

**Caribbean Property Management, Inc.**

*Professional Community Association Management*

---

**Bridgepoint HOA, Inc.**

**September 30th, 2025**

**Monthly Financial Statement**

**Caribbean Property Management, Inc.**

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

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

**Email: [info@caribbeanproperty.cc](mailto:info@caribbeanproperty.cc)**

**Website: [www.caribbeanproperty.cc](http://www.caribbeanproperty.cc)**

\*Unaudited for management purpose only



# Table of Contents

- . Balance Sheet
  
- . Income & Expense Comparative Report
  
- . Accounts Receivable
  
- . Summary Aged Receivable Report
  
- . Accounts Payable
  
- . Bank Reconciliation Reports
  
- . General Ledger Report – Monthly

We have compiled the accompanying Financial Statements arising from the Association's transactions. This report has not been reviewed or audited by a Certified Public Accountant. Therefore, the information contained in this report is for management purposes only.

# Bridgepoint HOA, Inc.

## Balance Sheet

09/30/2025

### Assets

#### Current Assets

##### Checking/ Savings

City National - OPERATING	246.52
City National Bank - SEC.DEPT.	59,519.16
U.S. Century Bank - Operating	78.74
U.S. Century Bank - Reserves	169,503.65
U.S. Century Bank - Special Assess	29,158.56
U.S. Century Bank - Drain Modification	32,791.37

TOTAL Checking/ Savings 291,298.00

**TOTAL Current Assets** 291,298.00

**Owner Receivables** 11,668.31

#### Other Current Assets

Prepaid Expenses	3,190.00
Prepaid Insurance	54,789.62
Utility Deposits	224.61
Exchange/ Suspense	514.00
Unbilled Special Assessment	18,256.64

**TOTAL Other Current Assets** 76,974.87

**Total Assets** 379,941.18

### Liabilities

**Prepaid Owners Receivable** 18,261.66

**Accounts Payable - Net Total** 83,894.78

#### Other Current Liabilities

Security Rental Deposit 63,074.75

**TOTAL Other Current Liabilities** 63,074.75

#### LOAN

LOAN - US Century Bank 19,220.03

**TOTAL LOAN** 19,220.03

#### Special Assessment 2022

Special Assessment Income 730,840.32

Special Assessment Expenses (679,249.68)

Loan Interest Expense (51,460.93)

**TOTAL Special Assessment 2022** 129.71

# Bridgepoint HOA, Inc.

## Balance Sheet

09/30/2025

<b><u>Total Liabilities</u></b>	<b>184,580.93</b>
<b><u>Fund Balance</u></b>	
<b>Reserves</b>	
Reserve - Exterior Painting	74,841.46
Reserve - Pavement/ Sealcoating	29,634.06
Reserve - Asphalt Road Repaveme	4,803.92
Reserve - Tennis Ct Resurfacing	2,608.05
Reserve - Stamped Conc. Pavers	28,511.74
Reserve - Guardhouse/Pool Roofs	16,127.45
Reserve - Special/General Funds	30,514.88
Reserve - Fountains	3,423.53
Reserve - Drain Cleaning	5,002.24
Reserve - Lake Enbankment	1,425.00
Reserve - Pool Resurfacing	8,209.55
Reserve - Landscape Replacement	25,159.95
Reserve - Pool Furniture	6,909.16
Reserve - Interest Income	51.30
<b>TOTAL Reserves</b>	<b>237,222.29</b>
<b>Fund Balance - Operating</b>	<b>(56,171.93)</b>
<b>Net Income</b>	<b>14,309.89</b>
<b><u>Total Fund Balance</u></b>	<b>195,360.25</b>
<b><u>Total Fund Balance and Liabilities</u></b>	<b>379,941.18</b>

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

From : 09/01/2025 to 09/30/2025

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

**Revenues**

Maintenance Income	54,609	54,642	491,477	491,775	99.94
Reserve Assessments	6,991	6,991	62,923	62,923	100.00
Late Fees Income	125	0	665	0	0.00
Legal Fees Income	0	0	1,270	0	0.00
Security Remotes	250	0	1,175	0	0.00
Interest - Legal	0	0	704	0	0.00
Miscellaneous Income	0	0	1,475	0	0.00
Violation Income	0	0	6,428	0	0.00
Reserves Interest Income	6	0	51	0	0.00
Collection Fees	150	0	150	0	0.00
<b>Total Revenues</b>	<b>62, 131</b>	<b>61,633</b>	<b>566,318</b>	<b>554, 698</b>	<b>102.09</b>

**Expenses**

**Administrative**

Administrative Expenses	0	0	664	0	0.00
Bad Debt Expense	0	0	105	0	0.00
Corporate Annual Report	0	5	0	46	0.00
Pool Permit	0	50	376	450	83.56
Reimb. Printing & Off Supplies	590	500	5,793	4,500	128.73
<b>TOTAL Administrative</b>	<b>590</b>	<b>555</b>	<b>6,938</b>	<b>4,996</b>	<b>138.87</b>

**Insurance**

Commercial Property Package	6,088	6,871	52,625	61,841	85.10
<b>TOTAL Insurance</b>	<b>6,088</b>	<b>6,871</b>	<b>52,625</b>	<b>61,841</b>	<b>85.10</b>

**Contracted Expenses**

Janitorial Maintenance	1,335	1,100	12,015	9,900	121.36
Lake Maintenance	243	238	2,154	2,142	100.56
Landscape Maintenance	0	4,950	39,600	44,550	88.89
Management Fees	1,855	1,855	16,695	16,695	100.00
Pest Control/ Exterminating	125	368	5,855	3,308	177.00
Pool & Spa Maintenance	770	770	7,103	6,930	102.50
Security	16,761	15,000	152,226	135,000	112.76
Sprinkler Maintenance	0	500	0	4,500	0.00
T.V. Cable Services	8,427	8,024	74,217	72,216	102.77

	<u>September 2025</u>		<u>January to September</u>		
	<u>Actual</u>	<u>Budget</u>	<u>Actual</u>	<u>Budget</u>	<u>% Used</u>
<b>TOTAL Contracted Expenses</b>	29,516	32,805	309,865	295,241	104.95
<b>Professional Fees</b>					
Audit, Review, and Compilation	0	417	5,000	3,750	133.33
Legal Services	4,471	833	15,268	7,500	203.57
Tax Return & Preparation Fees	0	42	0	375	0.00
<b>TOTAL Professional Fees</b>	4,471	1,292	20,268	11,625	174.35
<b>Repairs &amp; Maintenance</b>					
R&M: Drainage Refund	0	250	0	2,250	0.00
R&M: Building Repairs	0	0	300	0	0.00
R&M: Electrical Repairs	560	167	2,360	1,500	157.33
R&M: Entry System Repairs	0	500	17,125	4,500	380.56
R&M: Fertilization	0	0	0	0	0.00
R&M: General Repairs & Maintenance	80	1,667	8,694	15,000	57.96
R&M: Gym Equipment	0	333	400	3,000	13.33
R&M: Lawn Ornamental Pest Control	0	0	0	0	0.00
R&M: Lights, Bulbs, & Fixtures	0	0	167	0	0.00
R&M: Maintenance Supplies	0	250	2,050	2,250	91.11
MISC: Miscellaneous Expenses	0	0	771	0	0.00
R&M Misc. Landscape Replacement	0	833	9,600	7,500	128.00
R&M: Sprinkler Repairs	0	1,375	7,480	12,375	60.44
R&M: Tree Trimming / Yearly	0	1,542	18,865	13,875	135.96
R&M: Pool & Fountain Repair	0	167	9,793	1,500	652.87
<b>TOTAL Repairs &amp; Maintenance</b>	640	7,084	77,605	63,750	121.73
<b>Utilities</b>					
Electricity	2,163	1,800	19,265	16,200	118.92
Guardhouse Telephone/Internet	386	271	2,666	2,437	109.40
Water & Sewer	204	125	(198)	1,125	-17.60
<b>TOTAL Utilities</b>	2,753	2,196	21,733	19,762	109.97
<b>Reserves</b>					
Reserve Transfer	6,991	6,991	62,923	62,923	100.00
Reserve Deficit	0	3,840	0	34,561	0.00
Reserves Interest Transfer	6	0	51	0	0.00
<b>TOTAL Reserves</b>	6,997	10,831	62,974	97,484	64.60

<b>Total Expenses</b>	<b>51,055</b>	<b>61,634</b>	<b>552,008</b>	<b>554,699</b>	<b>99.51</b>
-----------------------	---------------	---------------	----------------	----------------	--------------

<b>Net Income</b>	<b>11,076</b>	<b>(1)</b>	<b>14,310</b>	<b>(1)</b>	
-------------------	---------------	------------	---------------	------------	--

# Bridgepoint HOA, Inc.

## Receivable Accounts

As of : 09/30/2025

Account	Unit	Balance	Account Name
13.00	13	831.34	Leza, Melba
21.00	21	5,056.90	PAYMENT PLAN - Sosa, Sara
28.00	28	1,482.52	ATTORNEY - Harward, Tresca & William
30.00	30	181.26	Seivright, David & Pauline
37.00	37	368.74	Forns, Armentina
50.00	50	54.94	Aleman, Doris & Alfredo & ALEMAN MIRANDA, PLACIDO ALFREDO
56.01	56	550.00	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	362.48	Stone, Kimberlee
88.00	88	1,275.00	ATTORNEY - Diego, Vicente & Elizabeth
89.00	89	18.00	Chiron, Stewart & Melody
94.00	94	15.00	Fowler, Susan
100.00	100	206.26	Senices, Julissa
102.00	102	310.82	Velasco, Laura
107.00	107	905.91	Sanchez, Gabriel & Sanchez, Maria

Number	Amount	Details
16	11,668.31	= Total of Receivables (Debit )
		= Total paid in advance (Credit ) or zero
<b>16</b>	<b>11,668.31</b>	<b>= Net total of selected accounts</b>

# Bridgepoint HOA, Inc.

## Prepaid Receivables

As of : 09/30/2025

Account	Unit	Balance	Account Name
2.00	2	(10.00)	Corporation, RME
6.00	6	(716.26)	Tambini, Ana
8.01	8	(23.52)	Franye, Antonio & Patricia
9.00	9	(181.18)	Rojas Marty, Rose Marie
11.00	11	(41.00)	Sanchez, Rodolfo & Alina
16.01	16	(181.26)	Damas, Ricardo Eugenio & Lopez, Cristina Marie
17.00	17	(181.26)	Wechsberg, Florence
18.00	18	(731.26)	Sara Nazari, Seyed Mohammad H.
19.00	19	(1,121.02)	Siman, Gabriela M. Saca
29.00	29	(7,007.05)	Zeisler, Henry John & Ann S
33.00	33	(300.83)	Sanjurjo, Ernesto
35.00	35	(550.07)	Ricker, Denise
36.00	36	(368.74)	Gabriela Del Carme
38.00	38	(151.26)	Saunders, Noreen
41.00	41	(181.26)	Marty, Rosemarie Rojas
47.00	47	(1,457.49)	Green, Thomas & Carole
51.00	51	(507.77)	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)	Iliffe, Bonifacio Lopez & Christi
65.00	65	(181.26)	Tambini, Ana & Cuenca, Andrea
72.00	72	(22.41)	Guerrero, Maria
77.02	77	(418.00)	Schatz Lapin, Laura
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	(232.00)	Hernandez, Leticia
108.00	108	(550.00)	Gonzales, Rodolfo & Gonzalez, Silvia
109.00	109	(348.72)	Verdi, Jorge
110.01	110	(57.46)	Gaffney, Charles P. & Gonzalez, Madelaine M.
112.00	112	(3.00)	Vega, Elizabeth & Hugo

Number	Amount	Details
		= Total of Receivables (Debit )
33	(18,261.66)	= Total paid in advance (Credit ) or zero
<b>33</b>	<b>(18,261.66)</b>	<b>= Net total of selected accounts</b>

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

**As of 09/30/2025**

Account	Unit	Name	Current	31-60	61-90	Over 90	Total
13.00	13	Leza, Melba	756.26 1 - 8/18/2025 - 30 Day Notice	15.00	60.08		831.34
21.00	21	Sosa, Sara		5,056.90			5,056.90
28.00	28	Harward, Tresca & William	781.26 1 - 8/18/2025 - 30 Day Notice 2 - 9/24/2025 - ATP 3 - 9/29/2025 - LEGAL		701.26		1,482.52
30.00	30	Seivright, David & Pauline	181.26				181.26
37.00	37	Forns, Armentina	181.26		187.48		368.74
50.00	50	Aleman, Doris & Alfredo & ALEMA	54.94				54.94
56.01	56	Tong, Richard & Tong, Linette	550.00				550.00
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	362.48				362.48
88.00	88	Diego, Vicente & Elizabeth	731.26 1 - 6/16/2025 - 30 Day Notice 2 - 8/18/2025 - ATP 3 - 9/9/2025 - LEGAL		543.74		1,275.00
89.00	89	Chiron, Stewart & Melody	584.26				18.00
94.00	94	Fowler, Susan	15.00				15.00
100.00	100	Senices, Julissa	206.26				206.26
102.00	102	Velasco, Laura	310.82				310.82
107.00	107	Sanchez, Gabriel & Sanchez, Mar	756.26 1 - 6/16/2025 - 30 Day Notice 2 - 8/18/2025 - ATP 3 - 8/22/2025 - LEGAL	15.00	134.65		905.91
<b>Totals</b>	<b>16</b>		5,520.46	5,086.90	1,627.21	0.00	11,668.31

# Bridgepoint HOA, Inc.

## Payable accounts

As of : 09/30/2025

Account	Balance	Account Name
250130.00	3,190.00	Caribbean Property Management
250200.00	10.54	FIRST INSURANCE FUNDING
250310.30	41,199.12	IPFS CORPORATION
250311.30	560.00	JADE FIELD SERVICES CORP
250420.00	16,761.34	NATIONAL SENTINEL
250612.00	16,690.00	RUBIO GARDEN
250630.00	4,470.78	SIEGFRIED RIVERA
250660.00	243.00	THE LAKE DOCTORS, INC.
250702.10	770.00	Oliver's Pool

Number	Amount
9	83,894.78

# Bridgepoint HOA, Inc.

## Bank Reconciliation : 09/30/2025

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

Balance on the bank statement as of 09/30/2025:	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 : 09/30/2025

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:38533 / 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:	August 29, 2025	Ending Balance:	\$246.52
This Statement:	September 30, 2025	Average Ledger Balance:	\$246.52
		Low Balance:	\$246.52

**Daily Activity**

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
08-29	Beginning balance			246.52
09-30	Ending totals	0.00	0.00	246.52

**Make yourself at home**

Thinking bigger? Our experienced team is ready with solutions for buying your first home or even second home and beyond.

Scan the code to learn more.



**Avoid overdraft fees – automatically.**

Ask your banker about Overdraft Protection today.

Terms, conditions, and account eligibility requirements apply; see banker for details.

# Bridgepoint HOA, Inc.

## Bank Reconciliation : 09/30/2025

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

Balance on the bank statement as of 09/30/2025:	59,519.16	
<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	59,519.16	
Balance of the account in our books as of the same date	59,519.16	
<b>Difference:</b>	<b>0.00</b>	

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

Date	Ch. #	Trx	Check	Deposits	Description
09/18/2025	Dep. # 2914	19774		3,300.00	Deposit 103000.00 - City National Bank - SEC.DEP.

