July 2025   | 16168             | 18821 | 550.00        |                 | 550.00                            |
| 07/01/2025                           | Special Assessment 2022 Unit 81  | 16270             | 18822 | 181.26        |                 | 731.26                            |
| 07/11/2025                           | Received by ch. A2507100447_EY0YK3 LB from Gisela Gomar Salzverg. Than | 16168             | 19025 |               | 550.00          | 181.26                            |

# Bridgepoint HOA, Inc.

## Detailed General Ledger

From 07/01/2025 to 07/31/2025

| Account<br>Trx Date | Description  | Invoice Date & No                       | Trx   | Debit                    | Credit        | Balance         |
|---------------------|--|---|-------|--------------------------|---------------|-----------------|
| 07/11/2025          | Received by ch. A2507100447_SD5BG2 LB from Gisela Gomar Salzverg. Than | 16270                                   | 19030 |                          | 181.26        | 0.00            |
| <b>Totals</b>       |  |   |       | <b>731.26</b>            | <b>731.26</b> | <b>0.00</b>     |
|                     |  |   |       | <b>Beginning Balance</b> |               | <b>(1.50)</b>   |
| 07/01/2025          | Common charges - July 2025   | 16169                                   | 18821 | 550.00                   |               | 548.50          |
| 07/01/2025          | Special Assessment 2022 Unit 82  | 16271                                   | 18822 | 181.26                   |               | 729.76          |
| 07/02/2025          | Received by ch. A2507010455_VE2JE4 LB from Gustavo Delgado. Thank you  | 16169,16271                             | 18876 |                          | 550.00        | 179.76          |
| 07/03/2025          | Received by ch. A2507020450_NP1EH2 LB from Gustavo Delgado. Thank you  | 16271,16307                             | 18910 |                          | 181.26        | (1.50)          |
| <b>Totals</b>       |  |   |       | <b>731.26</b>            | <b>731.26</b> | <b>(1.50)</b>   |
|                     |  |   |       | <b>Beginning Balance</b> |               | <b>0.00</b>     |
| 07/01/2025          | Common charges - July 2025   | 16170                                   | 18821 | 550.00                   |               | 550.00          |
| 07/01/2025          | Special Assessment 2022 Unit 83  | 16272                                   | 18822 | 181.26                   |               | 731.26          |
| 07/08/2025          | Received by ch. A2507070941_ZX2RK4 LB from Rafael Guilarte. Thank you  | 16272,16170                             | 18958 |                          | 731.26        | 0.00            |
| <b>Totals</b>       |  |   |       | <b>731.26</b>            | <b>731.26</b> | <b>0.00</b>     |
|                     |  |   |       | <b>Beginning Balance</b> |               | <b>(350.59)</b> |
| 07/01/2025          | Common charges - July 2025   | 16171                                   | 18821 | 550.00                   |               | 199.41          |
| 07/01/2025          | Special Assessment 2022 Unit 84  | 16273                                   | 18822 | 181.26                   |               | 380.67          |
| <b>Totals</b>       |  |   |       | <b>731.26</b>            | <b>0.00</b>   | <b>380.67</b>   |
|                     |  |   |       | <b>Beginning Balance</b> |               | <b>0.00</b>     |
| 07/01/2025          | Common charges - July 2025   | 16172                                   | 18821 | 550.00                   |               | 550.00          |
| 07/01/2025          | Special Assessment 2022 Unit 85  | 16274                                   | 18822 | 181.26                   |               | 731.26          |
| 07/07/2025          | Received by ch. A2507030452_WV9CC7 LB from Zayra Belfort. Thank you    | 12618,12914,12973,1321<br>1,13297,13517 | 18947 |                          | 731.26        | 0.00            |
| <b>Totals</b>       |  |   |       | <b>731.26</b>            | <b>731.26</b> | <b>0.00</b>     |
|                     |  |   |       | <b>Beginning Balance</b> |               | <b>0.00</b>     |
| 07/01/2025          | Common charges - July 2025   | 16173                                   | 18821 | 550.00                   |               | 550.00          |
| 07/01/2025          | Special Assessment 2022 Unit 86  | 16275                                   | 18822 | 181.26                   |               | 731.26          |
| 07/02/2025          | Received by ch. A2507010534_IE8GF4 LB from Gina Pelaez. Thank you      | 16173                                   | 18866 |                          | 550.00        | 181.26          |
| 07/02/2025          | Received by ch. A2507010455_OU6AT7 LB from Gina Pelaez. Thank you      | 16275                                   | 18894 |                          | 181.26        | 0.00            |
| <b>Totals</b>       |  |   |       | <b>731.26</b>            | <b>731.26</b> | <b>0.00</b>     |
|                     |  |   |       | <b>Beginning Balance</b> |               | <b>0.00</b>     |
| 07/01/2025          | Common charges - July 2025   | 16174                                   | 18821 | 550.00                   |               | 550.00          |
| 07/07/2025          | Received by ch. A2507050448_OI6TU0 LB from Silvia Jorrin. Thank you    | 16174                                   | 18927 |                          | 550.00        | 0.00            |
| <b>Totals</b>       |  |   |       | <b>550.00</b>            | <b>550.00</b> | <b>0.00</b>     |
|                     |  |   |       | <b>Beginning Balance</b> |               | <b>1,125.00</b> |
| 07/01/2025          | Common charges - July 2025   | 16175                                   | 18821 | 550.00                   |               | 1,675.00        |
| 07/01/2025          | Special Assessment 2022 Unit 88  | 16276                                   | 18822 | 181.26                   |               | 1,856.26        |
| 07/02/2025          | Received by ch. A2507010541_FF5JC6 LB from Vicente & Elizabeth Diego.  | 13520                                   | 18864 |                          | 181.26        | 1,675.00        |
| 07/02/2025          | Received by ch. A2507010534_AU4SU6 LB from Vicente & Elizabeth Diego.  | 14174,14541,14831,1519<br>2,15177,15128 | 18890 |                          | 500.00        | 1,175.00        |

# Bridgepoint HOA, Inc.

## Detailed General Ledger

From 07/01/2025 to 07/31/2025

| Account<br>Trx Date                        | Description  | Invoice Date & No | Trx   | Debit                    | Credit          | Balance         |
|--|--|-------------------|-------|--------------------------|-----------------|-----------------|
| <b>Totals</b>                              |  |                   |       | <b>731.26</b>            | <b>681.26</b>   | <b>1,175.00</b> |
| <b>89.00 Stewart &amp; Melody Chiron</b>   |  |                   |       | <b>Beginning Balance</b> |                 | <b>18.00</b>    |
| 07/01/2025                                 | Common charges - July 2025   | 16176             | 18821 | 550.00                   |                 | 568.00          |
| 07/01/2025                                 | Special Assessment 2022 Unit 89  | 16277             | 18822 | 181.26                   |                 | 749.26          |
| 07/08/2025                                 | Received by ch. A2507072127_FI5WV7 LB from Stewart & Melody Chiron. Th | 15904,16005       | 18957 |                          | 550.00          | 199.26          |
| 07/08/2025                                 | Received by ch. A2507072127_PQ3ID4 LB from Stewart & Melody Chiron. Th | 16005,16176       | 18962 |                          | 181.26          | 18.00           |
| <b>Totals</b>                              |  |                   |       | <b>731.26</b>            | <b>731.26</b>   | <b>18.00</b>    |
| <b>90.00 Roger M White</b>                 |  |                   |       | <b>Beginning Balance</b> |                 | <b>3.26</b>     |
| 07/01/2025                                 | Common charges - July 2025   | 16177             | 18821 | 550.00                   |                 | 553.26          |
| 07/01/2025                                 | Special Assessment 2022 Unit 90  | 16278             | 18822 | 181.26                   |                 | 734.52          |
| 07/03/2025                                 | Received by ch. A2507021419_GM5WH6 LB from Roger M White. Thank you    | 16006,16177,16278 | 18905 |                          | 734.52          | 0.00            |
| <b>Totals</b>                              |  |                   |       | <b>731.26</b>            | <b>734.52</b>   | <b>0.00</b>     |
| <b>91.00 Jacqueline R Serrano</b>          |  |                   |       | <b>Beginning Balance</b> |                 | <b>0.00</b>     |
| 07/01/2025                                 | Common charges - July 2025   | 16178             | 18821 | 550.00                   |                 | 550.00          |
| 07/01/2025                                 | Special Assessment 2022 Unit 91  | 16279             | 18822 | 181.26                   |                 | 731.26          |
| 07/07/2025                                 | Received by ch. A2507030448_ON5TB9 LB from Jacqueline R Serrano. Thank | 16178             | 18937 |                          | 550.00          | 181.26          |
| 07/07/2025                                 | Received by ch. A2507030452_BE8EI4 LB from Jacqueline R Serrano. Thank | 16279             | 18946 |                          | 181.26          | 0.00            |
| <b>Totals</b>                              |  |                   |       | <b>731.26</b>            | <b>731.26</b>   | <b>0.00</b>     |
| <b>92.00 Maritza N. &amp; Nicole Perez</b> |  |                   |       | <b>Beginning Balance</b> |                 | <b>(513.97)</b> |
| 07/01/2025                                 | Common charges - July 2025   | 16179             | 18821 | 550.00                   |                 | 36.03           |
| 07/01/2025                                 | Special Assessment 2022 Unit 92  | 16280             | 18822 | 181.26                   |                 | 217.29          |
| 07/07/2025                                 | Received by ch. A2507050446_AL8FM9 LB from Maritza N. & Nicole Perez.  | 16280,16179,16313 | 18928 |                          | 550.00          | (332.71)        |
| 07/07/2025                                 | Received by ch. A2507050445_AR4GT1 LB from Maritza N. & Nicole Perez.  | 16316             | 18942 |                          | 181.26          | (513.97)        |
| <b>Totals</b>                              |  |                   |       | <b>731.26</b>            | <b>731.26</b>   | <b>(513.97)</b> |
| <b>93.00 Melvin Vazquez Santiago</b>       |  |                   |       | <b>Beginning Balance</b> |                 | <b>543.78</b>   |
| 07/01/2025                                 | Common charges - July 2025   | 16180             | 18821 | 550.00                   |                 | 1,093.78        |
| 07/01/2025                                 | Special Assessment 2022 Unit 93  | 16281             | 18822 | 181.26                   |                 | 1,275.04        |
| 07/03/2025                                 | Received by ch. B250702_KG9IW0 LB from Melvin Vazquez Santiago. Thank  | 15908,16009       | 18914 |                          | 550.00          | 725.04          |
| 07/18/2025                                 | Received by ch. T2507151052_CX0IH3 LB from Melvin Vazquez Santiago. Th | 16281,16180       | 19092 |                          | 725.04          | 0.00            |
| <b>Totals</b>                              |  |                   |       | <b>731.26</b>            | <b>1,275.04</b> | <b>0.00</b>     |
| <b>94.00 Susan Fowler</b>                  |  |                   |       | <b>Beginning Balance</b> |                 | <b>15.00</b>    |
| 07/01/2025                                 | Common charges - July 2025   | 16181             | 18821 | 550.00                   |                 | 565.00          |
| 07/01/2025                                 | Special Assessment 2022 Unit 94  | 16282             | 18822 | 181.26                   |                 | 746.26          |
| 07/08/2025                                 | Received by ch. L250707_DW2RX1 LB from Susan Fowler. Thank you         | 15909,16282,16181 | 18982 |                          | 550.00          | 196.26          |
| 07/08/2025                                 | Received by ch. L250707_MD5RZ0 LB from Susan Fowler. Thank you         | 16181             | 18984 |                          | 181.26          | 15.00           |
| <b>Totals</b>                              |  |                   |       | <b>731.26</b>            | <b>731.26</b>   | <b>15.00</b>    |
| <b>95.01 Alvarez Mega Holdings, LLC</b>    |  |                   |       | <b>Beginning Balance</b> |                 | <b>0.00</b>     |
| 07/01/2025                                 | Common charges - July 2025   | 16182             | 18821 | 550.00                   |                 | 550.00          |