<b>Totals</b>		<b>Checks</b>	<b>Deposits</b>	<b>Number</b>
		<b>0.00</b>	<b>3 300.00</b>	<b>1</b>

# Bridgepoint HOA, Inc.

## Bank Reconciliation : 09/30/2025

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:9636 / 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:	\$56,219.16
Last Statement:	August 29, 2025	Ending Balance:	\$59,519.16
This Statement:	September 30, 2025	Average Ledger Balance:	\$57,649.16
		Low Balance:	\$56,219.16

### Daily Activity

Date	Description	Deposits/ Additions	Withdrawals/ Subtractions	Balance
08-29	Beginning balance			56,219.16
09-18	Office Deposit	3,300.00		59,519.16
09-30	Ending totals	3,300.00	0.00	59,519.16

## Make yourself at home

Thinking bigger? Our experienced team is ready with solutions for buying your first home or even second home and beyond.

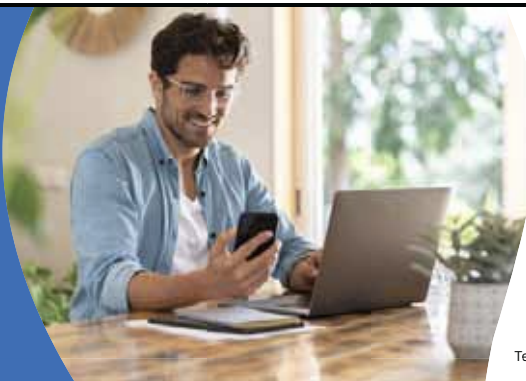
Scan the code to learn more.



## Avoid overdraft fees – automatically.

Ask your banker about Overdraft Protection today.

Terms, conditions, and account eligibility requirements apply; see banker for details.



# Bridgepoint HOA, Inc.

## Bank Reconciliation : 09/30/2025

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

# xxx2920

Balance on the bank statement as of 09/30/2025:	11,500.26
<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	-11,421.52
Adjusted bank account balance as of the same date	78.74
Balance of the account in our books as of the same date	78.74
<b>Difference:</b>	<b>0.00</b>

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

Date	Ch. #	Trx	Check	Deposits	Description
08/04/2025	611	19256	10,832.00		Check - BRIDGEPOINT HOMEOWNERS AUGUST RESERVE
08/12/2025	617	19375	2,387.07		Check - SIEGFRIED RIVERA Inv. 311061
08/12/2025	618	19376	210.00		Check - CIRCLE SECURITY SOLUTIONS Inv. 47888
08/12/2025	620	19378	29.92		Check - GERMAN NAVARRO REIMBURSE PAINT
08/19/2025	624	19430	1,000.00		Check - INVASIVE WILDLIFE REMOVAL MIAMI LLC Inv. JUNE & JULY 202
08/19/2025	622	19428	770.00		Check - Oliver's Pool Inv. 81
08/19/2025	625	19431	5.78		Check - SIEGFRIED RIVERA Inv. 312258
08/29/2025	Dep. # 2860	19478		614.00	Deposit 104100.00 - U.S. Century Bank - Operating
09/02/2025	DP-186	19540	204.10		Direct payment - M-DW&SD 5/2/25 - 8/5/25
09/02/2025	DP-193	20030	125.00		Check - PRO PEST CONTROL, INC.
09/02/2025	Dep. # 2863	19538		550.00	Lockbox deposit
09/02/2025	Dep. # 2861	19534		13,006.30	Lockbox deposit
09/03/2025	Dep. # 2869	19559		514.00	Lockbox deposit
09/03/2025	Dep. # 2865	19549		550.00	Lockbox deposit
09/03/2025	Dep. # 2868	19556		550.00	Lockbox deposit
09/03/2025	Dep. # 2867	19554		5,234.50	Lockbox deposit
09/04/2025	Dep. # 2873	19584		1,462.52	Lockbox deposit
09/04/2025	Dep. # 2871	19577		4,031.26	Lockbox deposit
09/05/2025	631	19608	8,243.28		Check - NATIONAL SENTINEL Inv. 8953(8/1/25 - 8/15/25)
09/05/2025	633	19610	4,950.00		Check - RUBIO GARDEN Inv. 6811
09/05/2025	634	19611	3,000.00		Check - RUBIO GARDEN Inv. 6739
09/05/2025	635	19612	2,728.99		Check - SIEGFRIED RIVERA Inv. 312257
09/05/2025	627	19604	1,855.00		Check - Caribbean Property Management Inv. 25049/September managemen
09/05/2025	626	19603	1,335.00		Check - Caribbean Property Management Inv. 25014/September janitorial
09/05/2025	630	19607	550.00		Check - PRO PEST CONTROL, INC. Inv. 912448
09/05/2025	632	19609	243.00		Check - THE LAKE DOCTORS, INC. Inv. 2040069
09/05/2025	629	19606	210.00		Check - CIRCLE SECURITY SOLUTIONS Inv. 48448
09/05/2025	628	19605	127.35		Check - DISCOUNT LIGHTING & SUPPLIES, INC. Inv. 19306
09/05/2025	Dep. # 2875	19592		1,347.26	Lockbox deposit
09/05/2025	Dep. # 2879	19616		1,485.00	Deposit 104100.00 - U.S. Century Bank - Operating
09/05/2025	Dep. # 2880	19622		1,831.26	Lockbox deposit
09/05/2025	Dep. # 2877	19601		2,012.52	Lockbox deposit
09/08/2025	636	19649	4,950.00		Check - RUBIO GARDEN Inv. 157
09/08/2025	Dep. # 2884	19637		550.00	Lockbox deposit
09/08/2025	Dep. # 2888	19648		550.00	Lockbox deposit
09/08/2025	Dep. # 2886	19645		1,650.00	Lockbox deposit
09/08/2025	Dep. # 2882	19633		2,743.78	Lockbox deposit
09/09/2025	Dep. # 2889	19669		5,499.98	Lockbox deposit
09/10/2025	637	19683	8,792.83		Check - NATIONAL SENTINEL Inv. 8969(8/16/25 - 8/31/25)
09/10/2025	Dep. # 2891	19674		731.26	Lockbox deposit

# Bridgepoint HOA, Inc.

## Bank Reconciliation : 09/30/2025

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

Date	Dep. #	Check #	Amount	Description
09/10/2025	Dep. # 2893	19678	1,100.00	Lockbox deposit
09/11/2025	DP-187	19710	8,426.95	Direct payment - COMCAST 9/1/25 - 9/30/25
09/11/2025	Dep. # 2897	19702	550.00	Lockbox deposit
09/11/2025	Dep. # 2900	19709	550.00	Lockbox deposit
09/11/2025	Dep. # 2899	19707	1,281.26	Lockbox deposit
09/11/2025	Dep. # 2895	19698	3,481.26	Lockbox deposit
09/12/2025	DP-194	20032	30.69	Direct payment - FPL
09/15/2025	Dep. # 2904	19724	362.52	Lockbox deposit
09/16/2025	Dep. # 2907	19731	550.00	Lockbox deposit
09/16/2025	Dep. # 2909	19736	731.26	Lockbox deposit
09/16/2025	Dep. # 2906	19728	912.52	Lockbox deposit
09/17/2025	638	19758	55.43	Check - Carina Barcelo REIMBURSE FLOOR MAT
09/17/2025	639	19759	24.59	Check - OTTEN RODRIGUEZ REIMBURSE A/C TIMER GYM
09/17/2025	Dep. # 2911	19755	746.26	Lockbox deposit
09/18/2025	Dep. # 2912	19762	550.00	Lockbox deposit
09/19/2025	DP-189	19775	5,158.14	Direct payment - IPFS CORPORATION Inv. QUOTE #31114296
09/19/2025	DP-190	19776	2,131.87	Direct payment - FPL 8/11/25 - 9/10/25
09/24/2025	DP-191	19790	386.29	Direct payment - COMCAST 9/13/25 - 10/12/25
09/24/2025	Dep. # 2915	19788	1,281.26	Lockbox deposit
09/25/2025	Dep. # 2917	19795	756.26	Lockbox deposit
09/26/2025	Dep. # 2918	19800	2,644.52	Deposit 104100.00 - U.S. Century Bank - Operating
09/29/2025	Dep. # 2920	19807	550.00	Lockbox deposit
09/30/2025	Dep. # 2922	19811	1,100.00	Lockbox deposit

Totals	Checks	Deposits	Number
	<b>68 763.28</b>	<b>62 060.76</b>	<b>63</b>

# Bridgepoint HOA, Inc.

## Bank Reconciliation : 09/30/2025

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
09/30/2025	641	19820	10,832.00		Check - BRIDGEPOINT HOMEOWNERS SEPTEMBER RESERVE
09/30/2025	640	19819	589.52		Check - Caribbean Property Management Inv. 25112

<b>Totals</b>	<b>Checks</b>	<b>Deposits</b>	<b>Number</b>
	11 421.52	0.00	2



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

**Page Number  
Account Number:  
Date**

**1 of 11  
1012012920  
09/30/25**

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

**HOA BUSINESS CK**

**Summary of Activity Since Your Last Statement**

Beginning Balance	9/01/25	18,202.78
Deposits / Misc Credits	35	62,060.76
Withdrawals / Misc Debits	41	68,763.28
Ending Balance	9/30/25	11,500.26
Service Charge		.00
Average Balance		23,883
Average Collected Balance		23,725
Enclosures		24

**Deposits and Credits**

Date	Amount	Activity Description
9/02	550.00	BRIDGEPOINT HOA/Settlement Caribbean Property Man
9/02	13,006.30	BRIDGEPOINT HOA/Settlement Caribbean Property Man
9/03	514.00	VANCO PAYMENTS/GATEWAY CARIBBEAN PROPERTY MAN
9/03	550.00	BRIDGEPOINT HOA/Settlement Caribbean Property Man
9/03	550.00	BRIDGEPOINT HOA/Settlement Caribbean Property Man
9/03	5,234.50	ClickPay STL CC/CP STL CC BRIDGEPOINT HOA INC
9/04	1,462.52	BRIDGEPOINT HOA/Settlement Caribbean Property Man
9/04	4,031.26	BRIDGEPOINT HOA/Settlement Caribbean Property Man
9/05	1,347.26	ClickPay STL CC/CP STL CC BRIDGEPOINT HOA INC
9/05	1,831.26	BRIDGEPOINT HOA/Settlement



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

**Page Number  
Account Number:  
Date**

**2 of 11  
1012012920  
09/30/25**

**Deposits and Credits**

Date	Amount	Activity Description
9/05	2,012.52	Caribbean Property Man BRIDGEPOINT HOA/Settlement
9/08	1,485.00	Caribbean Property Man Deposit
9/08	550.00	VANCO PAYMENTS/GATEWAY CARIBBEAN PROPERTY MAN
9/08	550.00	ClickPay STL CC/CP STL CC BRIDGEPOINT HOA INC
9/08	1,650.00	BRIDGEPOINT HOA/Settlement Caribbean Property Man
9/08	2,743.78	BRIDGEPOINT HOA/Settlement Caribbean Property Man
9/09	5,499.98	BRIDGEPOINT HOA/Settlement Caribbean Property Man
9/10	731.26	BRIDGEPOINT HOA/Settlement Caribbean Property Man
9/10	1,100.00	ClickPay STL CC/CP STL CC BRIDGEPOINT HOA INC
9/11	550.00	VANCO PAYMENTS/GATEWAY CARIBBEAN PROPERTY MAN
9/11	550.00	ClickPay STL CC/CP STL CC BRIDGEPOINT HOA INC
9/11	1,281.26	BRIDGEPOINT HOA/Settlement Caribbean Property Man
9/11	3,481.26	BRIDGEPOINT HOA/Settlement Caribbean Property Man
9/15	362.52	ClickPay STL CC/CP STL CC BRIDGEPOINT HOA INC
9/16	550.00	ClickPay STL CC/CP STL CC BRIDGEPOINT HOA INC
9/16	731.26	BRIDGEPOINT HOA/Settlement Caribbean Property Man
9/16	912.52	BRIDGEPOINT HOA/Settlement Caribbean Property Man
9/17	746.26	BRIDGEPOINT HOA/Settlement Caribbean Property Man
9/18	550.00	ClickPay STL CC/CP STL CC BRIDGEPOINT HOA INC
9/24	1,281.26	BRIDGEPOINT HOA/Settlement Caribbean Property Man
9/25	756.26	ClickPay STL CC/CP STL CC BRIDGEPOINT HOA INC
9/29	614.00	Deposit



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

Page Number 3 of 11 Account Number: 1012012920 Date 09/30/25

Deposits and Credits

Table with 3 columns: Date, Amount, Activity Description. Rows include deposits of 2,644.52, 550.00, and 1,100.00.

Checks in Check Number Order

Table with 9 columns: Date, Check No, Amount, Date, Check No, Amount, Date, Check No, Amount. Lists various checks with dates from 9/02 to 9/19.

\* indicates a break in check number sequence

Withdrawals and Debits

Table with 3 columns: Date, Amount, Activity Description. Lists various withdrawals and debits with dates from 9/02 to 9/23.