# Bridgepoint HOA, Inc.

## Detailed General Ledger

From 07/01/2025 to 07/31/2025

| Account<br>Trx Date | Description  | Invoice Date & No | Trx   | Debit                    | Credit          | Balance       |
|---------------------|--|-------------------|-------|--------------------------|-----------------|---------------|
| 07/01/2025          | Special Assessment 2022 Unit 95  | 16283             | 18822 | 181.26                   |                 | 731.26        |
| 07/02/2025          | Received by ch. A2507010546_DU7ZE5 LB from Alvarez Mega Holdings, LLC  | 16182             | 18860 |                          | 550.00          | 181.26        |
| 07/02/2025          | Received by ch. A2507010546_SC5TB4 LB from Alvarez Mega Holdings, LLC  | 16283             | 18883 |                          | 181.26          | 0.00          |
| <b>Totals</b>       |  |                   |       | <b>731.26</b>            | <b>731.26</b>   | <b>0.00</b>   |
|                     |  |                   |       | <b>Beginning Balance</b> |                 | <b>0.00</b>   |
| 07/01/2025          | Common charges - July 2025   | 16183             | 18821 | 550.00                   |                 | 550.00        |
| 07/01/2025          | Special Assessment 2022 Unit 96  | 16284             | 18822 | 181.26                   |                 | 731.26        |
| 07/01/2025          | Refund of deposit # 20, Security Rental Deposit to 96.00 - 6940 SW 55  | 16284,16183       | 18853 |                          | 500.00          | 231.26        |
| 07/01/2025          | Check - RAFAEL MADRIGAL REFUND SECURITY DEPOSIT ACC #96                | 16301             | 18854 | 500.00                   |                 | 731.26        |
| 07/17/2025          | Received by ch. T2507140951_QZ9GK0 LB from 6940 SW 55 Terr, LLC. Thank | 16301             | 19085 |                          | 181.26          | 550.00        |
| 07/17/2025          | Received by ch. T2507140951_LO8CZ4 LB from 6940 SW 55 Terr, LLC. Thank | 16301,16183       | 19087 |                          | 550.00          | 0.00          |
| <b>Totals</b>       |  |                   |       | <b>1,231.26</b>          | <b>1,231.26</b> | <b>0.00</b>   |
|                     |  |                   |       | <b>Beginning Balance</b> |                 | <b>0.00</b>   |
| 07/01/2025          | Common charges - July 2025   | 16184             | 18821 | 550.00                   |                 | 550.00        |
| 07/03/2025          | Pressure Clean Tennis Court  | 16310             | 18920 | 975.00                   |                 | 1,525.00      |
| 07/03/2025          | Tighten Tennis Net   | 16311             | 18921 | 300.00                   |                 | 1,825.00      |
| 07/03/2025          | Credit from security deposit to cover tennis court charges             | 16184,16310       | 18922 |                          | 1,275.00        | 550.00        |
| 07/09/2025          | Received by ch. T2507050444_KR1QT3 LB from RYAN HOUSING, LLC. Thank yo | 16311,16310       | 18989 |                          | 550.00          | 0.00          |
| <b>Totals</b>       |  |                   |       | <b>1,825.00</b>          | <b>1,825.00</b> | <b>0.00</b>   |
|                     |  |                   |       | <b>Beginning Balance</b> |                 | <b>0.00</b>   |
| 07/01/2025          | Common charges - July 2025   | 16185             | 18821 | 550.00                   |                 | 550.00        |
| 07/01/2025          | Special Assessment 2022 Unit 98  | 16285             | 18822 | 181.26                   |                 | 731.26        |
| 07/08/2025          | Received by ch. L250707_RL1EY7 LB from Juan & Nilza Figueroa. Thank yo | 16285             | 18983 |                          | 181.26          | 550.00        |
| 07/11/2025          | Received by ch. L250710_OD3NE0 LB from Juan & Nilza Figueroa. Thank yo | 16185             | 19037 |                          | 550.00          | 0.00          |
| <b>Totals</b>       |  |                   |       | <b>731.26</b>            | <b>731.26</b>   | <b>0.00</b>   |
|                     |  |                   |       | <b>Beginning Balance</b> |                 | <b>0.00</b>   |
| 07/01/2025          | Common charges - July 2025   | 16186             | 18821 | 550.00                   |                 | 550.00        |
| 07/01/2025          | Special Assessment 2022 Unit 99  | 16286             | 18822 | 181.26                   |                 | 731.26        |
| 07/07/2025          | Received by ch. A2507030728_GM5KZ7 LB from Yamile A. Rives-Gonzalez. T | 16286,16186       | 18945 |                          | 731.26          | 0.00          |
| <b>Totals</b>       |  |                   |       | <b>731.26</b>            | <b>731.26</b>   | <b>0.00</b>   |
|                     |  |                   |       | <b>Beginning Balance</b> |                 | <b>0.00</b>   |
| 07/01/2025          | Common charges - July 2025   | 16187             | 18821 | 550.00                   |                 | 550.00        |
| 07/01/2025          | Special Assessment 2022 Unit 100                                       | 16287             | 18822 | 181.26                   |                 | 731.26        |
| 07/08/2025          | Received by ch. A2507070440_YW8XC7 LB from Julissa Senices. Thank you  | 16187             | 18960 |                          | 550.00          | 181.26        |
| <b>Totals</b>       |  |                   |       | <b>731.26</b>            | <b>550.00</b>   | <b>181.26</b> |
|                     |  |                   |       | <b>Beginning Balance</b> |                 | <b>0.00</b>   |
| 07/01/2025          | Common charges - July 2025   | 16188             | 18821 | 550.00                   |                 | 550.00        |
| 07/01/2025          | Special Assessment 2022 Unit 101                                       | 16288             | 18822 | 181.26                   |                 | 731.26        |

# Bridgepoint HOA, Inc.

## Detailed General Ledger

From 07/01/2025 to 07/31/2025

| Account<br>Trx Date                                      | Description  | Invoice Date & No       | Trx   | Debit                    | Credit          | Balance         |
|--|--|-------------------------|-------|--------------------------|-----------------|-----------------|
| 07/11/2025   | Received by ch. T2507081041_DJ2TK8 LB from Otten & Denysis Rodriguez.  | 16288,16188             | 19035 |                          | 731.26          | 0.00            |
| <b>Totals</b>  |  |                         |       | <b>731.26</b>            | <b>731.26</b>   | <b>0.00</b>     |
| <b>102.00 Laura C Velasco</b>                            |  |                         |       | <b>Beginning Balance</b> |                 | <b>285.82</b>   |
| 07/01/2025   | Common charges - July 2025   | 16189                   | 18821 | 550.00                   |                 | 835.82          |
| 07/01/2025   | Special Assessment 2022 Unit 102                                       | 16289                   | 18822 | 181.26                   |                 | 1,017.08        |
| 07/08/2025   | Received by ch. L250707_JN0EX0 LB from Laura C Velasco. Thank you      | 15917                   | 18976 |                          | 181.26          | 835.82          |
| 07/08/2025   | Received by ch. L250707_ZF4TP3 LB from Laura C Velasco. Thank you      | 15917,16071,16289,16189 | 18977 |                          | 550.00          | 285.82          |
| <b>Totals</b>  |  |                         |       | <b>731.26</b>            | <b>731.26</b>   | <b>285.82</b>   |
| <b>103.00 Leticia Hernandez</b>                          |  |                         |       | <b>Beginning Balance</b> |                 | <b>174.00</b>   |
| 07/01/2025   | Common charges - July 2025   | 16190                   | 18821 | 550.00                   |                 | 724.00          |
| 07/01/2025   | Special Assessment 2022 Unit 103                                       | 16290                   | 18822 | 181.26                   |                 | 905.26          |
| 07/02/2025   | Received by ch. 1393. Thank you  | 16306                   | 18902 |                          | 514.00          | 391.26          |
| 07/24/2025   | Received by ch. 9743. Thank you  | 16341                   | 19122 |                          | 514.00          | (122.74)        |
| 07/24/2025   | Received by ch. 1418. Thank you  | 16343                   | 19127 |                          | 181.26          | (304.00)        |
| <b>Totals</b>  |  |                         |       | <b>731.26</b>            | <b>1,209.26</b> | <b>(304.00)</b> |
| <b>104.00 Mariela V Briceno</b>                          |  |                         |       | <b>Beginning Balance</b> |                 | <b>(15.00)</b>  |
| 07/01/2025   | Common charges - July 2025   | 16191                   | 18821 | 550.00                   |                 | 535.00          |
| 07/01/2025   | Special Assessment 2022 Unit 104                                       | 16291                   | 18822 | 181.26                   |                 | 716.26          |
| 07/29/2025   | Received by ch. A2507272339_MU6IJ5 LB from Mariela V Briceno. Thank yo | 16291,16191             | 19147 |                          | 716.26          | 0.00            |
| 07/29/2025   | Received by ch. A2507272339_XB4TR2 LB from Mariela V Briceno. Thank yo | 16349                   | 19150 |                          | 716.26          | (716.26)        |
| <b>Totals</b>  |  |                         |       | <b>731.26</b>            | <b>1,432.52</b> | <b>(716.26)</b> |
| <b>105.01 Juan Carlos Riera &amp; Claudia De Stefano</b> |  |                         |       | <b>Beginning Balance</b> |                 | <b>0.00</b>     |
| 07/01/2025   | Common charges - July 2025   | 16192                   | 18821 | 550.00                   |                 | 550.00          |
| 07/01/2025   | Special Assessment 2022 Unit 105                                       | 16292                   | 18822 | 181.26                   |                 | 731.26          |
| 07/08/2025   | Received by ch. T2507020454_KP0WJ4 LB from Juan Carlos Riera & Claudia | 16192                   | 18970 |                          | 550.00          | 181.26          |
| 07/08/2025   | Received by ch. T2507020500_ZF8KA1 LB from Juan Carlos Riera & Claudia | 16292                   | 18972 |                          | 181.26          | 0.00            |
| <b>Totals</b>  |  |                         |       | <b>731.26</b>            | <b>731.26</b>   | <b>0.00</b>     |
| <b>106.00 Norma &amp; Lisette Luaces</b>                 |  |                         |       | <b>Beginning Balance</b> |                 | <b>0.00</b>     |
| 07/01/2025   | Common charges - July 2025   | 16193                   | 18821 | 550.00                   |                 | 550.00          |
| 07/01/2025   | Special Assessment 2022 Unit 106                                       | 16293                   | 18822 | 181.26                   |                 | 731.26          |
| 07/07/2025   | Received by ch. A2507060448_RY3CN3 LB from Norma & Lisette Luaces. Tha | 16193                   | 18926 |                          | 550.00          | 181.26          |
| 07/07/2025   | Received by ch. A2507060448_UG2MM7 LB from Norma & Lisette Luaces. Tha | 16293                   | 18941 |                          | 181.26          | 0.00            |
| <b>Totals</b>  |  |                         |       | <b>731.26</b>            | <b>731.26</b>   | <b>0.00</b>     |
| <b>107.00 Gabriel Sanchez</b>                            |  |                         |       | <b>Beginning Balance</b> |                 | <b>865.91</b>   |
| 07/01/2025   | Common charges - July 2025   | 16194                   | 18821 | 550.00                   |                 | 1,415.91        |
| 07/01/2025   | Special Assessment 2022 Unit 107                                       | 16294                   | 18822 | 181.26                   |                 | 1,597.17        |
| 07/01/2025   | Received by ch. L250630_HA4IM9 LB from Gabriel Sanchez. Thank you      | 15650,15795,15922,16022 | 18837 |                          | 731.26          | 865.91          |

# Bridgepoint HOA, Inc.

## Detailed General Ledger

From 07/01/2025 to 07/31/2025

| Account<br>Trx Date  | Description  | Invoice Date & No | Trx   | Debit                    | Credit        | Balance          |
|--|--|-------------------|-------|--------------------------|---------------|------------------|
| <b>Totals</b>  |  |                   |       | <b>731.26</b>            | <b>731.26</b> | <b>865.91</b>    |
| <b>108.00 Rodolfo Gonzalez &amp; Silvia Gonzalez</b>         |  |                   |       | <b>Beginning Balance</b> |               | <b>(550.00)</b>  |
| 07/01/2025   | Common charges - July 2025   | 16195             | 18821 | 550.00                   |               | 0.00             |
| 07/01/2025   | Special Assessment 2022 Unit 108                                       | 16295             | 18822 | 181.26                   |               | 181.26           |
| 07/02/2025   | Received by ch. A2507010540_XF0AU8 LB from Rodolfo Gonzalez & Silvia G | 16295             | 18885 |                          | 181.26        | 0.00             |
| 07/25/2025   | Received by ch. L250724_UK4DR8 LB from Rodolfo Gonzalez & Silvia Gonza | 16344             | 19129 |                          | 550.00        | (550.00)         |
| <b>Totals</b>  |  |                   |       | <b>731.26</b>            | <b>731.26</b> | <b>(550.00)</b>  |
| <b>109.00 Jorge A Verdi</b>                                  |  |                   |       | <b>Beginning Balance</b> |               | <b>(4.98)</b>    |
| 07/01/2025   | Common charges - July 2025   | 16196             | 18821 | 550.00                   |               | 545.02           |
| 07/01/2025   | Special Assessment 2022 Unit 109                                       | 16296             | 18822 | 181.26                   |               | 726.28           |
| 07/01/2025   | Received by ch. L250630_ML4LX5 LB from Jorge A Verdi. Thank you        | 16296,16196       | 18839 |                          | 550.00        | 176.28           |
| 07/11/2025   | Received by ch. 1050. Thank you  | 16196             | 19044 |                          | 181.26        | (4.98)           |
| <b>Totals</b>  |  |                   |       | <b>731.26</b>            | <b>731.26</b> | <b>(4.98)</b>    |
| <b>110.01 Charles P. Gaffney &amp; Madelaine M. Gonzalez</b> |  |                   |       | <b>Beginning Balance</b> |               | <b>(57.46)</b>   |
| 07/01/2025   | Common charges - July 2025   | 16197             | 18821 | 550.00                   |               | 492.54           |
| 07/01/2025   | Special Assessment 2022 Unit 110                                       | 16297             | 18822 | 181.26                   |               | 673.80           |
| 07/10/2025   | Received by ch. T2507070436_QY5DJ4 LB from Charles P. Gaffney & Madela | 16297,16197       | 19011 |                          | 550.00        | 123.80           |
| 07/10/2025   | Received by ch. T2507070436_OI7PP6 LB from Charles P. Gaffney & Madela | 16197,16324       | 19012 |                          | 181.26        | (57.46)          |
| <b>Totals</b>  |  |                   |       | <b>731.26</b>            | <b>731.26</b> | <b>(57.46)</b>   |
| <b>111.00 Rosa Goncalves</b>                                 |  |                   |       | <b>Beginning Balance</b> |               | <b>0.00</b>      |
| 07/01/2025   | Common charges - July 2025   | 16198             | 18821 | 550.00                   |               | 550.00           |
| 07/01/2025   | Special Assessment 2022 Unit 111                                       | 16298             | 18822 | 181.26                   |               | 731.26           |
| 07/01/2025   | Received by ch. A2506301009_CL7WL0 LB from Rosa Goncalves. Thank you   | 16198             | 18829 |                          | 550.00        | 181.26           |
| 07/01/2025   | Received by ch. A2506301009_MT9HS7 LB from Rosa Goncalves. Thank you   | 16298             | 18833 |                          | 181.26        | 0.00             |
| <b>Totals</b>  |  |                   |       | <b>731.26</b>            | <b>731.26</b> | <b>0.00</b>      |
| <b>112.00 Elizabeth &amp; Hugo Vega</b>                      |  |                   |       | <b>Beginning Balance</b> |               | <b>0.00</b>      |
| 07/01/2025   | Common charges - July 2025   | 16199             | 18821 | 550.00                   |               | 550.00           |
| 07/01/2025   | Special Assessment 2022 Unit 112                                       | 16299             | 18822 | 181.26                   |               | 731.26           |
| 07/02/2025   | Received by ch. A2507011132_KV5AQ4 LB from Elizabeth & Hugo Vega. Than | 16199             | 18859 |                          | 550.00        | 181.26           |
| 07/02/2025   | Received by ch. A2507011132_FJ6XF8 LB from Elizabeth & Hugo Vega. Than | 16299,16304       | 18882 |                          | 182.26        | (1.00)           |
| <b>Totals</b>  |  |                   |       | <b>731.26</b>            | <b>732.26</b> | <b>(1.00)</b>    |
| <b>101500.00 City National - OPERATING</b>                   |  |                   |       | <b>Beginning Balance</b> |               | <b>246.52</b>    |
| <b>Totals</b>  |  |                   |       | <b>0.00</b>              | <b>0.00</b>   | <b>246.52</b>    |
| <b>103000.00 City National Bank - SEC.DEP.</b>               |  |                   |       | <b>Beginning Balance</b> |               | <b>56,719.16</b> |
| 07/01/2025   | Check - RAFAEL MADRIGAL REFUND SECURITY DEPOSIT ACC #96 ch. # 615      |                   | 18854 |                          | 500.00        | 56,219.16        |
| <b>Totals</b>  |  |                   |       | <b>0.00</b>              | <b>500.00</b> | <b>56,219.16</b> |
| <b>104100.00 U.S. Century Bank - Operating</b>               |  |                   |       | <b>Beginning Balance</b> |               | <b>1,628.68</b>  |
| 07/01/2025   | Lockbox deposit  |                   | 18834 | 3,316.18                 |               | 4,944.86         |