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

**Page Number 4 of 11  
Account Number: 1012012920  
Date 09/30/25**

**Withdrawals and Debits**

Date	Amount	Activity Description
9/23	35.71	BRIDGEPOINT HOMEOWNERS FPL DIRECT DEBIT/ELEC PYMT
9/23	83.16	BRIDGEPOINT HOMEOWNERS FPL DIRECT DEBIT/ELEC PYMT
9/23	102.16	BRIDGEPOINT HOMEOWNERS FPL DIRECT DEBIT/ELEC PYMT
9/23	158.71	BRIDGEPOINT HOMEOWNERS FPL DIRECT DEBIT/ELEC PYMT
9/23	167.82	BRIDGEPOINT HOMEOWNERS FPL DIRECT DEBIT/ELEC PYMT
9/23	167.82	BRIDGEPOINT HOMEOWNERS FPL DIRECT DEBIT/ELEC PYMT
9/23	308.72	BRIDGEPOINT HOMEOWNERS FPL DIRECT DEBIT/ELEC PYMT
9/23	449.48	BRIDGEPOINT HOMEOWNERS FPL DIRECT DEBIT/ELEC PYMT
9/26	386.29	BRIDGEPOINT HOMEOWNERS COMCAST-XFINITY/CABLE SVCS BRIDGEPOINT *HOA

**Daily Balance Summary**

Date	Balance	Date	Balance	Date	Balance
9/02	29,007.09	9/11	26,330.87	9/23	14,503.34
9/03	35,651.49	9/15	18,266.44	9/24	15,784.60
9/04	41,139.49	9/16	19,982.96	9/25	16,540.86
9/05	45,330.53	9/17	20,729.22	9/26	7,361.74
9/08	33,527.31	9/18	21,279.22	9/29	10,400.26
9/09	35,384.29	9/19	21,199.20	9/30	11,500.26
9/10	31,567.97	9/22	16,041.06		



Bridgepoint HOA, Inc. US Century Bank 000528  
c/o Caribbean Property Management, Inc. Operating Account  
12301 SW 132nd CT 2301 NW 87 Ave  
Miami FL 33186 Doral FL 33172  
USA Date: 09/05/2025

Pay \*\* One hundred twenty-seven and 35/100 Dollars \$ 127.35

To the order of DISCOUNT LIGHTING & SUPPLIES, INC.  
23705 SW 107 PL  
HOMESTEAD FL 33032

Note: Inv. 19305

#000628# 067015397# 1012012920#

09/11/2025 628 \$127.35

Bridgepoint HOA, Inc. US Century Bank 000634  
c/o Caribbean Property Management, Inc. Operating Account  
12301 SW 132nd CT 2301 NW 87 Ave  
Miami FL 33186 Doral FL 33172  
USA Date: 09/05/2025

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

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

Note: Inv. 6739

#000634# 067015397# 1012012920#

09/08/2025 634 \$3,000.00

Bridgepoint HOA, Inc. US Century Bank 000629  
c/o Caribbean Property Management, Inc. Operating Account  
12301 SW 132nd CT 2301 NW 87 Ave  
Miami FL 33186 Doral FL 33172  
USA Date: 09/05/2025

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

To the order of CIRCLE SECURITY SOLUTIONS  
8915 SW 81 TERRACE  
MIAMI FL 33143

Note: Inv. 48448

#000629# 067015397# 1012012920#

09/09/2025 629 \$210.00

Bridgepoint HOA, Inc. US Century Bank 000635  
c/o Caribbean Property Management, Inc. Operating Account  
12301 SW 132nd CT 2301 NW 87 Ave  
Miami FL 33186 Doral FL 33172  
USA Date: 09/05/2025

Pay \*\* Two thousand seven hundred twenty-eight and 99/100 Dollars \$ 2,728.99

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

Note: Inv. 312257

#000635# 067015397# 1012012920#

09/11/2025 635 \$2,728.99

Bridgepoint HOA, Inc. US Century Bank 000630  
c/o Caribbean Property Management, Inc. Operating Account  
12301 SW 132nd CT 2301 NW 87 Ave  
Miami FL 33186 Doral FL 33172  
USA Date: 09/05/2025

Pay \*\* Five hundred fifty and 00/100 Dollars \$ 550.00

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

Note: Inv. 912448

#000630# 067015397# 1012012920#

09/10/2025 630 \$550.00

Bridgepoint HOA, Inc. US Century Bank 000636  
c/o Caribbean Property Management, Inc. Operating Account  
12301 SW 132nd CT 2301 NW 87 Ave  
Miami FL 33186 Doral FL 33172  
USA Date: 09/08/2025

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

Note: Inv. 157

#000636# 067015397# 1012012920#

09/10/2025 636 \$4,950.00

Bridgepoint HOA, Inc. US Century Bank 000631  
c/o Caribbean Property Management, Inc. Operating Account  
12301 SW 132nd CT 2301 NW 87 Ave  
Miami FL 33186 Doral FL 33172  
USA Date: 09/05/2025

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

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

Note: Inv. 8953(8/1/25 - 8/15/25)

#000631# 067015397# 1012012920#

09/11/2025 631 \$8,243.28

Bridgepoint HOA, Inc. US Century Bank 000637  
c/o Caribbean Property Management, Inc. Operating Account  
12301 SW 132nd CT 2301 NW 87 Ave  
Miami FL 33186 Doral FL 33172  
USA Date: 09/10/2025

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

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

Note: Inv. 8969(8/16/25 - 8/31/25)

#000637# 067015397# 1012012920#

09/26/2025 637 \$8,792.83

Bridgepoint HOA, Inc. US Century Bank 000632  
c/o Caribbean Property Management, Inc. Operating Account  
12301 SW 132nd CT 2301 NW 87 Ave  
Miami FL 33186 Doral FL 33172  
USA Date: 09/05/2025

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

To the order of THE LAKE DOCTORS, INC.  
PO BOX 162134  
ALTAMONTE SPRINGS FL 32716

Note: Inv. 2040069

#000632# 067015397# 1012012920#

09/09/2025 632 \$243.00

Bridgepoint HOA, Inc. US Century Bank 000638  
c/o Caribbean Property Management, Inc. Operating Account  
12301 SW 132nd CT 2301 NW 87 Ave  
Miami FL 33186 Doral FL 33172  
USA Date: 09/17/2025

Pay \*\* Fifty-five and 43/100 Dollars \$ 55.43

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

Note: REIMBURSE FLOOR MAT

#000638# 067015397# 1012012920#

09/19/2025 638 \$55.43

Bridgepoint HOA, Inc. US Century Bank 000633  
c/o Caribbean Property Management, Inc. Operating Account  
12301 SW 132nd CT 2301 NW 87 Ave  
Miami FL 33186 Doral FL 33172  
USA Date: 09/05/2025

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

Note: Inv. 6811

#000633# 067015397# 1012012920#

09/08/2025 633 \$4,950.00

Bridgepoint HOA, Inc. US Century Bank 000639  
c/o Caribbean Property Management, Inc. Operating Account  
12301 SW 132nd CT 2301 NW 87 Ave  
Miami FL 33186 Doral FL 33172  
USA Date: 09/17/2025

Pay \*\* Twenty-four and 59/100 Dollars \$ 24.59

To the order of OTTEN RODRIGUEZ

Note: REIMBURSE A/C TIMER GYM

#000639# 067015397# 1012012920#

09/19/2025 639 \$24.59





## Important Changes to Your Business Bank Account Fees and Service Charges - Effective November 1, 2025

Dear Valued Customer:

Since 2002, U.S. Century Bank ("Bank") has been committed to providing experienced, personalized service to individuals and businesses that call our South Florida community home. As part of that commitment, we are taking steps to ensure we communicate changes to your accounts in a clear and timely manner.

Effective November 1, 2025, we are updating the Business Schedule of Fees and Service Charges ("Schedule"). For your convenience, please see the Schedule of Fees and Service Charges Changes and Updates Summary attached. Enclosed you will also find a copy of the Schedule.

If you have questions about the changes and how they might affect you, please contact your banking representative, or use any of the following ways to reach us:

- Call our main office at (305) 715-5200;
- Send us a secure message via online banking; or
- Send us a secure email via the Contact Us form located on our website at [uscentury.com/Contact-Us](https://www.uscentury.com/Contact-Us).

The new changes are **bolded** and *italicized* in the enclosed Schedule and can also be viewed on our website at [uscentury.com/schedule-of-fees](https://www.uscentury.com/schedule-of-fees).

We value your relationship and thank you for the trust you place in us to service your banking needs.

Sincerely,

A handwritten signature in black ink, appearing to read "Martha Guerra-Kattou".

Martha Guerra-Kattou  
Executive Vice President  
Director of Sales & Marketing





## U.S. CENTURY BANK

### BUSINESS SCHEDULE OF FEES AND SERVICE CHARGES CHANGES AND UPDATES SUMMARY as of NOVEMBER 1, 2025

ACCOUNT TYPE	CURRENT LANGUAGE AND/OR FEES	CHANGE AS OF NOVEMBER 1, 2025
HOA Business Checking		<b>Changed to:</b> Association Business Checking
HOA Business Money Market		<b>Changed to:</b> Association Business Money Market
HOA Premium Checking/Part Mgmt Co		<b>Changed to:</b> Association Premium Checking PMC
HOA Premium Money Market/Part Mgmt Co		<b>Changed to:</b> Association Premium Money Market PMC
International Business Checking	Maintenance Fee: \$25 per monthly statement cycle if the balance falls below \$25,000.	<b>Changed to:</b> Minimum to open account \$100 Maintenance Fee: \$25 per monthly statement cycle if the balance falls below \$25,000.
Century Plus Business Savings		<b>Removed:</b> No longer offered
Advantage IOLTA Checking		<b>Changed to:</b> Advantage <b>IOTA</b> Checking
IOTA Now Checking		<b>Changed to:</b> IOTA Checking

#### ADDITIONAL FEES AND SERVICES

CURRENT FEE		NEW FEE AS OF NOVEMBER 1, 2025
Cashier's Check: Non-Customer	\$30.00	\$35.00
Safe Deposit Box 2"x5" (only available at Aventura Banking Center)	\$20.00	\$25.00
Safe Deposit Box 3"x5"	\$30.00	\$35.00
Safe Deposit Box 3"x10"	\$50.00	\$55.00
Safe Deposit Box 5"x5"	\$40.00	\$45.00
Safe Deposit Box 5"x10"	\$100.00	\$105.00
Safe Deposit Box 10"x10"	\$150.00	\$155.00
Non-USCB Customer Check Cashing Fee	\$7.00	\$8.00



**BUSINESS ACCOUNT MAINTENANCE FEES**

EFFECTIVE DATE: NOVEMBER 1, 2025

**BUSINESS DDA CHECKING**

- Minimum to open account \$100
- Maintenance Fee: No maintenance fee with a minimum daily balance of \$1,500. If the balance falls below the required minimum amount, \$15 will be charged per monthly statement cycle.
- Cash Processing Fee: First \$12,000 free per month, thereafter .20¢ per \$100. Transaction Fee: First 200 items free per month, thereafter .20¢ per item.
- Printed Statement Fee: \$6.95 per month.

**ASSOCIATION BUSINESS CHECKING**

- Minimum to open account \$100
- Maintenance Fee: No Maintenance Fee

**ASSOCIATION PREMIUM CHECKING (PMC)**

- Minimum to open account \$1000
- Maintenance Fee: No Maintenance Fee

**CENTURY PLUS BUSINESS MONEY MARKET**

- Minimum to open account \$500
- Maintenance Fee: No maintenance fee with a minimum daily balance of \$10,000. If the balance falls below the required minimum amount, \$10 will be charged per monthly statement cycle.

**BUSINESS NOW CHECKING (INTEREST BEARING)**

- Minimum to open account \$100
- Maintenance Fee: No maintenance fee with a minimum daily balance of \$2,500. If the balance falls below the required minimum amount \$15 will be charged per monthly statement cycle.
- Cash Processing Fee: First \$12,000 free per month, thereafter .20¢ per \$100.

**IOTA CHECKING**

- Minimum to open account \$100
- Maintenance Fee: No Maintenance Fee

**BUSINESS ANALYSIS CHECKING**

- Minimum to open account \$100
- Maintenance Fee: \$15 per statement cycle.
- Cash Processing Fee: First \$12,000 free per month, thereafter .20¢ per \$100. \*Additional fees are charged per monthly statement cycle in relation to the transactions that present against the account and customer may receive earning credits.

**ASSOCIATION BUSINESS MONEY MARKET**

- Minimum to open account \$500
- Maintenance Fee: No Maintenance Fee

**ASSOCIATION PREMIUM MONEY MARKET (PMC)**

- Minimum to open account \$1000
- Maintenance Fee: No Maintenance Fee

**CENTURY GOLD BUSINESS MONEY MARKET**

- Minimum to open account \$500
- Maintenance Fee: No maintenance fee with a minimum daily balance of \$500. If the balance falls below the required minimum amount, \$10 will be charged per monthly statement cycle.

**INTERNATIONAL BUSINESS CHECKING**

- Minimum to open account \$100
- Maintenance Fee: No maintenance fee with a minimum daily balance of \$25,000. If the balance falls below the required minimum amount, \$25 will be charged per monthly statement cycle.

**TM ANALYSIS ACCOUNT**

- Minimum to open account \$100
- Maintenance Fee: If the balance falls below the required minimum amount of \$1,500, \$15 will be charged per monthly statement cycle.
- Cash Processing Fee: First \$12,000 free per month, thereafter .20¢ per \$100. \*Additional fees are charged per monthly statement cycle in relation to the transactions that present against the account and customer may receive earning credits.



---

---

## BUSINESS SCHEDULE OF FEES & SERVICE CHARGES

### BUSINESS SAVINGS

- Minimum to open account \$2,500
- Maintenance Fee: No maintenance fee with a minimum daily balance of \$2,500. If the balance falls below the required minimum amount, \$10 will be charged per quarterly statement cycle.

### ADVANTAGE BUSINESS CHECKING

- Minimum to open account \$100
- Maintenance Fee: No Maintenance Fee.

### ADVANTAGE BUSINESS MONEY MARKET

- Minimum to open account \$2,500
- Maintenance Fee: No Maintenance Fee.

### CENTURY GOLD BUSINESS SAVINGS

- Minimum to open account \$2,500
- Maintenance Fee: No maintenance fee with a minimum daily balance of \$2,500. If the balance falls below the required minimum amount, \$10 will be charged per quarterly statement cycle.

### ADVANTAGE BUSINESS NOW CHECKING

- Minimum to open account \$100
- Maintenance Fee: No maintenance fee with a minimum daily balance of \$2,500. If the balance falls below the required minimum amount, \$15 will be charged per monthly statement cycle.
- Cash Processing Fee: First \$12,000 free per month, thereafter \$.20 per \$100.

### ADVANTAGE IOTA CHECKING

- Minimum to open account \$100
- Maintenance Fee: No Maintenance Fee





# Bridgepoint HOA, Inc.

## Bank Reconciliation : 09/30/2025

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

Balance on the bank statement as of 09/30/2025:	158,671.65	
<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	169,503.65	
Balance of the account in our books as of the same date	169,503.65	
<b>Difference:</b>	<b>0.00</b>	

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

Date	Ch. #	Trx	Check	Deposits	Description
08/04/2025	611	19256		10,832.00	Check - BRIDGEPOINT HOMEOWNERS AUGUST RESERVE
08/21/2025	12	19444	1,600.00		Check - RUBIO GARDEN Inv. ESTIMATE #337
09/30/2025		20034		6.45	Interest 104200.00 - U.S. Century Bank - Reserves

<b>Totals</b>		<b>Checks</b>	<b>Deposits</b>	<b>Number</b>
		<b>1 600.00</b>	<b>10 838.45</b>	<b>3</b>

# Bridgepoint HOA, Inc.

## Bank Reconciliation : 09/30/2025

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

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

Date	Ch. #	Trx	Check	Deposits	Description
09/30/2025	641	19820		10,832.00	Check - BRIDGEPOINT HOMEOWNERS SEPTEMBER 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 7
Account Number: 1014006235
Date 09/30/25

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

HOA BUSINESS MMK

Summary of Activity Since Your Last Statement

Table with 3 columns: Description, Date, Amount. Rows include Beginning Balance, Deposits / Misc Credits, Withdrawals / Misc Debits, Ending Balance, Service Charge, Interest Paid Thru, Interest Paid Year To Date, Average Balance, Average Collected Balance, Average Rate / Cycle Days, Enclosures.

Deposits and Credits

Table with 3 columns: Date, Amount, Activity Description. Rows include 9/08 Deposit and 9/30 Interest Paid.

Checks in Check Number Order

Table with 9 columns: Date, Check No, Amount, Date, Check No, Amount, Date, Check No, Amount. Row includes 9/17 check 12 for 1,600.00.

\* indicates a break in check number sequence

Daily Balance Summary

Table with 6 columns: Date, Balance, Date, Balance, Date, Balance. Rows include 9/08 and 9/30 balances.