# Bridgepoint HOA, Inc.

## Detailed General Ledger

From 07/01/2025 to 07/31/2025

| Account<br>Trx Date | Description   | Invoice Date & No | Trx   | Debit     | Credit    | Balance     |
|---------------------|---|-------------------|-------|-----------|-----------|-------------|
| 07/01/2025          | Lockbox deposit   |                   | 18842 | 2,931.26  |           | 7,876.12    |
| 07/01/2025          | Check - BRIDGEPOINT HOMEOWNERS MAY RESERVE ch. # 580                            |                   | 18844 |           | 10,832.00 | (2,955.88)  |
| 07/01/2025          | Check - Caribbean Property Management Inv. 24827/July management fees ch. # 581 | 24827             | 18846 |           | 1,855.00  | (4,810.88)  |
| 07/01/2025          | Check - RUBIO GARDEN Inv. 6662 ch. # 582  | 6662              | 18848 |           | 4,950.00  | (9,760.88)  |
| 07/01/2025          | Check - DISCOUNT LIGHTING & SUPPLIES, INC. Inv. 19200 ch. # 583                 | 19200             | 18850 |           | 285.93    | (10,046.81) |
| 07/01/2025          | Check - Oliver's Pool Inv. 60 ch. # 584   | 60                | 18851 |           | 770.00    | (10,816.81) |
| 07/02/2025          | Lockbox deposit   |                   | 18897 | 11,175.04 |           | 358.23      |
| 07/02/2025          | Check - Caribbean Property Management Inv. 24892 ch. # 585                      | 24892             | 18900 |           | 706.77    | (348.54)    |
| 07/02/2025          | Deposit 104100.00 - U.S. Century Bank - Operating Dep. # 2749                   |                   | 18904 | 1,264.04  |           | 915.50      |
| 07/03/2025          | Lockbox deposit   |                   | 18911 | 1,284.52  |           | 2,200.02    |
| 07/03/2025          | Lockbox deposit   |                   | 18915 | 514.00    |           | 2,714.02    |
| 07/03/2025          | Returned item 65.00 - Ana T. Tambini & Anfrea S. Cuenca in 104100.00 -          |                   | 18917 |           | 406.00    | 2,308.02    |
| 07/07/2025          | Lockbox deposit   |                   | 18951 | 8,406.26  |           | 10,714.28   |
| 07/07/2025          | Lockbox deposit   |                   | 18956 | 550.00    |           | 11,264.28   |
| 07/08/2025          | Lockbox deposit   |                   | 18966 | 2,931.26  |           | 14,195.54   |
| 07/08/2025          | Lockbox deposit   |                   | 18974 | 1,650.00  |           | 15,845.54   |
| 07/08/2025          | Lockbox deposit   |                   | 18987 | 3,112.82  |           | 18,958.36   |
| 07/09/2025          | Lockbox deposit   |                   | 18991 | 1,281.26  |           | 20,239.62   |
| 07/09/2025          | Lockbox deposit   |                   | 18993 | 550.00    |           | 20,789.62   |
| 07/09/2025          | Check - JADE FIELD SERVICES CORP Inv. 039 ch. # 586                             | 039               | 18998 |           | 380.00    | 20,409.62   |
| 07/09/2025          | Check - JADE FIELD SERVICES CORP Inv. 041 ch. # 587                             | 041               | 18999 |           | 1,420.00  | 18,989.62   |
| 07/09/2025          | Check - Mc Court Construction, Inc Inv. 15065 ch. # 588                         | 15065             | 19000 |           | 300.00    | 18,689.62   |
| 07/09/2025          | Check - CIRCLE SECURITY SOLUTIONS Inv. 46945 ch. # 589                          | 46945             | 19001 |           | 722.25    | 17,967.37   |
| 07/09/2025          | Check - PEDRAZA HOME IMPROVEMENTS LLC Inv. 71820 ch. # 590                      | 71820             | 19002 |           | 1,600.00  | 16,367.37   |
| 07/09/2025          | Check - PRO PEST CONTROL, INC. Inv. 908846 ch. # 591                            | 908846            | 19004 |           | 550.00    | 15,817.37   |
| 07/10/2025          | Lockbox deposit   |                   | 19008 | 731.26    |           | 16,548.63   |
| 07/10/2025          | Lockbox deposit   |                   | 19013 | 1,100.00  |           | 17,648.63   |
| 07/10/2025          | Deposit 104100.00 - U.S. Century Bank - Operating Dep. # 2770                   |                   | 19022 | 3,160.00  |           | 20,808.63   |
| 07/11/2025          | Lockbox deposit   |                   | 19033 | 2,750.00  |           | 23,558.63   |
| 07/11/2025          | Lockbox deposit   |                   | 19038 | 550.00    |           | 24,108.63   |
| 07/11/2025          | Lockbox deposit   |                   | 19040 | 550.00    |           | 24,658.63   |
| 07/14/2025          | Lockbox deposit   |                   | 19048 | 362.52    |           | 25,021.15   |
| 07/14/2025          | Lockbox deposit   |                   | 19051 | 731.26    |           | 25,752.41   |
| 07/14/2025          | Direct payment - COMCAST 7/1/25 - 7/31/25                                       |                   | 19053 |           | 8,429.99  | 17,322.42   |
| 07/15/2025          | Lockbox deposit   |                   | 19057 | 550.00    |           | 17,872.42   |
| 07/15/2025          | Lockbox deposit   |                   | 19060 | 181.26    |           | 18,053.68   |
| 07/15/2025          | Check - NATIONAL SENTINEL Inv. 8905(6/16/25 - 6/30/25) ch. # 592                | 8905              | 19061 |           | 8,243.28  | 9,810.40    |
| 07/15/2025          | Check - Carina Barcelo SMARTSIGN/TENNIS CT & POOL RUBBER MATS ch. # 593         |                   | 19069 |           | 226.29    | 9,584.11    |