DEPOSIT TICKET  
U.S. CENTURY BANK

For Bridgepoint Resv Acc  
Date 9-5-2025  
DEPOSITS MAY NOT BE AVAILABLE FOR IMMEDIATE WITHDRAWAL

ACCOUNT NUMBER \* 1014006235 \$ 10832.00

DATE	AMOUNT	CURRENCY	CON	REMARKS
	10832.00	01		

TOTAL 10832.00  
PLEASE RE-ENTER TOTAL BELOW

⑆50⑆2⑆⑆5397⑆

09/08/2025 \$10,832.00

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

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

Date: 08/21/2025  
\$ 1,600.00

Pay \*\* One thousand six hundred and 00/100 Dollars

To the order of RUBIO GARDEN  
20195 SW 190 STREET  
MIAMI FL 33157

Note: Inv. ESTIMATE #337

By: [Signature]  
By: [Signature]

⑆0000⑆2⑆⑆0670⑆5397⑆⑆10⑆4006235⑆

09/17/2025 12 \$1,600.00





## Important Changes to Your Business Bank Account Fees and Service Charges - Effective November 1, 2025

Dear Valued Customer:

Since 2002, U.S. Century Bank ("Bank") has been committed to providing experienced, personalized service to individuals and businesses that call our South Florida community home. As part of that commitment, we are taking steps to ensure we communicate changes to your accounts in a clear and timely manner.

Effective November 1, 2025, we are updating the Business Schedule of Fees and Service Charges ("Schedule"). For your convenience, please see the Schedule of Fees and Service Charges Changes and Updates Summary attached. Enclosed you will also find a copy of the Schedule.

If you have questions about the changes and how they might affect you, please contact your banking representative, or use any of the following ways to reach us:

- Call our main office at (305) 715-5200;
- Send us a secure message via online banking; or
- Send us a secure email via the Contact Us form located on our website at [uscentury.com/Contact-Us](https://www.uscentury.com/Contact-Us).

The new changes are **bolded** and *italicized* in the enclosed Schedule and can also be viewed on our website at [uscentury.com/schedule-of-fees](https://www.uscentury.com/schedule-of-fees).

We value your relationship and thank you for the trust you place in us to service your banking needs.

Sincerely,

A handwritten signature in black ink, appearing to read "Martha Guerra-Kattou".

Martha Guerra-Kattou  
Executive Vice President  
Director of Sales & Marketing





## U.S. CENTURY BANK

### BUSINESS SCHEDULE OF FEES AND SERVICE CHARGES CHANGES AND UPDATES SUMMARY as of NOVEMBER 1, 2025

ACCOUNT TYPE	CURRENT LANGUAGE AND/OR FEES	CHANGE AS OF NOVEMBER 1, 2025
HOA Business Checking		<b>Changed to:</b> Association Business Checking
HOA Business Money Market		<b>Changed to:</b> Association Business Money Market
HOA Premium Checking/Part Mgmt Co		<b>Changed to:</b> Association Premium Checking PMC
HOA Premium Money Market/Part Mgmt Co		<b>Changed to:</b> Association Premium Money Market PMC
International Business Checking	Maintenance Fee: \$25 per monthly statement cycle if the balance falls below \$25,000.	<b>Changed to:</b> Minimum to open account \$100 Maintenance Fee: \$25 per monthly statement cycle if the balance falls below \$25,000.
Century Plus Business Savings		<b>Removed:</b> No longer offered
Advantage IOLTA Checking		<b>Changed to:</b> Advantage <b>IOTA</b> Checking
IOTA Now Checking		<b>Changed to:</b> IOTA Checking

#### ADDITIONAL FEES AND SERVICES

CURRENT FEE		NEW FEE AS OF NOVEMBER 1, 2025
Cashier's Check: Non-Customer	\$30.00	\$35.00
Safe Deposit Box 2"x5" (only available at Aventura Banking Center)	\$20.00	\$25.00
Safe Deposit Box 3"x5"	\$30.00	\$35.00
Safe Deposit Box 3"x10"	\$50.00	\$55.00
Safe Deposit Box 5"x5"	\$40.00	\$45.00
Safe Deposit Box 5"x10"	\$100.00	\$105.00
Safe Deposit Box 10"x10"	\$150.00	\$155.00
Non-USCB Customer Check Cashing Fee	\$7.00	\$8.00



**BUSINESS ACCOUNT MAINTENANCE FEES**

EFFECTIVE DATE: NOVEMBER 1, 2025

**BUSINESS DDA CHECKING**

- Minimum to open account \$100
- Maintenance Fee: No maintenance fee with a minimum daily balance of \$1,500. If the balance falls below the required minimum amount, \$15 will be charged per monthly statement cycle.
- Cash Processing Fee: First \$12,000 free per month, thereafter .20¢ per \$100. Transaction Fee: First 200 items free per month, thereafter .20¢ per item.
- Printed Statement Fee: \$6.95 per month.

**ASSOCIATION BUSINESS CHECKING**

- Minimum to open account \$100
- Maintenance Fee: No Maintenance Fee

**ASSOCIATION PREMIUM CHECKING (PMC)**

- Minimum to open account \$1000
- Maintenance Fee: No Maintenance Fee

**CENTURY PLUS BUSINESS MONEY MARKET**

- Minimum to open account \$500
- Maintenance Fee: No maintenance fee with a minimum daily balance of \$10,000. If the balance falls below the required minimum amount, \$10 will be charged per monthly statement cycle.

**BUSINESS NOW CHECKING (INTEREST BEARING)**

- Minimum to open account \$100
- Maintenance Fee: No maintenance fee with a minimum daily balance of \$2,500. If the balance falls below the required minimum amount \$15 will be charged per monthly statement cycle.
- Cash Processing Fee: First \$12,000 free per month, thereafter .20¢ per \$100.

**IOTA CHECKING**

- Minimum to open account \$100
- Maintenance Fee: No Maintenance Fee

**BUSINESS ANALYSIS CHECKING**

- Minimum to open account \$100
- Maintenance Fee: \$15 per statement cycle.
- Cash Processing Fee: First \$12,000 free per month, thereafter .20¢ per \$100. \*Additional fees are charged per monthly statement cycle in relation to the transactions that present against the account and customer may receive earning credits.

**ASSOCIATION BUSINESS MONEY MARKET**

- Minimum to open account \$500
- Maintenance Fee: No Maintenance Fee

**ASSOCIATION PREMIUM MONEY MARKET (PMC)**

- Minimum to open account \$1000
- Maintenance Fee: No Maintenance Fee

**CENTURY GOLD BUSINESS MONEY MARKET**

- Minimum to open account \$500
- Maintenance Fee: No maintenance fee with a minimum daily balance of \$500. If the balance falls below the required minimum amount, \$10 will be charged per monthly statement cycle.

**INTERNATIONAL BUSINESS CHECKING**

- Minimum to open account \$100
- Maintenance Fee: No maintenance fee with a minimum daily balance of \$25,000. If the balance falls below the required minimum amount, \$25 will be charged per monthly statement cycle.

**TM ANALYSIS ACCOUNT**

- Minimum to open account \$100
- Maintenance Fee: If the balance falls below the required minimum amount of \$1,500, \$15 will be charged per monthly statement cycle.
- Cash Processing Fee: First \$12,000 free per month, thereafter .20¢ per \$100. \*Additional fees are charged per monthly statement cycle in relation to the transactions that present against the account and customer may receive earning credits.



---

---

## BUSINESS SCHEDULE OF FEES & SERVICE CHARGES

### BUSINESS SAVINGS

- Minimum to open account \$2,500
- Maintenance Fee: No maintenance fee with a minimum daily balance of \$2,500. If the balance falls below the required minimum amount, \$10 will be charged per quarterly statement cycle.

### ADVANTAGE BUSINESS CHECKING

- Minimum to open account \$100
- Maintenance Fee: No Maintenance Fee.

### ADVANTAGE BUSINESS MONEY MARKET

- Minimum to open account \$2,500
- Maintenance Fee: No Maintenance Fee.

### CENTURY GOLD BUSINESS SAVINGS

- Minimum to open account \$2,500
- Maintenance Fee: No maintenance fee with a minimum daily balance of \$2,500. If the balance falls below the required minimum amount, \$10 will be charged per quarterly statement cycle.

### ADVANTAGE BUSINESS NOW CHECKING

- Minimum to open account \$100
- Maintenance Fee: No maintenance fee with a minimum daily balance of \$2,500. If the balance falls below the required minimum amount, \$15 will be charged per monthly statement cycle.
- Cash Processing Fee: First \$12,000 free per month, thereafter \$.20 per \$100.

### ADVANTAGE IOTA CHECKING

- Minimum to open account \$100
- Maintenance Fee: No Maintenance Fee





# Bridgepoint HOA, Inc.

## Bank Reconciliation : 09/30/2025

<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 09/30/2025:	29,158.56	
<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	29,158.56	
Balance of the account in our books as of the same date	29,158.56	
<b>Difference:</b>	<b>0.00</b>	

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

Date	Ch. #	Trx	Check	Deposits	Description
07/03/2025		18918	181.26		Returned item 65.00 - Ana T. Tambini & Anfrea S. Cuenca in 104300.00 -
09/02/2025	Dep. # 2864	19539		181.26	Lockbox deposit
09/02/2025	Dep. # 2862	19535		4,500.16	Lockbox deposit
09/03/2025	Dep. # 2870	19560		550.00	Lockbox deposit
09/03/2025	Dep. # 2866	19550		1,643.78	Lockbox deposit
09/04/2025	Dep. # 2874	19585		181.28	Lockbox deposit
09/04/2025	Dep. # 2872	19578		2,006.30	Lockbox deposit
09/05/2025	Dep. # 2878	19602		362.52	Lockbox deposit
09/05/2025	Dep. # 2881	19623		544.78	Lockbox deposit
09/05/2025	Dep. # 2876	19593		609.78	Lockbox deposit
09/08/2025	Dep. # 2885	19638		550.00	Lockbox deposit
09/08/2025	Dep. # 2887	19646		906.30	Lockbox deposit
09/08/2025	Dep. # 2883	19634		2,193.78	Lockbox deposit
09/09/2025	Dep. # 2890	19670		1,631.34	Lockbox deposit
09/10/2025	Dep. # 2892	19675		550.00	Lockbox deposit
09/10/2025	Dep. # 2894	19682		912.52	Lockbox deposit
09/11/2025	Dep. # 2898	19703		181.26	Lockbox deposit
09/11/2025	Dep. # 2896	19699		906.30	Lockbox deposit
09/12/2025	Dep. # 2903	19719		544.52	Deposit 104300.00 - U.S. Century Bank - Special Assess
09/12/2025	Dep. # 2902	19715		731.26	Lockbox deposit
09/12/2025	Dep. # 2901	19713		1,858.19	Lockbox deposit
09/15/2025	Dep. # 2905	19725		1,100.00	Lockbox deposit
09/16/2025	Dep. # 2910	19737		181.00	Lockbox deposit
09/16/2025	Dep. # 2908	19732		181.26	Lockbox deposit
09/18/2025	Dep. # 2913	19764		550.00	Lockbox deposit
09/25/2025	Dep. # 2916	19793		731.26	Lockbox deposit
09/26/2025	Dep. # 2919	19803		362.52	Deposit 104300.00 - U.S. Century Bank - Special Assess
09/29/2025		20036	19,349.74		Loan Payment
09/29/2025	Dep. # 2921	19808		181.26	Lockbox deposit
09/30/2025		20035		181.26	Rev. of Returned item 65.00 - Ana T. Tambini & Anfrea S. Cuenca in 104

<b>Totals</b>	<b>Checks</b>	<b>Deposits</b>	<b>Number</b>
	<b>19 531.00</b>	<b>25 013.89</b>	<b>30</b>

# Bridgepoint HOA, Inc.

## Bank Reconciliation : 09/30/2025

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

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

Date	Ch. #	Trx	Check	Deposits	Description
		0			None

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



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

**Page Number 1 of 9  
Account Number: 1012012946  
Date 09/30/25**

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

**HOA BUSINESS CK**

**Summary of Activity Since Your Last Statement**

Beginning Balance	9/01/25	23,675.67
Deposits / Misc Credits	27	24,832.63
Withdrawals / Misc Debits	1	19,349.74
Ending Balance	9/30/25	29,158.56
Service Charge		.00
Average Balance		40,850
Average Collected Balance		40,820
Enclosures		3

**Deposits and Credits**

Date	Amount	Activity Description
9/02	181.26	BRIDGEPOINT HOA/Settlement Caribbean Property Man
9/02	4,500.16	BRIDGEPOINT HOA/Settlement Caribbean Property Man
9/03	550.00	VANCO PAYMENTS/GATEWAY CARIBBEAN PROPERTY MAN
9/03	1,643.78	BRIDGEPOINT HOA/Settlement Caribbean Property Man
9/04	181.28	BRIDGEPOINT HOA/Settlement Caribbean Property Man
9/04	2,006.30	BRIDGEPOINT HOA/Settlement Caribbean Property Man
9/05	362.52	BRIDGEPOINT HOA/Settlement Caribbean Property Man
9/05	544.78	BRIDGEPOINT HOA/Settlement Caribbean Property Man
9/05	609.78	ClickPay STL CC/CP STL CC BRIDGEPOINT HOA INC
9/08	550.00	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 9  
**Account Number:** 1012012946  
**Date** 09/30/25

**Deposits and Credits**

Date	Amount	Activity Description
9/08	906.30	BRIDGEPOINT HOA INC BRIDGEPOINT HOA/Settlement Caribbean Property Man
9/08	2,193.78	BRIDGEPOINT HOA/Settlement Caribbean Property Man
9/09	1,631.34	BRIDGEPOINT HOA/Settlement Caribbean Property Man
9/10	550.00	BRIDGEPOINT HOA/Settlement Caribbean Property Man
9/10	912.52	BRIDGEPOINT HOA/Settlement Caribbean Property Man
9/11	181.26	ClickPay STL CC/CP STL CC BRIDGEPOINT HOA INC
9/11	906.30	BRIDGEPOINT HOA/Settlement Caribbean Property Man
9/12	731.26	ClickPay STL CC/CP STL CC BRIDGEPOINT HOA INC
9/12	1,858.19	BRIDGEPOINT HOA/Settlement Caribbean Property Man
9/15	1,100.00	ClickPay STL CC/CP STL CC BRIDGEPOINT HOA INC
9/16	181.00	BRIDGEPOINT HOA/Settlement Caribbean Property Man
9/16	181.26	ClickPay STL CC/CP STL CC BRIDGEPOINT HOA INC
9/18	550.00	VANCO PAYMENTS/GATEWAY CARIBBEAN PROPERTY MAN
9/25	731.26	BRIDGEPOINT HOA/Settlement Caribbean Property Man
9/29	362.52	Deposit
9/29	544.52	Deposit
9/29	181.26	BRIDGEPOINT HOA/Settlement Caribbean Property Man

**Withdrawals and Debits**

Date	Amount	Activity Description
9/29	19,349.74	500531918 BRIDGEPOINT PMT DUE 9/27//20



**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 9  
**Account Number:** 1012012946  
**Date** 09/30/25

### Daily Balance Summary

---

Date	Balance	Date	Balance	Date	Balance
9/02	28,357.09	9/09	39,536.95	9/16	46,138.74
9/03	30,550.87	9/10	40,999.47	9/18	46,688.74
9/04	32,738.45	9/11	42,087.03	9/25	47,420.00
9/05	34,255.53	9/12	44,676.48	9/29	29,158.56
9/08	37,905.61	9/15	45,776.48		

DEPOSIT TICKET  
U.S. CENTURY BANK

For Bridgepoint S/A  
Date 9-26-2025  
DEPOSITS MAY NOT BE AVAILABLE FOR IMMEDIATE WITHDRAWAL

CURRENCY	COIN	AMOUNT	TOTAL
		1945	181.26
		9192	181.26
			362.52

ACCOUNT NUMBER \* 1012012946 \$ 362.52

⑆5012⑆5397⑆

09/29/2025 \$362.52

DEPOSIT TICKET  
U.S. CENTURY BANK

For Bridgepoint HOA S/A  
Date 9-12-2025  
DEPOSITS MAY NOT BE AVAILABLE FOR IMMEDIATE WITHDRAWAL

CURRENCY	COIN	AMOUNT	TOTAL
		320	181.26
		3379	182.00
		3371	181.26
			544.52

ACCOUNT NUMBER \* 1012012946 \$ 544.52

⑆5012⑆5397⑆

09/29/2025 \$544.52





## Important Changes to Your Business Bank Account Fees and Service Charges - Effective November 1, 2025

Dear Valued Customer:

Since 2002, U.S. Century Bank ("Bank") has been committed to providing experienced, personalized service to individuals and businesses that call our South Florida community home. As part of that commitment, we are taking steps to ensure we communicate changes to your accounts in a clear and timely manner.