# Bridgepoint HOA, Inc.

## Detailed General Ledger

From 07/01/2025 to 07/31/2025

| Account<br>Trx Date                           | Description  | Invoice Date & No | Trx   | Debit                    | Credit           | Balance           |
|---|--|-------------------|-------|--------------------------|------------------|-------------------|
| 07/15/2025                                    | Check - RUBIO GARDEN Inv. 6739 ch. # 594   | 6739              | 19070 |                          | 3,000.00         | 6,584.11          |
| 07/15/2025                                    | Check - Oliver's Pool Inv. 63 ch. # 595  | 63                | 19071 |                          | 663.00           | 5,921.11          |
| 07/15/2025                                    | Check - THE LAKE DOCTORS, INC. Inv. 2035069 ch. # 596                            | 2035069           | 19072 |                          | 243.00           | 5,678.11          |
| 07/15/2025                                    | Check - Kleanway Cleaning Services, Inc. Inv. 6739 ch. # 597                     | 6739              | 19073 |                          | 975.00           | 4,703.11          |
| 07/15/2025                                    | Check - CIRCLE SECURITY SOLUTIONS Inv. 47796 ch. # 598                           | 47796             | 19074 |                          | 210.00           | 4,493.11          |
| 07/15/2025                                    | Check - CIRCLE SECURITY SOLUTIONS Inv. 47837 ch. # 599                           | 47837             | 19075 |                          | 210.00           | 4,283.11          |
| 07/16/2025                                    | Lockbox deposit  |                   | 19077 | 731.26                   |                  | 5,014.37          |
| 07/16/2025                                    | Lockbox deposit  |                   | 19080 | 550.00                   |                  | 5,564.37          |
| 07/17/2025                                    | Lockbox deposit  |                   | 19088 | 362.52                   |                  | 5,926.89          |
| 07/18/2025                                    | Lockbox deposit  |                   | 19093 | 725.04                   |                  | 6,651.93          |
| 07/21/2025                                    | Direct payment - FPL 6/10/25 - 7/10/25   |                   | 19112 |                          | 2,132.05         | 4,519.88          |
| 07/22/2025                                    | Lockbox deposit  |                   | 19107 | 587.26                   |                  | 5,107.14          |
| 07/22/2025                                    | Lockbox deposit  |                   | 19111 | 1,281.26                 |                  | 6,388.40          |
| 07/22/2025                                    | Direct payment - COMCAST 7/13/25 - 8/12/25                                       |                   | 19114 |                          | 271.03           | 6,117.37          |
| 07/22/2025                                    | Check - FPL  |                   | 19397 |                          | 30.69            | 6,086.68          |
| 07/23/2025                                    | Lockbox deposit  |                   | 19120 | 2,061.04                 |                  | 8,147.72          |
| 07/23/2025                                    | Direct payment - IPFS CORPORATION Inv. QUOTE #31114296                           | QUOTE #31114296   | 19121 |                          | 5,158.14         | 2,989.58          |
| 07/24/2025                                    | Deposit 104100.00 - U.S. Century Bank - Operating Dep. # 2795                    |                   | 19124 | 589.00                   |                  | 3,578.58          |
| 07/25/2025                                    | Lockbox deposit  |                   | 19131 | 731.26                   |                  | 4,309.84          |
| 07/25/2025                                    | Returned item 65.00 - Ana T. Tambini & Anfreia S. Cuenca in 104100.00 -          |                   | 19132 |                          | 587.26           | 3,722.58          |
| 07/28/2025                                    | Check - Oliver's Pool Inv. 70 ch. # 600  | 70                | 19136 |                          | 943.00           | 2,779.58          |
| 07/28/2025                                    | Check - THE LAKE DOCTORS, INC. Inv. 2039517 ch. # 601                            | 2039517           | 19137 |                          | 243.00           | 2,536.58          |
| 07/28/2025                                    | Check - DISCOUNT LIGHTING & SUPPLIES, INC. Inv. 19235 ch. # 602                  | 19235             | 19138 |                          | 70.62            | 2,465.96          |
| 07/28/2025                                    | Check - RUBIO GARDEN Inv. 6737 ch. # 603   | 6737              | 19139 |                          | 250.00           | 2,215.96          |
| 07/28/2025                                    | Check - Caribbean Property Management Inv. 24944/August janitorial fee ch. # 604 | 24944             | 19140 |                          | 1,335.00         | 880.96            |
| 07/28/2025                                    | Check - OTTEN RODRIGUEZ REIMBURSEMENT ch. # 605                                  |                   | 19141 |                          | 120.65           | 760.31            |
| 07/28/2025                                    | Check - OTTEN RODRIGUEZ REIMBURSEMENT ch. # 606                                  |                   | 19143 |                          | 13.70            | 746.61            |
| 07/29/2025                                    | Lockbox deposit  |                   | 19152 | 3,104.78                 |                  | 3,851.39          |
| 07/29/2025                                    | Lockbox deposit  |                   | 19156 | 550.00                   |                  | 4,401.39          |
| 07/29/2025                                    | Check - CIRCLE SECURITY SOLUTIONS Inv. 48369 ch. # 607                           | 48369             | 19159 |                          | 272.50           | 4,128.89          |
| 07/29/2025                                    | Check - Caribbean Property Management Inv. 24980/August management fee ch. # 608 | 24980             | 19160 |                          | 1,855.00         | 2,273.89          |
| 07/31/2025                                    | Lockbox deposit  |                   | 19162 | 775.00                   |                  | 3,048.89          |
| 07/31/2025                                    | Lockbox deposit  |                   | 19164 | 550.00                   |                  | 3,598.89          |
| <b>Totals</b>                                 |  |                   |       | <b>62,231.36</b>         | <b>60,261.15</b> | <b>3,598.89</b>   |
| <b>104200.00 U.S. Century Bank - Reserves</b> |  |                   |       | <b>Beginning Balance</b> |                  | <b>152,570.11</b> |
| 07/01/2025                                    | Check - BRIDGEPOINT HOMEOWNERS MAY RESERVE                                       |                   | 18844 | 10,832.00                |                  | 163,402.11        |
| 07/31/2025                                    | Interest 104200.00 - U.S. Century Bank - Reserves                                |                   | 19399 | 6.00                     |                  | 163,408.11        |

# Bridgepoint HOA, Inc.

## Detailed General Ledger

From 07/01/2025 to 07/31/2025

| Account   | Description   | Invoice Date & No | Trx   | Debit                    | Credit           | Balance           |
|---|---|-------------------|-------|--------------------------|------------------|-------------------|
| Trx Date  |   |                   |       |                          |                  |                   |
| <b>Totals</b>   |   |                   |       | <b>10,838.00</b>         | <b>0.00</b>      | <b>163,408.11</b> |
| <b>104300.00 U.S. Century Bank - Special Assess</b>     |   |                   |       | <b>Beginning Balance</b> |                  | <b>20,119.28</b>  |
| 07/01/2025  | Lockbox deposit   |                   | 18835 | 181.26                   |                  | 20,300.54         |
| 07/01/2025  | Lockbox deposit   |                   | 18843 | 181.26                   |                  | 20,481.80         |
| 07/02/2025  | Lockbox deposit   |                   | 18898 | 3,407.38                 |                  | 23,889.18         |
| 07/03/2025  | Lockbox deposit   |                   | 18912 | 1,643.78                 |                  | 25,532.96         |
| 07/03/2025  | Lockbox deposit   |                   | 18916 | 550.00                   |                  | 26,082.96         |
| 07/03/2025  | Returned item 65.00 - Ana T. Tambini & Anfreia S. Cuenca in 104300.00 - |                   | 18918 |                          | 181.26           | 25,901.70         |
| 07/07/2025  | Lockbox deposit   |                   | 18952 | 4,375.12                 |                  | 30,276.82         |
| 07/07/2025  | Lockbox deposit   |                   | 18954 | 181.26                   |                  | 30,458.08         |
| 07/08/2025  | Lockbox deposit   |                   | 18967 | 1,185.41                 |                  | 31,643.49         |
| 07/08/2025  | Lockbox deposit   |                   | 18975 | 912.52                   |                  | 32,556.01         |
| 07/08/2025  | Lockbox deposit   |                   | 18988 | 725.04                   |                  | 33,281.05         |
| 07/10/2025  | Lockbox deposit   |                   | 19009 | 550.00                   |                  | 33,831.05         |
| 07/10/2025  | Lockbox deposit   |                   | 19014 | 181.26                   |                  | 34,012.31         |
| 07/11/2025  | Lockbox deposit   |                   | 19034 | 906.30                   |                  | 34,918.61         |
| 07/11/2025  | Lockbox deposit   |                   | 19036 | 731.26                   |                  | 35,649.87         |
| 07/11/2025  | Deposit 104300.00 - U.S. Century Bank - Special Assess Dep. # 2776      |                   | 19045 | 725.78                   |                  | 36,375.65         |
| 07/14/2025  | Lockbox deposit   |                   | 19052 | 731.26                   |                  | 37,106.91         |
| 07/15/2025  | Lockbox deposit   |                   | 19058 | 181.26                   |                  | 37,288.17         |
| 07/16/2025  | Lockbox deposit   |                   | 19081 | 181.26                   |                  | 37,469.43         |
| 07/16/2025  | Lockbox deposit   |                   | 19083 | 181.28                   |                  | 37,650.71         |
| 07/17/2025  | Lockbox deposit   |                   | 19089 | 1,100.00                 |                  | 38,750.71         |
| 07/17/2025  | Lockbox deposit   |                   | 19091 | 550.00                   |                  | 39,300.71         |
| 07/23/2025  | Lockbox deposit   |                   | 19117 | 731.26                   |                  | 40,031.97         |
| 07/24/2025  | Deposit 104300.00 - U.S. Century Bank - Special Assess Dep. # 2796      |                   | 19128 | 725.04                   |                  | 40,757.01         |
| 07/28/2025  | Loan Payment  |                   | 19400 |                          | 19,349.74        | 21,407.27         |
| 07/29/2025  | Lockbox deposit   |                   | 19153 | 897.52                   |                  | 22,304.79         |
| 07/29/2025  | Lockbox deposit   |                   | 19157 | 181.00                   |                  | 22,485.79         |
| <b>Totals</b>   |   |                   |       | <b>21,897.51</b>         | <b>19,531.00</b> | <b>22,485.79</b>  |
| <b>104500.00 U.S. Century Bank - Drain Modification</b> |   |                   |       | <b>Beginning Balance</b> |                  | <b>32,791.37</b>  |
| <b>Totals</b>   |   |                   |       | <b>0.00</b>              | <b>0.00</b>      | <b>32,791.37</b>  |
| <b>130200.00 Prepaid Expenses</b>                       |   |                   |       | <b>Beginning Balance</b> |                  | <b>3,190.00</b>   |
| 07/01/2025  | Monthly Prepaid Expenses  |                   | 18825 |                          | 3,190.00         | 0.00              |
| 07/18/2025  | Caribbean Property Management   | 24944             | 19103 | 1,335.00                 |                  | 1,335.00          |
| 07/18/2025  | Caribbean Property Management   | 24980             | 19104 | 1,855.00                 |                  | 3,190.00          |
| <b>Totals</b>   |   |                   |       | <b>3,190.00</b>          | <b>3,190.00</b>  | <b>3,190.00</b>   |
| <b>130300.00 Prepaid Insurance</b>                      |   |                   |       | <b>Beginning Balance</b> |                  | <b>73,052.81</b>  |
| 07/01/2025  | Prepaid Insurance   |                   | 18826 |                          | 6,087.73         | 66,965.08         |
| <b>Totals</b>   |   |                   |       | <b>0.00</b>              | <b>6,087.73</b>  | <b>66,965.08</b>  |
| <b>130400.00 Utility Deposits</b>                       |   |                   |       | <b>Beginning Balance</b> |                  | <b>224.61</b>     |

# Bridgepoint HOA, Inc.

## Detailed General Ledger

From 07/01/2025 to 07/31/2025

| Account<br>Trx Date                          | Description   | Invoice Date & No | Trx   | Debit                    | Credit           | Balance             |
|--|---|-------------------|-------|--------------------------|------------------|---------------------|
| <b>Totals</b>                                |   |                   |       | <b>0.00</b>              | <b>0.00</b>      | <b>224.61</b>       |
| <b>135000.00 Unbilled Special Assessment</b> |   |                   |       | <b>Beginning Balance</b> |                  | <b>72,634.64</b>    |
| 07/01/2025                                   | Special Assessment 2022 - July 2025                                   |                   | 18822 |                          | 18,126.00        | 54,508.64           |
| <b>Totals</b>                                |   |                   |       | <b>0.00</b>              | <b>18,126.00</b> | <b>54,508.64</b>    |
| <b>140000.00 Exchange/ Suspense</b>          |   |                   |       | <b>Beginning Balance</b> |                  | <b>514.00</b>       |
| <b>Totals</b>                                |   |                   |       | <b>0.00</b>              | <b>0.00</b>      | <b>514.00</b>       |
| <b>149900.00 Undeposited Funds</b>           |   |                   |       | <b>Beginning Balance</b> |                  | <b>0.00</b>         |
| 07/31/2025                                   | Total of transactions   |                   |       | 84,128.87                | 84,128.87        |                     |
| <b>Totals</b>                                |   |                   |       | <b>84,128.87</b>         | <b>84,128.87</b> | <b>0.00</b>         |
| <b>210000.00 Security Rental Deposit</b>     |   |                   |       | <b>Beginning Balance</b> |                  | <b>61,549.75</b>    |
| 07/01/2025                                   | Refund of deposit # 20, Security Rental Deposit to 96.00 - 6940 SW 55 |                   | 18853 | 500.00                   |                  | 61,049.75           |
| 07/03/2025                                   | Credit from security deposit to cover tennis court charges            |                   | 18922 | 1,275.00                 |                  | 59,774.75           |
| <b>Totals</b>                                |   |                   |       | <b>1,775.00</b>          | <b>0.00</b>      | <b>59,774.75</b>    |
| <b>220000.00 US Century Bank - LOAN</b>      |   |                   |       | <b>Beginning Balance</b> |                  | <b>76,538.42</b>    |
| 07/28/2025                                   | Loan Payment  |                   | 19400 | 19,031.33                |                  | 57,507.09           |
| <b>Totals</b>                                |   |                   |       | <b>19,031.33</b>         | <b>0.00</b>      | <b>57,507.09</b>    |
| <b>220100.00 Special Assessment Income</b>   |   |                   |       | <b>Beginning Balance</b> |                  | <b>730,840.32</b>   |
| <b>Totals</b>                                |   |                   |       | <b>0.00</b>              | <b>0.00</b>      | <b>730,840.32</b>   |
| <b>220200.00 Special Assessment Expenses</b> |   |                   |       | <b>Beginning Balance</b> |                  | <b>(679,249.68)</b> |
| <b>Totals</b>                                |   |                   |       | <b>0.00</b>              | <b>0.00</b>      | <b>(679,249.68)</b> |
| <b>220300.00 Loan Interest Expense</b>       |   |                   |       | <b>Beginning Balance</b> |                  | <b>(50,730.10)</b>  |
| 07/28/2025                                   | Loan Payment  |                   | 19400 | 318.41                   |                  | (51,048.51)         |
| <b>Totals</b>                                |   |                   |       | <b>318.41</b>            | <b>0.00</b>      | <b>(51,048.51)</b>  |
| <b>301001.00 Maintenance Income</b>          |   |                   |       | <b>Beginning Balance</b> |                  | <b>327,651.42</b>   |
| 07/01/2025                                   | Common charges - July 2025  |                   | 18821 |                          | 61,600.00        | 389,251.42          |
| 07/01/2025                                   | Reserve Income  |                   | 18823 | 6,991.48                 |                  | 382,259.94          |
| <b>Totals</b>                                |   |                   |       | <b>6,991.48</b>          | <b>61,600.00</b> | <b>382,259.94</b>   |
| <b>301002.00 Reserve Assessments</b>         |   |                   |       | <b>Beginning Balance</b> |                  | <b>41,948.58</b>    |
| 07/01/2025                                   | Reserve Income  |                   | 18823 |                          | 6,991.48         | 48,940.06           |
| <b>Totals</b>                                |   |                   |       | <b>0.00</b>              | <b>6,991.48</b>  | <b>48,940.06</b>    |
| <b>301003.00 Late Fees Income</b>            |   |                   |       | <b>Beginning Balance</b> |                  | <b>510.00</b>       |
| <b>Totals</b>                                |   |                   |       | <b>0.00</b>              | <b>0.00</b>      | <b>510.00</b>       |
| <b>301004.00 Legal Fees Income</b>           |   |                   |       | <b>Beginning Balance</b> |                  | <b>1,269.77</b>     |
| <b>Totals</b>                                |   |                   |       | <b>0.00</b>              | <b>0.00</b>      | <b>1,269.77</b>     |
| <b>301006.00 Security Remotes</b>            |   |                   |       | <b>Beginning Balance</b> |                  | <b>625.00</b>       |
| 07/02/2025                                   | Received by ch. 173. Thank you  | 12980             | 18903 |                          | 25.00            | 650.00              |
| 07/10/2025                                   | Received by ch. 125. Thank you  | 12980             | 19021 |                          | 25.00            | 675.00              |
| 07/24/2025                                   | Received by ch. VRS CHKS. Thank you                                   | 12980             | 19123 |                          | 75.00            | 750.00              |
| <b>Totals</b>                                |   |                   |       | <b>0.00</b>              | <b>125.00</b>    | <b>750.00</b>       |
| <b>301008.00 Interest - Legal</b>            |   |                   |       | <b>Beginning Balance</b> |                  | <b>703.70</b>       |

# Bridgepoint HOA, Inc.

## Detailed General Ledger

From 07/01/2025 to 07/31/2025

| Account<br>Trx Date                                       | Description  | Invoice Date & No  | Trx   | Debit                    | Credit          | Balance           |
|---|--|--------------------|-------|--------------------------|-----------------|-------------------|
| <b>Totals</b>   |  |                    |       | <b>0.00</b>              | <b>0.00</b>     | <b>703.70</b>     |
| <b>301009.00 Miscellaneous Income</b>                     |  |                    |       | <b>Beginning Balance</b> |                 | <b>200.00</b>     |
| 07/03/2025  | 97, unit 97, inv. 16310;1 Tennis Court Replacement and/or Repair, ch | 16310              | 18920 |                          | 975.00          | 1,175.00          |
| 07/03/2025  | 97, unit 97, inv. 16311;1 Tennis Court Replacement and/or Repair, ch | 16311              | 18921 |                          | 300.00          | 1,475.00          |
| <b>Totals</b>   |  |                    |       | <b>0.00</b>              | <b>1,275.00</b> | <b>1,475.00</b>   |
| <b>301111.00 Reserves Interest Income</b>                 |  |                    |       | <b>Beginning Balance</b> |                 | <b>32.35</b>      |
| 07/31/2025  | Interest 104200.00 - U.S. Century Bank - Reserves                    |                    | 19399 |                          | 6.00            | 38.35             |
| <b>Totals</b>   |  |                    |       | <b>0.00</b>              | <b>6.00</b>     | <b>38.35</b>      |
| <b>401100.00 INSURANCE: Commercial Property Package</b>   |  |                    |       | <b>Beginning Balance</b> |                 | <b>34,361.40</b>  |
| 07/01/2025  | Prepaid Insurance  |                    | 18826 | 6,087.73                 |                 | 40,449.13         |
| <b>Totals</b>   |  |                    |       | <b>6,087.73</b>          | <b>0.00</b>     | <b>40,449.13</b>  |
| <b>402100.00 PROFESSIONAL FEES: Audit, Review, and C</b>  |  |                    |       | <b>Beginning Balance</b> |                 | <b>5,000.00</b>   |
| <b>Totals</b>   |  |                    |       | <b>0.00</b>              | <b>0.00</b>     | <b>5,000.00</b>   |
| <b>402200.00 PROFESSIONAL FEES: Legal Services</b>        |  |                    |       | <b>Beginning Balance</b> |                 | <b>5,675.12</b>   |
| 07/02/2025  | SIEGFRIED RIVERA (250630.00 - SIEGFRIED RIVERA)                      | 07-02-2025 311061  | 19171 | 2,387.07                 |                 | 8,062.19          |
| <b>Totals</b>   |  |                    |       | <b>2,387.07</b>          | <b>0.00</b>     | <b>8,062.19</b>   |
| <b>403300.00 LICENSES &amp; PERMITS: Pool Permit</b>      |  |                    |       | <b>Beginning Balance</b> |                 | <b>375.70</b>     |
| <b>Totals</b>   |  |                    |       | <b>0.00</b>              | <b>0.00</b>     | <b>375.70</b>     |
| <b>404100.00 CONTRACTED EXPENSE: Pest Control/ Exte</b>   |  |                    |       | <b>Beginning Balance</b> |                 | <b>3,995.00</b>   |
| 07/23/2025  | PRO PEST CONTROL, INC. (250550.00 - PRO PEST CONTROL, INC.)          | 07-23-2025 911372  | 19170 | 185.00                   |                 | 4,180.00          |
| <b>Totals</b>   |  |                    |       | <b>185.00</b>            | <b>0.00</b>     | <b>4,180.00</b>   |
| <b>404200.00 CONTRACTED EXPENSE: Janitorial Mainten</b>   |  |                    |       | <b>Beginning Balance</b> |                 | <b>8,010.00</b>   |
| 07/01/2025  | Monthly Janitorial Fees  |                    | 18825 | 1,335.00                 |                 | 9,345.00          |
| <b>Totals</b>   |  |                    |       | <b>1,335.00</b>          | <b>0.00</b>     | <b>9,345.00</b>   |
| <b>404300.00 CONTRACTED EXPENSE: Lake Maintenance</b>     |  |                    |       | <b>Beginning Balance</b> |                 | <b>1,425.00</b>   |
| 07/08/2025  | THE LAKE DOCTORS, INC. (250660.00 - THE LAKE DOCTORS, INC.)          | 07-08-2025 2039517 | 19135 | 243.00                   |                 | 1,668.00          |
| <b>Totals</b>   |  |                    |       | <b>243.00</b>            | <b>0.00</b>     | <b>1,668.00</b>   |
| <b>404400.00 CONTRACTED EXPENSE: Landscape Maint</b>      |  |                    |       | <b>Beginning Balance</b> |                 | <b>29,700.00</b>  |
| <b>Totals</b>   |  |                    |       | <b>0.00</b>              | <b>0.00</b>     | <b>29,700.00</b>  |
| <b>404500.00 CONTRACTED EXPENSE: Management Fees</b>      |  |                    |       | <b>Beginning Balance</b> |                 | <b>11,130.00</b>  |
| 07/01/2025  | Monthly Management Fees  |                    | 18825 | 1,855.00                 |                 | 12,985.00         |
| <b>Totals</b>   |  |                    |       | <b>1,855.00</b>          | <b>0.00</b>     | <b>12,985.00</b>  |
| <b>404600.00 CONTRACTED EXPENSE: Pool &amp; Spa Maint</b> |  |                    |       | <b>Beginning Balance</b> |                 | <b>4,620.00</b>   |
| 07/01/2025  | Oliver's Pool (250702.10 - Oliver's Pool)                            | 07-01-2025 70      | 19134 | 943.00                   |                 | 5,563.00          |
| <b>Totals</b>   |  |                    |       | <b>943.00</b>            | <b>0.00</b>     | <b>5,563.00</b>   |
| <b>404700.00 CONTRACTED EXPENSE: Security</b>             |  |                    |       | <b>Beginning Balance</b> |                 | <b>101,117.57</b> |
| 07/01/2025  | NATIONAL SENTINEL (250420.00 - NATIONAL SENTINEL)                    | 07-01-2025 8922    | 19168 | 8,518.06                 |                 | 109,635.63        |
| 07/16/2025  | NATIONAL SENTINEL (250420.00 - NATIONAL SENTINEL)                    | 07-16-2025 8937    | 19169 | 8,792.83                 |                 | 118,428.46        |