Effective November 1, 2025, we are updating the Business Schedule of Fees and Service Charges ("Schedule"). For your convenience, please see the Schedule of Fees and Service Charges Changes and Updates Summary attached. Enclosed you will also find a copy of the Schedule.

If you have questions about the changes and how they might affect you, please contact your banking representative, or use any of the following ways to reach us:

- Call our main office at (305) 715-5200;
- Send us a secure message via online banking; or
- Send us a secure email via the Contact Us form located on our website at [uscentury.com/Contact-Us](https://www.uscentury.com/Contact-Us).

The new changes are **bolded** and *italicized* in the enclosed Schedule and can also be viewed on our website at [uscentury.com/schedule-of-fees](https://www.uscentury.com/schedule-of-fees).

We value your relationship and thank you for the trust you place in us to service your banking needs.

Sincerely,

A handwritten signature in black ink, appearing to read "Martha Guerra-Kattou".

Martha Guerra-Kattou  
Executive Vice President  
Director of Sales & Marketing





## U.S. CENTURY BANK

### BUSINESS SCHEDULE OF FEES AND SERVICE CHARGES CHANGES AND UPDATES SUMMARY as of NOVEMBER 1, 2025

ACCOUNT TYPE	CURRENT LANGUAGE AND/OR FEES	CHANGE AS OF NOVEMBER 1, 2025
HOA Business Checking		<b>Changed to:</b> Association Business Checking
HOA Business Money Market		<b>Changed to:</b> Association Business Money Market
HOA Premium Checking/Part Mgmt Co		<b>Changed to:</b> Association Premium Checking PMC
HOA Premium Money Market/Part Mgmt Co		<b>Changed to:</b> Association Premium Money Market PMC
International Business Checking	Maintenance Fee: \$25 per monthly statement cycle if the balance falls below \$25,000.	<b>Changed to:</b> Minimum to open account \$100 Maintenance Fee: \$25 per monthly statement cycle if the balance falls below \$25,000.
Century Plus Business Savings		<b>Removed:</b> No longer offered
Advantage IOLTA Checking		<b>Changed to:</b> Advantage <b>IOTA</b> Checking
IOTA Now Checking		<b>Changed to:</b> IOTA Checking

#### ADDITIONAL FEES AND SERVICES

CURRENT FEE		NEW FEE AS OF NOVEMBER 1, 2025
Cashier's Check: Non-Customer	\$30.00	\$35.00
Safe Deposit Box 2"x5" (only available at Aventura Banking Center)	\$20.00	\$25.00
Safe Deposit Box 3"x5"	\$30.00	\$35.00
Safe Deposit Box 3"x10"	\$50.00	\$55.00
Safe Deposit Box 5"x5"	\$40.00	\$45.00
Safe Deposit Box 5"x10"	\$100.00	\$105.00
Safe Deposit Box 10"x10"	\$150.00	\$155.00
Non-USCB Customer Check Cashing Fee	\$7.00	\$8.00



**BUSINESS ACCOUNT MAINTENANCE FEES**

EFFECTIVE DATE: NOVEMBER 1, 2025

**BUSINESS DDA CHECKING**

- Minimum to open account \$100
- Maintenance Fee: No maintenance fee with a minimum daily balance of \$1,500. If the balance falls below the required minimum amount, \$15 will be charged per monthly statement cycle.
- Cash Processing Fee: First \$12,000 free per month, thereafter .20¢ per \$100. Transaction Fee: First 200 items free per month, thereafter .20¢ per item.
- Printed Statement Fee: \$6.95 per month.

**ASSOCIATION BUSINESS CHECKING**

- Minimum to open account \$100
- Maintenance Fee: No Maintenance Fee

**ASSOCIATION PREMIUM CHECKING (PMC)**

- Minimum to open account \$1000
- Maintenance Fee: No Maintenance Fee

**CENTURY PLUS BUSINESS MONEY MARKET**

- Minimum to open account \$500
- Maintenance Fee: No maintenance fee with a minimum daily balance of \$10,000. If the balance falls below the required minimum amount, \$10 will be charged per monthly statement cycle.

**BUSINESS NOW CHECKING (INTEREST BEARING)**

- Minimum to open account \$100
- Maintenance Fee: No maintenance fee with a minimum daily balance of \$2,500. If the balance falls below the required minimum amount \$15 will be charged per monthly statement cycle.
- Cash Processing Fee: First \$12,000 free per month, thereafter .20¢ per \$100.

**IOTA CHECKING**

- Minimum to open account \$100
- Maintenance Fee: No Maintenance Fee

**BUSINESS ANALYSIS CHECKING**

- Minimum to open account \$100
- Maintenance Fee: \$15 per statement cycle.
- Cash Processing Fee: First \$12,000 free per month, thereafter .20¢ per \$100. \*Additional fees are charged per monthly statement cycle in relation to the transactions that present against the account and customer may receive earning credits.

**ASSOCIATION BUSINESS MONEY MARKET**

- Minimum to open account \$500
- Maintenance Fee: No Maintenance Fee

**ASSOCIATION PREMIUM MONEY MARKET (PMC)**

- Minimum to open account \$1000
- Maintenance Fee: No Maintenance Fee

**CENTURY GOLD BUSINESS MONEY MARKET**

- Minimum to open account \$500
- Maintenance Fee: No maintenance fee with a minimum daily balance of \$500. If the balance falls below the required minimum amount, \$10 will be charged per monthly statement cycle.

**INTERNATIONAL BUSINESS CHECKING**

- Minimum to open account \$100
- Maintenance Fee: No maintenance fee with a minimum daily balance of \$25,000. If the balance falls below the required minimum amount, \$25 will be charged per monthly statement cycle.

**TM ANALYSIS ACCOUNT**

- Minimum to open account \$100
- Maintenance Fee: If the balance falls below the required minimum amount of \$1,500, \$15 will be charged per monthly statement cycle.
- Cash Processing Fee: First \$12,000 free per month, thereafter .20¢ per \$100. \*Additional fees are charged per monthly statement cycle in relation to the transactions that present against the account and customer may receive earning credits.



---

---

## BUSINESS SCHEDULE OF FEES & SERVICE CHARGES

### BUSINESS SAVINGS

- Minimum to open account \$2,500
- Maintenance Fee: No maintenance fee with a minimum daily balance of \$2,500. If the balance falls below the required minimum amount, \$10 will be charged per quarterly statement cycle.

### ADVANTAGE BUSINESS CHECKING

- Minimum to open account \$100
- Maintenance Fee: No Maintenance Fee.

### ADVANTAGE BUSINESS MONEY MARKET

- Minimum to open account \$2,500
- Maintenance Fee: No Maintenance Fee.

### CENTURY GOLD BUSINESS SAVINGS

- Minimum to open account \$2,500
- Maintenance Fee: No maintenance fee with a minimum daily balance of \$2,500. If the balance falls below the required minimum amount, \$10 will be charged per quarterly statement cycle.

### ADVANTAGE BUSINESS NOW CHECKING

- Minimum to open account \$100
- Maintenance Fee: No maintenance fee with a minimum daily balance of \$2,500. If the balance falls below the required minimum amount, \$15 will be charged per monthly statement cycle.
- Cash Processing Fee: First \$12,000 free per month, thereafter \$.20 per \$100.

### ADVANTAGE IOTA CHECKING

- Minimum to open account \$100
- Maintenance Fee: No Maintenance Fee





# Bridgepoint HOA, Inc.

## Bank Reconciliation : 09/30/2025

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

Balance on the bank statement as of 09/30/2025:	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 : 09/30/2025

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

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

Date	Ch. #	Trx	Check	Deposits	Description
		0			None

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



**U.S. CENTURY BANK**

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

**Page Number** 1 of 6  
**Account Number:** 1012014452  
**Date** 09/30/25

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

**HOA BUSINESS CK**

**Summary of Activity Since Your Last Statement**

Beginning Balance	9/01/25	32,791.37
Deposits / Misc Credits	0	.00
Withdrawals / Misc Debits	0	.00
Ending Balance	9/30/25	32,791.37
Service Charge		.00
Average Balance		32,791
Average Collected Balance		32,791





## Important Changes to Your Business Bank Account Fees and Service Charges - Effective November 1, 2025

Dear Valued Customer:

Since 2002, U.S. Century Bank ("Bank") has been committed to providing experienced, personalized service to individuals and businesses that call our South Florida community home. As part of that commitment, we are taking steps to ensure we communicate changes to your accounts in a clear and timely manner.

Effective November 1, 2025, we are updating the Business Schedule of Fees and Service Charges ("Schedule"). For your convenience, please see the Schedule of Fees and Service Charges Changes and Updates Summary attached. Enclosed you will also find a copy of the Schedule.

If you have questions about the changes and how they might affect you, please contact your banking representative, or use any of the following ways to reach us:

- Call our main office at (305) 715-5200;
- Send us a secure message via online banking; or
- Send us a secure email via the Contact Us form located on our website at [uscentury.com/Contact-Us](https://www.uscentury.com/Contact-Us).

The new changes are **bolded** and *italicized* in the enclosed Schedule and can also be viewed on our website at [uscentury.com/schedule-of-fees](https://www.uscentury.com/schedule-of-fees).

We value your relationship and thank you for the trust you place in us to service your banking needs.

Sincerely,

A handwritten signature in black ink, appearing to read "Martha Guerra-Kattou".

Martha Guerra-Kattou  
Executive Vice President  
Director of Sales & Marketing





## U.S. CENTURY BANK

### BUSINESS SCHEDULE OF FEES AND SERVICE CHARGES CHANGES AND UPDATES SUMMARY as of NOVEMBER 1, 2025

ACCOUNT TYPE	CURRENT LANGUAGE AND/OR FEES	CHANGE AS OF NOVEMBER 1, 2025
HOA Business Checking		<b>Changed to:</b> Association Business Checking
HOA Business Money Market		<b>Changed to:</b> Association Business Money Market
HOA Premium Checking/Part Mgmt Co		<b>Changed to:</b> Association Premium Checking PMC
HOA Premium Money Market/Part Mgmt Co		<b>Changed to:</b> Association Premium Money Market PMC
International Business Checking	Maintenance Fee: \$25 per monthly statement cycle if the balance falls below \$25,000.	<b>Changed to:</b> Minimum to open account \$100 Maintenance Fee: \$25 per monthly statement cycle if the balance falls below \$25,000.
Century Plus Business Savings		<b>Removed:</b> No longer offered
Advantage IOLTA Checking		<b>Changed to:</b> Advantage <b>IOTA</b> Checking
IOTA Now Checking		<b>Changed to:</b> IOTA Checking

#### ADDITIONAL FEES AND SERVICES

CURRENT FEE		NEW FEE AS OF NOVEMBER 1, 2025
Cashier's Check: Non-Customer	\$30.00	\$35.00
Safe Deposit Box 2"x5" (only available at Aventura Banking Center)	\$20.00	\$25.00
Safe Deposit Box 3"x5"	\$30.00	\$35.00
Safe Deposit Box 3"x10"	\$50.00	\$55.00
Safe Deposit Box 5"x5"	\$40.00	\$45.00
Safe Deposit Box 5"x10"	\$100.00	\$105.00
Safe Deposit Box 10"x10"	\$150.00	\$155.00
Non-USCB Customer Check Cashing Fee	\$7.00	\$8.00



**BUSINESS ACCOUNT MAINTENANCE FEES**

EFFECTIVE DATE: NOVEMBER 1, 2025

**BUSINESS DDA CHECKING**

- Minimum to open account \$100
- Maintenance Fee: No maintenance fee with a minimum daily balance of \$1,500. If the balance falls below the required minimum amount, \$15 will be charged per monthly statement cycle.
- Cash Processing Fee: First \$12,000 free per month, thereafter .20¢ per \$100. Transaction Fee: First 200 items free per month, thereafter .20¢ per item.
- Printed Statement Fee: \$6.95 per month.

**ASSOCIATION BUSINESS CHECKING**

- Minimum to open account \$100
- Maintenance Fee: No Maintenance Fee

**ASSOCIATION PREMIUM CHECKING (PMC)**

- Minimum to open account \$1000
- Maintenance Fee: No Maintenance Fee

**CENTURY PLUS BUSINESS MONEY MARKET**

- Minimum to open account \$500
- Maintenance Fee: No maintenance fee with a minimum daily balance of \$10,000. If the balance falls below the required minimum amount, \$10 will be charged per monthly statement cycle.

**BUSINESS NOW CHECKING (INTEREST BEARING)**

- Minimum to open account \$100
- Maintenance Fee: No maintenance fee with a minimum daily balance of \$2,500. If the balance falls below the required minimum amount \$15 will be charged per monthly statement cycle.
- Cash Processing Fee: First \$12,000 free per month, thereafter .20¢ per \$100.

**IOTA CHECKING**

- Minimum to open account \$100
- Maintenance Fee: No Maintenance Fee

**BUSINESS ANALYSIS CHECKING**

- Minimum to open account \$100
- Maintenance Fee: \$15 per statement cycle.
- Cash Processing Fee: First \$12,000 free per month, thereafter .20¢ per \$100. \*Additional fees are charged per monthly statement cycle in relation to the transactions that present against the account and customer may receive earning credits.

**ASSOCIATION BUSINESS MONEY MARKET**

- Minimum to open account \$500
- Maintenance Fee: No Maintenance Fee

**ASSOCIATION PREMIUM MONEY MARKET (PMC)**

- Minimum to open account \$1000
- Maintenance Fee: No Maintenance Fee

**CENTURY GOLD BUSINESS MONEY MARKET**

- Minimum to open account \$500
- Maintenance Fee: No maintenance fee with a minimum daily balance of \$500. If the balance falls below the required minimum amount, \$10 will be charged per monthly statement cycle.

**INTERNATIONAL BUSINESS CHECKING**

- Minimum to open account \$100
- Maintenance Fee: No maintenance fee with a minimum daily balance of \$25,000. If the balance falls below the required minimum amount, \$25 will be charged per monthly statement cycle.

**TM ANALYSIS ACCOUNT**

- Minimum to open account \$100
- Maintenance Fee: If the balance falls below the required minimum amount of \$1,500, \$15 will be charged per monthly statement cycle.
- Cash Processing Fee: First \$12,000 free per month, thereafter .20¢ per \$100. \*Additional fees are charged per monthly statement cycle in relation to the transactions that present against the account and customer may receive earning credits.



---

---

**BUSINESS SCHEDULE OF FEES & SERVICE CHARGES****BUSINESS SAVINGS**

- Minimum to open account \$2,500
- Maintenance Fee: No maintenance fee with a minimum daily balance of \$2,500. If the balance falls below the required minimum amount, \$10 will be charged per quarterly statement cycle.

**ADVANTAGE BUSINESS CHECKING**

- Minimum to open account \$100
- Maintenance Fee: No Maintenance Fee.

**ADVANTAGE BUSINESS MONEY MARKET**

- Minimum to open account \$2,500
- Maintenance Fee: No Maintenance Fee.

**CENTURY GOLD BUSINESS SAVINGS**

- Minimum to open account \$2,500
- Maintenance Fee: No maintenance fee with a minimum daily balance of \$2,500. If the balance falls below the required minimum amount, \$10 will be charged per quarterly statement cycle.

**ADVANTAGE BUSINESS NOW CHECKING**

- Minimum to open account \$100
- Maintenance Fee: No maintenance fee with a minimum daily balance of \$2,500. If the balance falls below the required minimum amount, \$15 will be charged per monthly statement cycle.
- Cash Processing Fee: First \$12,000 free per month, thereafter \$.20 per \$100.

**ADVANTAGE IOTA CHECKING**

- Minimum to open account \$100
- Maintenance Fee: No Maintenance Fee





# Bridgepoint HOA, Inc.

## Detailed General Ledger

From 09/01/2025 to 09/30/2025

Account Trx Date	Description	Invoice Date & No	Trx	Debit	Credit	Balance
<b>Payables Summary</b>				<b>Beginning Balance</b>		<b>92,468.25</b>
09/30/2025	Total of transactions			64,894.60	56,321.13	
<b>Totals</b>				<b>64,894.60</b>	<b>56,321.13</b>	<b>83,894.78</b>
<b>1.00 Jeanette Torres</b>				<b>Beginning Balance</b>		<b>0.00</b>
09/01/2025	Common charges - September 2025	16617	19482	550.00		550.00
09/01/2025	Special Assessment 2022 Unit 1	16729	19483	181.26		731.26
09/04/2025	Received by ch. A2509031337_BE2GS7 LB from Jeanette Torres. Thank you	16617,16729	19572		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>
09/01/2025	Common charges - September 2025	16618	19482	550.00		540.00
09/02/2025	Received by ch. A2509010454_YP9JS6 LB from RME Corporation. Thank you	16618,16830	19506		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>
09/01/2025	Common charges - September 2025	16619	19482	550.00		550.00
09/01/2025	Special Assessment 2022 Unit 3	16730	19483	181.26		731.26
09/02/2025	Received by ch. A2509010534_HZ5WE2 LB from Liliana Salazar. Thank you	16730	19492		181.26	550.00
09/08/2025	Received by ch. A2509050432_IL6LW0 LB from Liliana Salazar. Thank you	16619	19631		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>
09/01/2025	Common charges - September 2025	16620	19482	550.00		550.00
09/01/2025	Special Assessment 2022 Unit 4	16731	19483	181.26		731.26
09/02/2025	Received by ch. A2509010503_WV1RQ8 LB from Rosalba Millet. Thank you	16731	19502		181.26	550.00
09/03/2025	Received by ch. A2509020428_QO9BM0 LB from Rosalba Millet. Thank you	16620	19546		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>
09/01/2025	Common charges - September 2025	16621	19482	550.00		550.00
09/01/2025	Special Assessment 2022 Unit 5	16732	19483	181.26		731.26
09/08/2025	Received by ch. A2509051511_LT4YJ9 LB from Walter & Katherine Brewer.	16621,16732	19629		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>
09/01/2025	Common charges - September 2025	16622	19482	550.00		(166.26)
09/01/2025	Special Assessment 2022 Unit 6	16733	19483	181.26		15.00
09/29/2025	Received by ch. A2509260411_OV0KS1 LB from JRRAA INVESTMENTS LLC. Than	16733,16897	19805		550.00	(535.00)
09/29/2025	Received by ch. A2509260411_KV7CC9 LB from JRRAA INVESTMENTS LLC. Than	16898	19806		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>
09/01/2025	Common charges - September 2025	16623	19482	550.00		550.00
09/01/2025	Special Assessment 2022 Unit 7	16734	19483	181.26		731.26

# Bridgepoint HOA, Inc.

## Detailed General Ledger

From 09/01/2025 to 09/30/2025

Account Trx Date	Description	Invoice Date & No	Trx	Debit	Credit	Balance
09/02/2025	Received by ch. A2509010454_AI0YE5 LB from Leticia Berrones. Thank you	16623	19505		550.00	181.26
09/05/2025	Received by ch. T2509010530_PU3JK9 LB from Leticia Berrones. Thank you	16734	19590		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>(59.52)</b>
09/01/2025	Common charges - September 2025	16624	19482	550.00		490.48
09/03/2025	Received by ch. B250902_JE6WQ2 LB from Antonio & Patricia Franye. Than	16363,16624	19557		514.00	(23.52)
<b>Totals</b>				<b>550.00</b>	<b>514.00</b>	<b>(23.52)</b>
<b>9.00 Rose Marie Rojas Marty</b>				<b>Beginning Balance</b>		<b>0.08</b>
09/01/2025	Common charges - September 2025	16625	19482	550.00		550.08
09/01/2025	Special Assessment 2022 Unit 9	16735	19483	181.26		731.34
09/08/2025	Received by ch. L250905_MI6XF7 LB from Rose Marie Rojas Marty. Thank y	16364,16625	19640		550.00	181.34
09/08/2025	Received by ch. L250905_WP1JF2 LB from Rose Marie Rojas Marty. Thank y	16625,16735,16849	19642		362.52	(181.18)
<b>Totals</b>				<b>731.26</b>	<b>912.52</b>	<b>(181.18)</b>
<b>10.00 Lissette &amp; Norma Luaces</b>				<b>Beginning Balance</b>		<b>0.00</b>
09/01/2025	Common charges - September 2025	16626	19482	550.00		550.00
09/01/2025	Special Assessment 2022 Unit 10	16736	19483	181.26		731.26
09/09/2025	Received by ch. A2509060412_QM0YG5 LB from Lissette & Norma Luaces. Th	16626	19657		550.00	181.26
09/09/2025	Received by ch. A2509060412_UZ4YO4 LB from Lissette & Norma Luaces. Th	16736	19668		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>247.26</b>
09/01/2025	Common charges - September 2025	16627	19482	550.00		797.26
09/01/2025	Special Assessment 2022 Unit 11	16737	19483	181.26		978.52
09/03/2025	Collection Fee - Unit 11	16832	19561	25.00		1,003.52
09/05/2025	Received by ch. T2508311939_OI5CD8 LB from Rodolfo & Alina Sanchez. Th	15782,15936,15826	19588		247.26	756.26
09/05/2025	Received by ch. T2508311939_BT9IU1 LB from Rodolfo & Alina Sanchez. Th	15826	19591		247.26	509.00
09/05/2025	Received by ch. 3354. Thank you	16842	19613		550.00	(41.00)
<b>Totals</b>				<b>756.26</b>	<b>1,044.52</b>	<b>(41.00)</b>
<b>12.00 Michelle Santisteben</b>				<b>Beginning Balance</b>		<b>0.00</b>
09/01/2025	Common charges - September 2025	16628	19482	550.00		550.00
09/01/2025	Special Assessment 2022 Unit 12	16738	19483	181.26		731.26
09/02/2025	Received by ch. A2509010523_KC7CP8 LB from Michelle Santisteben. Thank	16628	19497		550.00	181.26
09/02/2025	Received by ch. A2509010523_AY3WH8 LB from Michelle Santisteben. Thank	16738	19525		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>75.08</b>
09/01/2025	Common charges - September 2025	16629	19482	550.00		625.08
09/01/2025	Special Assessment 2022 Unit 13	16739	19483	181.26		806.34
09/15/2025	Late payment fees	16866	19738	25.00		831.34
<b>Totals</b>				<b>756.26</b>	<b>0.00</b>	<b>831.34</b>

# Bridgepoint HOA, Inc.

## Detailed General Ledger

From 09/01/2025 to 09/30/2025

Account Trx Date	Description	Invoice Date & No	Trx	Debit	Credit	Balance
<b>14.00 Gladys M. Mendez</b>				<b>Beginning Balance</b>		<b>0.00</b>
09/01/2025	Common charges - September 2025	16630	19482	550.00		550.00
09/01/2025	Special Assessment 2022 Unit 14	16740	19483	181.26		731.26
09/02/2025	Received by ch. A2509010535_JO8LH3 LB from Gladys M. Mendez. Thank you	16630	19489		550.00	181.26
09/02/2025	Received by ch. A2509010527_GGONE3 LB from Gladys M. Mendez. Thank you	16740	19520		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</b>		<b>0.00</b>
09/01/2025	Common charges - September 2025	16631	19482	550.00		550.00
09/01/2025	Special Assessment 2022 Unit 15	16741	19483	181.26		731.26
09/02/2025	Received by ch. A2509010534_GJ4WH1 LB from Marco Zuleta & Laura L Meye	16631	19493		550.00	181.26
09/02/2025	Received by ch. A2509010534_AZ0GV2 LB from Marco Zuleta & Laura L Meye	16741	19518		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</b>		<b>0.00</b>
09/01/2025	Common charges - September 2025	16632	19482	550.00		550.00
09/01/2025	Special Assessment 2022 Unit 16	16742	19483	181.26		731.26
09/04/2025	Received by ch. A2509030424_WB5KP1 LB from Ricardo E. Damas & Cristina	16371,16632	19567		550.00	181.26
09/05/2025	Received by ch. A2509040653_BC3OG7 LB from Ricardo E. Damas & Cristina	16632	19621		362.52	(181.26)
<b>Totals</b>				<b>731.26</b>	<b>912.52</b>	<b>(181.26)</b>
<b>17.00 Wechenberg, Wendee</b>				<b>Beginning Balance</b>		<b>(362.52)</b>
09/01/2025	Common charges - September 2025	16633	19482	550.00		187.48
09/01/2025	Special Assessment 2022 Unit 17	16743	19483	181.26		368.74
09/10/2025	Received by ch. T2509070439_LR3EM7 LB from Wechenberg, Wendee. Thank y	16633,16743,16854	19676		550.00	(181.26)
<b>Totals</b>				<b>731.26</b>	<b>550.00</b>	<b>(181.26)</b>
<b>18.00 Seyed Mohammad H. &amp; Sara Nazari</b>				<b>Beginning Balance</b>		<b>(731.26)</b>
09/01/2025	Common charges - September 2025	16634	19482	550.00		(181.26)
09/01/2025	Special Assessment 2022 Unit 18	16744	19483	181.26		0.00
09/25/2025	Received by ch. A2509241909_IB5JS6 LB from Seyed Mohammad H. & Sara Na	16891	19792		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</b>		<b>(1,104.02)</b>
09/01/2025	Common charges - September 2025	16635	19482	550.00		(554.02)
09/01/2025	Special Assessment 2022 Unit 19	16745	19483	181.26		(372.76)
09/05/2025	Received by ch. 3369. Thank you	16843	19614		385.00	(757.76)
09/12/2025	Received by ch. 3379 from 19.00 - Gabriela M. Saca Siman. Thank you	16860	19716		182.00	(939.76)
09/12/2025	Received by ch. 3371. Thank you	16861	19717		181.26	(1,121.02)
<b>Totals</b>				<b>731.26</b>	<b>748.26</b>	<b>(1,121.02)</b>
<b>20.01 Juan Correa &amp; Melissa Freydell Vazquez</b>				<b>Beginning Balance</b>		<b>0.00</b>
09/01/2025	Common charges - September 2025	16636	19482	550.00		550.00
09/10/2025	Received by ch. A2509090438_WO6OF3 LB from Juan Correa & Melissa Freyd	16636	19672		550.00	0.00

# Bridgepoint HOA, Inc.

## Detailed General Ledger

From 09/01/2025 to 09/30/2025

Account Trx Date	Description	Invoice Date & No	Trx	Debit	Credit	Balance
<b>Totals</b>				<b>550.00</b>	<b>550.00</b>	<b>0.00</b>
<b>21.00 Sara Sosa</b>				<b>Beginning Balance</b>		<b>8,651.28</b>
09/01/2025	Common charges - September 2025	16637	19482	550.00		9,201.28
09/01/2025	Special Assessment 2022 Unit 21	16746	19483	181.26		9,382.54
09/03/2025	Received by ch. T2508291633_JZ0RU3 LB from Sara Sosa. Thank you	12082,11936,12073,1207 2,12271,12560	19551		2,101.86	7,280.68
09/03/2025	Received by ch. T2508290526_QJ0FB2 LB from Sara Sosa. Thank you	15401,15207,15673,1578 3,15945,16053	19552		2,223.78	5,056.90
<b>Totals</b>				<b>731.26</b>	<b>4,325.64</b>	<b>5,056.90</b>
<b>22.00 Melissa Viana</b>				<b>Beginning Balance</b>		<b>0.00</b>
09/01/2025	Common charges - September 2025	16638	19482	550.00		550.00
09/01/2025	Special Assessment 2022 Unit 22	16747	19483	181.26		731.26
09/02/2025	Received by ch. A2509010534_XN7CA3 LB from Melissa Viana. Thank you	16638	19491		550.00	181.26
09/02/2025	Received by ch. A2509010534_BU3AL2 LB from Melissa Viana. Thank you	16747	19516		181.26	0.00
<b>Totals</b>				<b>731.26</b>	<b>731.26</b>	<b>0.00</b>
<b>23.00 Norma &amp; Lisette Luaces</b>				<b>Beginning Balance</b>		<b>0.00</b>
09/01/2025	Common charges - September 2025	16639	19482	550.00		550.00
09/01/2025	Special Assessment 2022 Unit 23	16748	19483	181.26		731.26
09/09/2025	Received by ch. A2509060412_CL2UF3 LB from Norma & Lisette Luaces. Tha	16639	19658		550.00	181.26
09/09/2025	Received by ch. A2509060412_IL0FE7 LB from Norma & Lisette Luaces. Tha	16748	19667		181.26	0.00
09/18/2025	Security Deposit - Security Rental Deposit	16885	19770	2,800.00		2,800.00
09/18/2025	Received by ch. 194 from 23.00 - Norma & Lisette Luaces. Thank you	16885	19771		2,800.00	0.00
<b>Totals</b>				<b>3,531.26</b>	<b>3,531.26</b>	<b>0.00</b>
<b>24.00 Cristina Conde</b>				<b>Beginning Balance</b>		<b>0.00</b>
09/01/2025	Common charges - September 2025	16640	19482	550.00		550.00
09/01/2025	Special Assessment 2022 Unit 24	16749	19483	181.26		731.26
09/11/2025	Received by ch. A2509100426_XI3HM4 LB from Cristina Conde. Thank you	16640	19689		550.00	181.26
09/11/2025	Received by ch. A2509100426_TH9YX2 LB from Cristina Conde. Thank you	16749	19694		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>908.86</b>
09/01/2025	Common charges - September 2025	16641	19482	550.00		1,458.86
09/01/2025	Special Assessment 2022 Unit 25	16750	19483	181.26		1,640.12
09/02/2025	Received by ch. A2509010523_FH3YN5 LB from Beatriz Lievano Caballero.	16221,16489,16380	19524		550.00	1,090.12
09/03/2025	Received by ch. T2508280912_AO3OF6 LB from Beatriz Lievano Caballero.	16380,16641	19553		908.86	181.26
09/15/2025	Late payment fees	16867	19739	25.00		206.26
09/16/2025	Received by ch. A2509140918_XS9RA6 LB from Beatriz Lievano Caballero.	16750	19727		181.26	25.00
09/17/2025	Rev. of Late payment fees	16867	20024		25.00	0.00
<b>Totals</b>				<b>756.26</b>	<b>1,665.12</b>	<b>0.00</b>
<b>26.00 Nancy Borr</b>				<b>Beginning Balance</b>		<b>0.00</b>