# Bridgepoint HOA, Inc.

## Detailed General Ledger

From 07/01/2025 to 07/31/2025

| Account<br>Trx Date   | Description   | Invoice Date & No      | Trx   | Debit                    | Credit      | Balance           |
|---|---|------------------------|-------|--------------------------|-------------|-------------------|
| <b>Totals</b>   |   |                        |       | <b>17,310.89</b>         | <b>0.00</b> | <b>118,428.46</b> |
| <b>404800.00 CONTRACTED EXPENSE: T.V. Cable Service</b>     |   |                        |       | <b>Beginning Balance</b> |             | <b>48,933.48</b>  |
| 07/14/2025  | Direct payment - COMCAST 7/1/25 - 7/31/25   |                        | 19053 | 8,429.99                 |             | 57,363.47         |
| <b>Totals</b>   |   |                        |       | <b>8,429.99</b>          | <b>0.00</b> | <b>57,363.47</b>  |
| <b>405100.00 R&amp;M: Entry System Repairs</b>              |   |                        |       | <b>Beginning Balance</b> |             | <b>3,112.25</b>   |
| 07/03/2025  | CIRCLE SECURITY SOLUTIONS (250145.00 - CIRCLE SECURITY SOLUTIONS)                   | 07-03-2025 47837       | 19067 | 210.00                   |             | 3,322.25          |
| 07/15/2025  | CIRCLE SECURITY SOLUTIONS (250145.00 - CIRCLE SECURITY SOLUTIONS)                   | 07-15-2025 47888       | 19372 | 210.00                   |             | 3,532.25          |
| 07/28/2025  | CIRCLE SECURITY SOLUTIONS (250145.00 - CIRCLE SECURITY SOLUTIONS)                   | 07-28-2025 48369       | 19158 | 272.50                   |             | 3,804.75          |
| 07/31/2025  | CIRCLE SECURITY SOLUTIONS (250145.00 - CIRCLE SECURITY SOLUTIONS)                   | 07-31-2025 QUOTE #2513 | 19167 | 2,354.00                 |             | 6,158.75          |
| <b>Totals</b>   |   |                        |       | <b>3,046.50</b>          | <b>0.00</b> | <b>6,158.75</b>   |
| <b>405200.00 R&amp;M: Building Repairs</b>                  |   |                        |       | <b>Beginning Balance</b> |             | <b>300.00</b>     |
| <b>Totals</b>   |   |                        |       | <b>0.00</b>              | <b>0.00</b> | <b>300.00</b>     |
| <b>405300.00 R&amp;M: Electrical Repairs</b>                |   |                        |       | <b>Beginning Balance</b> |             | <b>1,800.00</b>   |
| <b>Totals</b>   |   |                        |       | <b>0.00</b>              | <b>0.00</b> | <b>1,800.00</b>   |
| <b>405400.00 R&amp;M: General Repairs &amp; Maintenance</b> |   |                        |       | <b>Beginning Balance</b> |             | <b>8,316.71</b>   |
| 07/15/2025  | Check - Carina Barcelo SMARTSIGN/TENNIS CT & POOL RUBBER MATS                       |                        | 19069 | 226.29                   |             | 8,543.00          |
| <b>Totals</b>   |   |                        |       | <b>226.29</b>            | <b>0.00</b> | <b>8,543.00</b>   |
| <b>405480.00 Gym Equipment</b>                              |   |                        |       | <b>Beginning Balance</b> |             | <b>400.00</b>     |
| <b>Totals</b>   |   |                        |       | <b>0.00</b>              | <b>0.00</b> | <b>400.00</b>     |
| <b>405700.00 R&amp;M: Sprinkler Repairs</b>                 |   |                        |       | <b>Beginning Balance</b> |             | <b>7,480.00</b>   |
| <b>Totals</b>   |   |                        |       | <b>0.00</b>              | <b>0.00</b> | <b>7,480.00</b>   |
| <b>405800.00 R&amp;M: Maintenance Supplies</b>              |   |                        |       | <b>Beginning Balance</b> |             | <b>1,687.56</b>   |
| 07/08/2025  | DISCOUNT LIGHTING & SUPPLIES, INC. (250170.00 - DISCOUNT LIGHTING & SUPPLIES, INC.) | 07-08-2025 19235       | 19133 | 70.62                    |             | 1,758.18          |
| 07/28/2025  | Check - OTTEN RODRIGUEZ REIMBURSEMENT   |                        | 19141 | 120.65                   |             | 1,878.83          |
| 07/28/2025  | Check - OTTEN RODRIGUEZ REIMBURSEMENT   |                        | 19143 | 13.70                    |             | 1,892.53          |
| <b>Totals</b>   |   |                        |       | <b>204.97</b>            | <b>0.00</b> | <b>1,892.53</b>   |
| <b>405920.00 R&amp;M: Tree Trimming / Yearly</b>            |   |                        |       | <b>Beginning Balance</b> |             | <b>18,865.00</b>  |
| <b>Totals</b>   |   |                        |       | <b>0.00</b>              | <b>0.00</b> | <b>18,865.00</b>  |
| <b>405930.00 R&amp;M Misc. Landscape Replacement</b>        |   |                        |       | <b>Beginning Balance</b> |             | <b>9,350.00</b>   |
| 07/04/2025  | RUBIO GARDEN (250612.00 - RUBIO GARDEN)   | 07-04-2025 6737        | 19062 | 250.00                   |             | 9,600.00          |
| <b>Totals</b>   |   |                        |       | <b>250.00</b>            | <b>0.00</b> | <b>9,600.00</b>   |
| <b>406100.00 MISC: Bad Debt Expense</b>                     |   |                        |       | <b>Beginning Balance</b> |             | <b>105.00</b>     |
| <b>Totals</b>   |   |                        |       | <b>0.00</b>              | <b>0.00</b> | <b>105.00</b>     |
| <b>406300.00 MISC: Miscellaneous Expenses</b>               |   |                        |       | <b>Beginning Balance</b> |             | <b>770.68</b>     |
| <b>Totals</b>   |   |                        |       | <b>0.00</b>              | <b>0.00</b> | <b>770.68</b>     |
| <b>406400.00 MISC: Administrative Expenses</b>              |   |                        |       | <b>Beginning Balance</b> |             | <b>614.50</b>     |
| <b>Totals</b>   |   |                        |       | <b>0.00</b>              | <b>0.00</b> | <b>614.50</b>     |