# Bridgepoint HOA, Inc.

## Detailed General Ledger

From 09/01/2025 to 09/30/2025

Account Trx Date	Description	Invoice Date & No	Trx	Debit	Credit	Balance
09/01/2025	Common charges - September 2025	16642	19482	550.00		550.00
09/01/2025	Special Assessment 2022 Unit 26	16751	19483	181.26		731.26
09/08/2025	Received by ch. L250905_YL5KI5 LB from Nancy Borr. Thank you	16642	19639		550.00	181.26
09/08/2025	Received by ch. L250905_UC8BT1 LB from Nancy Borr. Thank you	16751	19644		181.26	0.00
<b>Totals</b>				<b>731.26</b>	<b>731.26</b>	<b>0.00</b>
<b>27.00 Lisette Henderson</b>				<b>Beginning Balance</b>		<b>0.00</b>
09/01/2025	Common charges - September 2025	16643	19482	550.00		550.00
09/01/2025	Special Assessment 2022 Unit 27	16752	19483	181.26		731.26
09/02/2025	Received by ch. A2509010454_XP0CV1 LB from Lisette Henderson. Thank yo	16643	19508		550.00	181.26
09/02/2025	Received by ch. A2509010523_JI9HC7 LB from Lisette Henderson. Thank yo	16752	19523		181.26	0.00
09/18/2025	Security Deposit - Security Rental Deposit	16886	19772	500.00		500.00
09/18/2025	Received by ch. 733 from 27.00 - Lisette Henderson. Thank you	16886	19773		500.00	0.00
<b>Totals</b>				<b>1,231.26</b>	<b>1,231.26</b>	<b>0.00</b>
<b>28.00 Tresca &amp; William Harward</b>				<b>Beginning Balance</b>		<b>701.26</b>
09/01/2025	Common charges - September 2025	16644	19482	550.00		1,251.26
09/01/2025	Special Assessment 2022 Unit 28	16753	19483	181.26		1,432.52
09/15/2025	Late payment fees	16868	19740	25.00		1,457.52
09/24/2025	Collection Fee - Unit 28	16890	19789	25.00		1,482.52
<b>Totals</b>				<b>781.26</b>	<b>0.00</b>	<b>1,482.52</b>
<b>29.00 Henry John &amp; Ann S. Zeisler</b>				<b>Beginning Balance</b>		<b>(7,188.31)</b>
09/01/2025	Common charges - September 2025	16645	19482	550.00		(6,638.31)
09/01/2025	Special Assessment 2022 Unit 29	16754	19483	181.26		(6,457.05)
09/18/2025	Received by ch. B250917_JP5YU1 LB from Henry John & Ann S. Zeisler. Th	16884	19763		550.00	(7,007.05)
<b>Totals</b>				<b>731.26</b>	<b>550.00</b>	<b>(7,007.05)</b>
<b>30.00 David &amp; Pauline Seivright</b>				<b>Beginning Balance</b>		<b>0.00</b>
09/01/2025	Common charges - September 2025	16646	19482	550.00		550.00
09/01/2025	Special Assessment 2022 Unit 30	16755	19483	181.26		731.26
09/02/2025	Received by ch. A2509010526_OU1AM7 LB from David & Pauline Seivright.	16646	19495		550.00	181.26
<b>Totals</b>				<b>731.26</b>	<b>550.00</b>	<b>181.26</b>
<b>31.00 Alejandro B. Branger</b>				<b>Beginning Balance</b>		<b>0.00</b>
09/01/2025	Common charges - September 2025	16647	19482	550.00		550.00
09/01/2025	Special Assessment 2022 Unit 31	16756	19483	181.26		731.26
09/09/2025	Received by ch. A2509071024_MR5WW0 LB from Alejandro B. Branger. Thank	16647	19651		550.00	181.26
09/09/2025	Received by ch. A2509071024_WZ5ID7 LB from Alejandro B. Branger. Thank	16756	19662		181.26	0.00
<b>Totals</b>				<b>731.26</b>	<b>731.26</b>	<b>0.00</b>
<b>32.00 Manuel I. &amp; Mary L. Cardenal</b>				<b>Beginning Balance</b>		<b>0.00</b>
09/01/2025	Common charges - September 2025	16648	19482	550.00		550.00
09/01/2025	Special Assessment 2022 Unit 32	16757	19483	181.26		731.26
09/03/2025	Received by ch. A2509021920_KZ3LD4 LB from Manuel I. & Mary L. Cardena	16648,16757	19545		731.26	0.00

# Bridgepoint HOA, Inc.

## Detailed General Ledger

From 09/01/2025 to 09/30/2025

Account Trx Date	Description	Invoice Date & No	Trx	Debit	Credit	Balance
<b>Totals</b>				<b>731.26</b>	<b>731.26</b>	<b>0.00</b>
				<b>Beginning Balance</b>		<b>405.43</b>
09/01/2025	Common charges - September 2025	16649	19482	550.00		955.43
09/01/2025	Special Assessment 2022 Unit 33	16758	19483	181.26		1,136.69
09/03/2025	Collection Fee - Unit 33	16833	19562	25.00		1,161.69
09/04/2025	Received by ch. L250903_JA7WH3 LB from Ernesto Sanjurjo. Thank you	16497	19580		181.26	980.43
09/04/2025	Received by ch. L250903_YI4GN8 LB from Ernesto Sanjurjo. Thank you	16388,16649	19582		550.00	430.43
09/11/2025	Received by ch. L250910_NA8TF6 LB from Ernesto Sanjurjo. Thank you	16649,16758,16833,16856	19704		550.00	(119.57)
09/11/2025	Received by ch. L250910_CT3HX9 LB from Ernesto Sanjurjo. Thank you	16857	19705		181.26	(300.83)
<b>Totals</b>				<b>756.26</b>	<b>1,462.52</b>	<b>(300.83)</b>
				<b>Beginning Balance</b>		<b>0.00</b>
09/01/2025	Common charges - September 2025	16650	19482	550.00		550.00
09/01/2025	Special Assessment 2022 Unit 34	16759	19483	181.26		731.26
09/04/2025	Received by ch. L250903_TI8HP0 LB from Nora Vidal. Thank you	16650	19579		550.00	181.26
09/04/2025	Received by ch. L250903_IP6RV5 LB from Nora Vidal. Thank you	16759	19581		181.26	0.00
<b>Totals</b>				<b>731.26</b>	<b>731.26</b>	<b>0.00</b>
				<b>Beginning Balance</b>		<b>(550.07)</b>
09/01/2025	Common charges - September 2025	16651	19482	550.00		(0.07)
09/30/2025	Received by ch. L250929_FM0LZ8 LB from Denise Ricker. Thank you	16899	19809		550.00	(550.07)
<b>Totals</b>				<b>550.00</b>	<b>550.00</b>	<b>(550.07)</b>
				<b>Beginning Balance</b>		<b>(550.00)</b>
09/01/2025	Common charges - September 2025	16652	19482	550.00		0.00
09/01/2025	Special Assessment 2022 Unit 36	16760	19483	181.26		181.26
09/05/2025	Received by ch. T2509020425_ZO4WW4 LB from Gabriela Del Carmen & Jose	16760,16838	19587		550.00	(368.74)
<b>Totals</b>				<b>731.26</b>	<b>550.00</b>	<b>(368.74)</b>
				<b>Beginning Balance</b>		<b>(362.52)</b>
09/01/2025	Common charges - September 2025	16653	19482	550.00		187.48
09/01/2025	Special Assessment 2022 Unit 37	16761	19483	181.26		368.74
<b>Totals</b>				<b>731.26</b>	<b>0.00</b>	<b>368.74</b>
				<b>Beginning Balance</b>		<b>(151.26)</b>
09/01/2025	Common charges - September 2025	16654	19482	550.00		398.74
09/01/2025	Special Assessment 2022 Unit 38	16762	19483	181.26		580.00
09/05/2025	Received by ch. 0156. Thank you	16844	19615		550.00	30.00
09/12/2025	Received by ch. 128. Thank you	16862	19718		181.26	(151.26)
<b>Totals</b>				<b>731.26</b>	<b>731.26</b>	<b>(151.26)</b>
				<b>Beginning Balance</b>		<b>0.00</b>
09/01/2025	Common charges - September 2025	16655	19482	550.00		550.00
09/01/2025	Special Assessment 2022 Unit 39	16763	19483	181.26		731.26

# Bridgepoint HOA, Inc.

## Detailed General Ledger

From 09/01/2025 to 09/30/2025

Account Trx Date	Description	Invoice Date & No	Trx	Debit	Credit	Balance
09/02/2025	Received by ch. A2509010432_IL7LU0 LB from Blanca M. Valle. Thank you	16655	19511		550.00	181.26
09/03/2025	Received by ch. A2509020427_YP9HU4 LB from Blanca M. Valle. Thank you	16763	19547		181.26	0.00
<b>Totals</b>				<b>731.26</b>	<b>731.26</b>	<b>0.00</b>
<b>40.01 Christine Martinez</b>				<b>Beginning Balance</b>		<b>0.00</b>
09/01/2025	Common charges - September 2025	16656	19482	550.00		550.00
09/01/2025	Special Assessment 2022 Unit 40	16764	19483	181.26		731.26
09/16/2025	Received by ch. A2509150426_MR5JA5 LB from Christine Martinez. Thank y	16656,16764	19726		731.26	0.00
<b>Totals</b>				<b>731.26</b>	<b>731.26</b>	<b>0.00</b>
<b>41.00 Rosemarie Rojas Marty</b>				<b>Beginning Balance</b>		<b>0.00</b>
09/01/2025	Common charges - September 2025	16657	19482	550.00		550.00
09/01/2025	Special Assessment 2022 Unit 41	16765	19483	181.26		731.26
09/08/2025	Received by ch. L250905_CB4LY0 LB from Rosemarie Rojas Marty. Thank yo	15856,15964,16236,1650 4,16657	19641		550.00	181.26
09/08/2025	Received by ch. L250905_EJ6NA8 LB from Rosemarie Rojas Marty. Thank yo	16765,16850	19643		362.52	(181.26)
<b>Totals</b>				<b>731.26</b>	<b>912.52</b>	<b>(181.26)</b>
<b>42.00 Evelina Clarke</b>				<b>Beginning Balance</b>		<b>0.00</b>
09/01/2025	Common charges - September 2025	16658	19482	550.00		550.00
09/01/2025	Special Assessment 2022 Unit 42	16766	19483	181.26		731.26
09/09/2025	Received by ch. A2509060413_OZ8DL8 LB from Evelina Clarke. Thank you	16852	19656		550.00	181.26
09/09/2025	Received by ch. A2509060413_AZ5PG7 LB from Evelina Clarke. Thank you	16853	19666		181.26	0.00
<b>Totals</b>				<b>731.26</b>	<b>731.26</b>	<b>0.00</b>
<b>43.01 Sandra Rivas-Fuentes</b>				<b>Beginning Balance</b>		<b>0.00</b>
09/01/2025	Common charges - September 2025	16659	19482	550.00		550.00
09/03/2025	Received by ch. A2509021317_EJ3EL6 LB from Sandra Rivas-Fuentes. Thank	16659	19544		550.00	0.00
<b>Totals</b>				<b>550.00</b>	<b>550.00</b>	<b>0.00</b>
<b>44.00 Aldo Ruiz</b>				<b>Beginning Balance</b>		<b>0.00</b>
09/01/2025	Common charges - September 2025	16660	19482	550.00		550.00
09/01/2025	Special Assessment 2022 Unit 44	16767	19483	181.26		731.26
09/11/2025	Received by ch. A2509100426_IR9AY2 LB from Aldo Ruiz. Thank you	16660	19691		550.00	181.26
09/11/2025	Received by ch. A2509100426_WJ4ZH6 LB from Aldo Ruiz. Thank you	16767	19696		181.26	0.00
<b>Totals</b>				<b>731.26</b>	<b>731.26</b>	<b>0.00</b>
<b>45.00 La Gorda Corp.</b>				<b>Beginning Balance</b>		<b>0.00</b>
09/01/2025	Common charges - September 2025	16661	19482	550.00		550.00
09/18/2025	Received by ch. T2509150426_VW1FE6 LB from La Gorda Corp.. Thank you	16661	19761		550.00	0.00
<b>Totals</b>				<b>550.00</b>	<b>550.00</b>	<b>0.00</b>
<b>46.00 Jesica Bedoya</b>				<b>Beginning Balance</b>		<b>0.00</b>
09/01/2025	Common charges - September 2025	16662	19482	550.00		550.00
09/08/2025	Received by ch. A2509050432_LW1KZ0 LB from Jesica Bedoya. Thank you	16662	19625		550.00	0.00

# Bridgepoint HOA, Inc.

## Detailed General Ledger

From 09/01/2025 to 09/30/2025

Account Trx Date	Description	Invoice Date & No	Trx	Debit	Credit	Balance
<b>Totals</b>				<b>550.00</b>	<b>550.00</b>	<b>0.00</b>
<b>47.00 Carol Green</b>				<b>Beginning Balance</b>		<b>(1,457.75)</b>
09/01/2025	Common charges - September 2025	16663	19482	550.00		(907.75)
09/01/2025	Special Assessment 2022 Unit 47	16768	19483	181.26		(726.49)
09/16/2025	Received by ch. L250915_QX3DD4 LB from Carol Green. Thank you	16863	19733		550.00	(1,276.49)
09/16/2025	Received by ch. L250915_QG9IX2 LB from Carol Green. Thank you	16865	19735		181.00	(1,457.49)
<b>Totals</b>				<b>731.26</b>	<b>731.00</b>	<b>(1,457.49)</b>
<b>48.00 5510 SW 70TH Place, LLC</b>				<b>Beginning Balance</b>		<b>0.00</b>
09/01/2025	Common charges - September 2025	16664	19482	550.00		550.00
09/01/2025	Special Assessment 2022 Unit 48	16769	19483	181.26		731.26
09/15/2025	Received by ch. T2509101023_PV9JJ6 LB from 5510 SW 70TH Place, LLC. Th	16769	19720		181.26	550.00
09/15/2025	Received by ch. T2509101023_AC8UR3 LB from 5510 SW 70TH Place, LLC. Th	16664	19722		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>
09/01/2025	Common charges - September 2025	16665	19482	550.00		550.00
09/01/2025	Special Assessment 2022 Unit 49	16770	19483	181.26		731.26
09/04/2025	Received by ch. A2509030427_WH5EZ4 LB from Juan & Odette Fernandez. Th	16665	19565		550.00	181.26
09/04/2025	Received by ch. A2509030427_KV1OS0 LB from Juan & Odette Fernandez. Th	16770	19573		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>
09/01/2025	Common charges - September 2025	16666	19482	550.00		579.94
09/01/2025	Special Assessment 2022 Unit 50	16771	19483	181.26		761.20
09/15/2025	Late payment fees	16870	19742	25.00		786.20
09/16/2025	Received by ch. T2509111057_RC8IF8 LB from Alejandro Aleman Miranda &	16405,16666	19729		550.00	236.20
09/16/2025	Received by ch. T2509111057_BJ8TN5 LB from Alejandro Aleman Miranda &	16771	19730		181.26	54.94
<b>Totals</b>				<b>756.26</b>	<b>731.26</b>	<b>54.94</b>
<b>51.00 Diana Berron</b>				<b>Beginning Balance</b>		<b>(507.77)</b>
09/01/2025	Common charges - September 2025	16667	19482	550.00		42.23
09/01/2025	Special Assessment 2022 Unit 51	16772	19483	181.26		223.49
09/08/2025	Received by ch. B250905_AI3YQ4 LB from Diana Berron. Thank you	16667,16772,16851	19647		550.00	(326.51)
09/26/2025	Received by ch. 91945. Thank you	16851	19801		181.26	(507.77)
<b>Totals</b>				<b>731.26</b>	<b>731.26</b>	<b>(507.77)</b>
<b>52.00 Bruna Bejarano</b>				<b>Beginning Balance</b>		<b>0.00</b>
09/01/2025	Common charges - September 2025	16668	19482	550.00		550.00
09/01/2025	Special Assessment 2022 Unit 52	16773	19483	181.26		731.26
09/10/2025	Received by ch. A2509091849_QJ4DJ6 LB from Bruna Bejarano. Thank you	16773	19671		181.26	550.00
09/10/2025	Received by ch. A2509091849_AQ5OR3 LB from Bruna Bejarano. Thank you	16668	19673		550.00	0.00
<b>Totals</b>				<b>731.26</b>	<b>731.26</b>	<b>0.00</b>