# Bridgepoint HOA, Inc.

## Detailed General Ledger

From 07/01/2025 to 07/31/2025

| Account<br>Trx Date                                       | Description   | Invoice Date & No         | Trx   | Debit                    | Credit          | Balance          |
|---|---|---------------------------|-------|--------------------------|-----------------|------------------|
| <b>406410.00 MISC: Reimb. Printing &amp; Off Supplies</b> |   |                           |       | <b>Beginning Balance</b> |                 | <b>3,910.08</b>  |
| 07/02/2025  | Caribbean Property Management (250130.00 - Caribbean Property Management) | 07-02-2025 24892          | 18899 | 706.77                   |                 | 4,616.85         |
| <b>Totals</b>   |   |                           |       | <b>706.77</b>            | <b>0.00</b>     | <b>4,616.85</b>  |
| <b>406500.00 R&amp;M: Pool &amp; Fountain Repair</b>      |   |                           |       | <b>Beginning Balance</b> |                 | <b>7,292.70</b>  |
| 07/31/2025  | EnConstruction Us LLC (250194.00 - EnConstruction Us LLC)                 | 07-31-2025 ESTIMATE #1151 | 19173 | 2,500.00                 |                 | 9,792.70         |
| <b>Totals</b>   |   |                           |       | <b>2,500.00</b>          | <b>0.00</b>     | <b>9,792.70</b>  |
| <b>407100.00 UTILITIES: Electricity</b>                   |   |                           |       | <b>Beginning Balance</b> |                 | <b>12,711.28</b> |
| 07/21/2025  | Direct payment - FPL 6/10/25 - 7/10/25                                    |                           | 19112 | 2,132.05                 |                 | 14,843.33        |
| 07/22/2025  | Check - FPL   |                           | 19397 | 30.69                    |                 | 14,874.02        |
| <b>Totals</b>   |   |                           |       | <b>2,162.74</b>          | <b>0.00</b>     | <b>14,874.02</b> |
| <b>407200.00 UTILITIES: Guardhouse Telephone/Internet</b> |   |                           |       | <b>Beginning Balance</b> |                 | <b>1,622.65</b>  |
| 07/22/2025  | Direct payment - COMCAST 7/13/25 - 8/12/25                                |                           | 19114 | 271.03                   |                 | 1,893.68         |
| <b>Totals</b>   |   |                           |       | <b>271.03</b>            | <b>0.00</b>     | <b>1,893.68</b>  |
| <b>407300.00 UTILITIES: Water &amp; Sewer</b>             |   |                           |       | <b>Beginning Balance</b> |                 | <b>(402.23)</b>  |
| <b>Totals</b>   |   |                           |       | <b>0.00</b>              | <b>0.00</b>     | <b>(402.23)</b>  |
| <b>411000.00 Reserve Transfer</b>                         |   |                           |       | <b>Beginning Balance</b> |                 | <b>41,948.88</b> |
| 07/01/2025  | Reserve Transfer  |                           | 18824 | 6,991.48                 |                 | 48,940.36        |
| <b>Totals</b>   |   |                           |       | <b>6,991.48</b>          | <b>0.00</b>     | <b>48,940.36</b> |
| <b>412000.00 RESERVES INT. TRANSFER</b>                   |   |                           |       | <b>Beginning Balance</b> |                 | <b>32.35</b>     |
| 07/01/2025  | Reserve Interest Transfer   |                           | 18827 | 6.00                     |                 | 38.35            |
| <b>Totals</b>   |   |                           |       | <b>6.00</b>              | <b>0.00</b>     | <b>38.35</b>     |
| <b>601100.00 Reserve - Exterior Painting</b>              |   |                           |       | <b>Beginning Balance</b> |                 | <b>69,827.05</b> |
| 07/01/2025  | Reserve Transfer  |                           | 18824 |                          | 1,671.47        | 71,498.52        |
| <b>Totals</b>   |   |                           |       | <b>0.00</b>              | <b>1,671.47</b> | <b>71,498.52</b> |
| <b>601110.00 Reserve - Pavement/ Sealcoating</b>          |   |                           |       | <b>Beginning Balance</b> |                 | <b>25,094.67</b> |
| 07/01/2025  | Reserve Transfer  |                           | 18824 |                          | 1,513.13        | 26,607.80        |
| <b>Totals</b>   |   |                           |       | <b>0.00</b>              | <b>1,513.13</b> | <b>26,607.80</b> |
| <b>601120.00 Reserve - Asphalt Road Repaveme</b>          |   |                           |       | <b>Beginning Balance</b> |                 | <b>3,959.81</b>  |
| 07/01/2025  | Reserve Transfer  |                           | 18824 |                          | 281.37          | 4,241.18         |
| <b>Totals</b>   |   |                           |       | <b>0.00</b>              | <b>281.37</b>   | <b>4,241.18</b>  |
| <b>601130.00 Reserve - Tennis Ct Resurfacing</b>          |   |                           |       | <b>Beginning Balance</b> |                 | <b>2,368.56</b>  |
| 07/01/2025  | Reserve Transfer  |                           | 18824 |                          | 79.83           | 2,448.39         |
| <b>Totals</b>   |   |                           |       | <b>0.00</b>              | <b>79.83</b>    | <b>2,448.39</b>  |
| <b>601150.00 Reserve - Stamped Conc. Pavers</b>           |   |                           |       | <b>Beginning Balance</b> |                 | <b>28,130.38</b> |
| 07/01/2025  | Reserve Transfer  |                           | 18824 |                          | 127.12          | 28,257.50        |
| <b>Totals</b>   |   |                           |       | <b>0.00</b>              | <b>127.12</b>   | <b>28,257.50</b> |
| <b>601160.00 Reserve - Guardhouse/Pool Roofs</b>          |   |                           |       | <b>Beginning Balance</b> |                 | <b>16,102.22</b> |
| 07/01/2025  | Reserve Transfer  |                           | 18824 |                          | 8.41            | 16,110.63        |
| <b>Totals</b>   |   |                           |       | <b>0.00</b>              | <b>8.41</b>     | <b>16,110.63</b> |
| <b>601170.00 Reserve - Special/General Funds</b>          |   |                           |       | <b>Beginning Balance</b> |                 | <b>26,155.94</b> |

# Bridgepoint HOA, Inc.

## Detailed General Ledger

From 07/01/2025 to 07/31/2025

| Account<br>Trx Date                              | Description               | Invoice Date & No | Trx   | Debit       | Credit          | Balance                  |
|--|---------------------------|-------------------|-------|-------------|-----------------|--------------------------|
| 07/01/2025                                       | Reserve Transfer          |                   | 18824 |             | 1,452.98        | 27,608.92                |
| <b>Totals</b>                                    |                           |                   |       | <b>0.00</b> | <b>1,452.98</b> | <b>27,608.92</b>         |
| <b>601180.00 Reserve - Fountains</b>             |                           |                   |       |             |                 | <b>Beginning Balance</b> |
|  |                           |                   |       |             |                 | <b>3,295.79</b>          |
| 07/01/2025                                       | Reserve Transfer          |                   | 18824 |             | 42.58           | 3,338.37                 |
| <b>Totals</b>                                    |                           |                   |       | <b>0.00</b> | <b>42.58</b>    | <b>3,338.37</b>          |
| <b>601185.00 Reserve - Drain Cleaning</b>        |                           |                   |       |             |                 | <b>Beginning Balance</b> |
|  |                           |                   |       |             |                 | <b>5,002.24</b>          |
| <b>Totals</b>                                    |                           |                   |       | <b>0.00</b> | <b>0.00</b>     | <b>5,002.24</b>          |
| <b>601190.00 Reserve - Pool Resurfacing</b>      |                           |                   |       |             |                 | <b>Beginning Balance</b> |
|  |                           |                   |       |             |                 | <b>8,209.55</b>          |
| <b>Totals</b>                                    |                           |                   |       | <b>0.00</b> | <b>0.00</b>     | <b>8,209.55</b>          |
| <b>601200.00 Reserve - Landscape Replacement</b> |                           |                   |       |             |                 | <b>Beginning Balance</b> |
|  |                           |                   |       |             |                 | <b>27,676.60</b>         |
| 07/01/2025                                       | Reserve Transfer          |                   | 18824 |             | 769.45          | 28,446.05                |
| <b>Totals</b>                                    |                           |                   |       | <b>0.00</b> | <b>769.45</b>   | <b>28,446.05</b>         |
| <b>601202.00 Reserve - Lake Embankment</b>       |                           |                   |       |             |                 | <b>Beginning Balance</b> |
|  |                           |                   |       |             |                 | <b>6,000.00</b>          |
| 07/01/2025                                       | Reserve Transfer          |                   | 18824 |             | 1,000.00        | 7,000.00                 |
| <b>Totals</b>                                    |                           |                   |       | <b>0.00</b> | <b>1,000.00</b> | <b>7,000.00</b>          |
| <b>601205.00 Reserve - Pool Furniture</b>        |                           |                   |       |             |                 | <b>Beginning Balance</b> |
|  |                           |                   |       |             |                 | <b>6,773.74</b>          |
| 07/01/2025                                       | Reserve Transfer          |                   | 18824 |             | 45.14           | 6,818.88                 |
| <b>Totals</b>                                    |                           |                   |       | <b>0.00</b> | <b>45.14</b>    | <b>6,818.88</b>          |
| <b>601220.00 Reserve - Interest Income</b>       |                           |                   |       |             |                 | <b>Beginning Balance</b> |
|  |                           |                   |       |             |                 | <b>32.35</b>             |
| 07/01/2025                                       | Reserve Interest Transfer |                   | 18827 |             | 6.00            | 38.35                    |
| <b>Totals</b>                                    |                           |                   |       | <b>0.00</b> | <b>6.00</b>     | <b>38.35</b>             |
| <b>611000.00 Fund Balance - Operating</b>        |                           |                   |       |             |                 | <b>Beginning Balance</b> |
|  |                           |                   |       |             |                 | <b>(82,632.25)</b>       |
| <b>Totals</b>                                    |                           |                   |       | <b>0.00</b> | <b>0.00</b>     | <b>(82,632.25)</b>       |

# Bridgepoint HOA, Inc.

## Detailed General Ledger

From 07/01/2025 to 07/31/2025

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

### Transaction Totals

|                   |                   |
|-------------------|-------------------|
| Total Debits      | <u>407,761.54</u> |
| Total Credits     | <u>407,761.54</u> |
| Difference        | <u>0.00</u>       |
|                   |                   |
| Total Assets      | <u>395,410.00</u> |
| Total Liabilities | <u>13,478.79</u>  |
| Total Equity      | <u>179,454.45</u> |
| Total Income      | <u>435,946.82</u> |
| Total Expense     | <u>429,403.14</u> |

### Ledger Totals

|                   |                     |
|-------------------|---------------------|
| Beginning Debits  | <u>1,587,934.47</u> |
| Beginning Credits | <u>1,587,934.47</u> |
| Difference        | <u>0.00</u>         |
|                   |                     |
| Ending Debits     | <u>1,995,696.01</u> |
| Ending Credits    | <u>1,995,696.01</u> |
| Difference        | <u>0.00</u>         |