# Bridgepoint HOA, Inc.

## Detailed General Ledger

From 09/01/2025 to 09/30/2025

Account Trx Date	Description	Invoice Date & No	Trx	Debit	Credit	Balance
<b>53.01 Juniper AK, LLC</b>				<b>Beginning Balance</b>		<b>(523.35)</b>
09/01/2025	Common charges - September 2025	16669	19482	550.00		26.65
09/02/2025	Received by ch. A2509010526_ZQ6VG6 LB from Juniper AK, LLC. Thank you	16669,16829	19494		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>
09/01/2025	Common charges - September 2025	16670	19482	550.00		550.00
09/01/2025	Special Assessment 2022 Unit 54	16774	19483	181.26		731.26
09/02/2025	Received by ch. A2509010454_OM0KL8 LB from Karen Alas. Thank you	16670	19507		550.00	181.26
09/02/2025	Received by ch. A2509010520_XX4WK9 LB from Karen Alas. Thank you	16774	19527		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>
09/01/2025	Common charges - September 2025	16671	19482	550.00		550.00
09/01/2025	Special Assessment 2022 Unit 55	16775	19483	181.26		731.26
09/02/2025	Received by ch. A2509010521_TK0XK6 LB from Esperanza Gonzalez. Thank y	16671	19499		550.00	181.26
09/02/2025	Received by ch. A2509010521_FZ5CV6 LB from Esperanza Gonzalez. Thank y	16775	19526		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>550.00</b>
09/01/2025	Common charges - September 2025	16672	19482	550.00		1,100.00
09/01/2025	Special Assessment 2022 Unit 56	16776	19483	181.26		1,281.26
09/02/2025	Received by ch. A2509010458_QS3YH7 LB from Richard Tong & Linette Tong	16411	19503		550.00	731.26
09/02/2025	Received by ch. A2509010526_MF8WW1 LB from Richard Tong & Linette Tong	16776	19521		181.26	550.00
<b>Totals</b>				<b>731.26</b>	<b>731.26</b>	<b>550.00</b>
<b>57.00 Manju Khiatani Torres, Trustee</b>				<b>Beginning Balance</b>		<b>0.00</b>
09/01/2025	Common charges - September 2025	16673	19482	550.00		550.00
09/01/2025	Special Assessment 2022 Unit 57	16777	19483	181.26		731.26
09/02/2025	Received by ch. A2509010506_QJ9WQ0 LB from Manju Khiatani Torres, Trus	16673	19500		550.00	181.26
09/02/2025	Received by ch. A2509010430_DL0PW6 LB from Manju Khiatani Torres, Trus	16777	19531		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>
09/01/2025	Common charges - September 2025	16674	19482	550.00		550.00
09/01/2025	Special Assessment 2022 Unit 58	16778	19483	181.26		731.26
09/02/2025	Received by ch. A2509010534_TW0BA3 LB from Isabel M Valdivia. Thank yo	16674	19490		550.00	181.26
09/02/2025	Received by ch. A2509010534_WK2MW7 LB from Isabel M Valdivia. Thank yo	16778	19515		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>
09/01/2025	Common charges - September 2025	16675	19482	550.00		368.74
09/01/2025	Special Assessment 2022 Unit 59	16779	19483	181.26		550.00
09/08/2025	Received by ch. T2509030428_MA9JO8 LB from Joseph Hernandez. Thank you	16675,16779	19635		550.00	0.00

# Bridgepoint HOA, Inc.

## Detailed General Ledger

From 09/01/2025 to 09/30/2025

Account Trx Date	Description	Invoice Date & No	Trx	Debit	Credit	Balance
09/08/2025	Received by ch. T2509030426_CM2KV3 LB from Joseph Hernandez. Thank you	16848	19636		550.00	(550.00)
<b>Totals</b>				<b>731.26</b>	<b>1,100.00</b>	<b>(550.00)</b>
				<b>Beginning Balance</b>		<b>0.00</b>
09/01/2025	Common charges - September 2025	16676	19482	550.00		550.00
09/01/2025	Special Assessment 2022 Unit 60	16780	19483	181.26		731.26
09/11/2025	Received by ch. A2509100427_ZH5UR6 LB from Roxanna A Goltzer. Thank yo	16676	19688		550.00	181.26
09/11/2025	Received by ch. A2509100427_OE8KC0 LB from Roxanna A Goltzer. Thank yo	16780	19693		181.26	0.00
<b>Totals</b>				<b>731.26</b>	<b>731.26</b>	<b>0.00</b>
				<b>Beginning Balance</b>		<b>(39.48)</b>
09/01/2025	Common charges - September 2025	16677	19482	550.00		510.52
09/01/2025	Special Assessment 2022 Unit 61	16781	19483	181.26		691.78
09/10/2025	Received by ch. L250909_HI6ZQ1 LB from Ana M Parsons. Thank you	16781	19681		181.26	510.52
09/11/2025	Received by ch. L250910_IE2RS2 LB from Ana M Parsons. Thank you	16677,16858	19706		550.00	(39.48)
<b>Totals</b>				<b>731.26</b>	<b>731.26</b>	<b>(39.48)</b>
				<b>Beginning Balance</b>		<b>(196.26)</b>
09/01/2025	Common charges - September 2025	16678	19482	550.00		353.74
09/01/2025	Special Assessment 2022 Unit 62	16782	19483	181.26		535.00
09/11/2025	Received by ch. B250910_XR1DD6 LB from Gaston Alejandro Nieves. Thank	16678,16782,16859	19708		550.00	(15.00)
09/16/2025	Received by ch. L250915_GP0RV7 LB from Gaston Alejandro Nieves. Thank	16864	19734		181.26	(196.26)
<b>Totals</b>				<b>731.26</b>	<b>731.26</b>	<b>(196.26)</b>
				<b>Beginning Balance</b>		<b>(181.76)</b>
09/01/2025	Common charges - September 2025	16679	19482	550.00		368.24
09/01/2025	Special Assessment 2022 Unit 63	16783	19483	181.26		549.50
09/04/2025	Received by ch. A2509030423_ZM3HT7 LB from Bonifacio Lopez & Christine	16679,16783,16836	19570		550.00	(0.50)
09/05/2025	Received by ch. L250904_DE3HJ7 LB from Bonifacio Lopez & Christine Ili	16840	19596		181.26	(181.76)
<b>Totals</b>				<b>731.26</b>	<b>731.26</b>	<b>(181.76)</b>
				<b>Beginning Balance</b>		<b>0.00</b>
09/01/2025	Common charges - September 2025	16680	19482	550.00		550.00
09/01/2025	Special Assessment 2022 Unit 64	16784	19483	181.26		731.26
09/02/2025	Received by ch. A2509010523_QR8UN5 LB from Vanessa sauma. Thank you	16784	19496		181.26	550.00
09/02/2025	Received by ch. A2509010523_RV2ZN2 LB from Vanessa sauma. Thank you	16680	19522		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>
09/01/2025	Common charges - September 2025	16681	19482	550.00		550.00
09/01/2025	Special Assessment 2022 Unit 65	16785	19483	181.26		731.26
09/02/2025	Received by ch. A2509010454_WT8NA6 LB from Ana T. Tambini & Anfreia S.	16681	19504		550.00	181.26
09/02/2025	Received by ch. A2509010454_TX7XJ8 LB from Ana T. Tambini & Anfreia S.	16785	19528		181.26	0.00

# Bridgepoint HOA, Inc.

## Detailed General Ledger

From 09/01/2025 to 09/30/2025

Account Trx Date	Description	Invoice Date & No	Trx	Debit	Credit	Balance
09/30/2025	Rev. of Returned item (# A2506270432_NK3) 65.00 - Ana T. Tambini & Anf	16309,17133	20035		181.26	(181.26)
<b>Totals</b>				<b>731.26</b>	<b>912.52</b>	<b>(181.26)</b>
				<b>Beginning Balance</b>		<b>0.00</b>
09/01/2025	Common charges - September 2025	16682	19482	550.00		550.00
09/01/2025	Special Assessment 2022 Unit 66	16786	19483	181.26		731.26
09/04/2025	Received by ch. A2509030423_XT5HG5 LB from He Wang. Thank you	16682	19571		550.00	181.26
09/04/2025	Received by ch. A2509030423_NL9IA1 LB from He Wang. Thank you	16786	19576		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>
09/01/2025	Common charges - September 2025	16683	19482	550.00		550.00
09/01/2025	Special Assessment 2022 Unit 67	16787	19483	181.26		731.26
09/08/2025	Received by ch. A2509042314_HL1RE1 LB from Dennisse Parra. Thank you	16683,16787	19628		731.26	0.00
<b>Totals</b>				<b>731.26</b>	<b>731.26</b>	<b>0.00</b>
				<b>Beginning Balance</b>		<b>34.14</b>
09/01/2025	Common charges - September 2025	16684	19482	550.00		584.14
09/01/2025	Special Assessment 2022 Unit 68	16788	19483	181.26		765.40
09/09/2025	Received by ch. A2509070438_PR9QF6 LB from Carlos Astudillo. Thank you	16423,16684	19654		550.00	215.40
09/09/2025	Received by ch. A2509070438_YO6GR9 LB from Carlos Astudillo. Thank you	16788	19664		181.26	34.14
<b>Totals</b>				<b>731.26</b>	<b>731.26</b>	<b>34.14</b>
				<b>Beginning Balance</b>		<b>0.00</b>
09/01/2025	Common charges - September 2025	16685	19482	550.00		550.00
09/01/2025	Special Assessment 2022 Unit 69	16789	19483	181.26		731.26
09/04/2025	Received by ch. L250903_SP6FA4 LB from Maria Molina, Trustee. Thank yo	16685	19583		181.28	549.98
09/09/2025	Received by ch. A2509061307_PJ2HY6 LB from Maria Molina, Trustee. Than	16685,16789	19655		549.98	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>
09/01/2025	Common charges - September 2025	16686	19482	550.00		550.00
09/01/2025	Special Assessment 2022 Unit 70	16790	19483	181.26		731.26
09/17/2025	Collection Fee - Unit 70	16883	19757	25.00		756.26
09/25/2025	Received by ch. T2509212024_KS6AZ0 LB from Jose G Baron & Kristin Zano	16686,16790,16883	19794		756.26	0.00
<b>Totals</b>				<b>756.26</b>	<b>756.26</b>	<b>0.00</b>
				<b>Beginning Balance</b>		<b>0.00</b>
09/01/2025	Common charges - September 2025	16687	19482	550.00		550.00
09/01/2025	Special Assessment 2022 Unit 71	16791	19483	181.26		731.26
09/09/2025	Received by ch. A2509070439_OY8TM2 LB from William Kritchman. Thank yo	16687	19653		550.00	181.26
09/09/2025	Received by ch. A2509070439_YB0ZU2 LB from William Kritchman. Thank yo	16791	19663		181.26	0.00
<b>Totals</b>				<b>731.26</b>	<b>731.26</b>	<b>0.00</b>
				<b>Beginning Balance</b>		<b>(22.41)</b>

# Bridgepoint HOA, Inc.

## Detailed General Ledger

From 09/01/2025 to 09/30/2025

Account Trx Date	Description	Invoice Date & No	Trx	Debit	Credit	Balance
09/01/2025	Common charges - September 2025	16688	19482	550.00		527.59
09/01/2025	Special Assessment 2022 Unit 72	16792	19483	181.26		708.85
09/05/2025	Received by ch. L250904_QP5GL0 LB from Maria M Guerrero. Thank you	16688,16792,16839	19595		550.00	158.85
09/05/2025	Received by ch. L250904_HJ9RW9 LB from Maria M Guerrero. Thank you	16841	19600		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>
09/01/2025	Common charges - September 2025	16689	19482	550.00		550.00
09/01/2025	Special Assessment 2022 Unit 73	16793	19483	181.26		731.26
09/05/2025	Received by ch. A2509041539_LP2SR1 LB from Adrian Bossi & Mercedes Etc	16689,16793	19617		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>
09/01/2025	Common charges - September 2025	16690	19482	550.00		565.00
09/01/2025	Special Assessment 2022 Unit 74	16794	19483	181.26		746.26
09/02/2025	Received by ch. A2509010432_LS6DY2 LB from Anwar Bakarar & Lina J Muni	16429,16690	19510		550.00	196.26
09/02/2025	Received by ch. A2509010432_YW0KO6 LB from Anwar Bakarar & Lina J Muni	16794	19530		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</b>		<b>0.00</b>
09/01/2025	Common charges - September 2025	16691	19482	550.00		550.00
09/05/2025	Received by ch. A2509040427_NB4EY8 LB from Carina Barcelo. Thank you	16691	19619		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</b>		<b>0.00</b>
09/01/2025	Common charges - September 2025	16692	19482	550.00		550.00
09/01/2025	Special Assessment 2022 Unit 76	16795	19483	181.26		731.26
09/11/2025	Received by ch. A2509100426_LB3OS4 LB from Nicholas Mark Gutierrez. Th	16692	19690		550.00	181.26
09/11/2025	Received by ch. A2509100426_HQ6BQ7 LB from Nicholas Mark Gutierrez. Th	16795	19695		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</b>		<b>0.00</b>
09/01/2025	Common charges - September 2025	16693	19482	550.00		550.00
09/04/2025	Received by ch. A2509030424_TN3QL9 LB from Chelsea Pittaluga. Thank y	16693	19568		550.00	0.00
09/26/2025	Received by ch. 111800. Thank you	16892	19796		418.00	(418.00)
09/26/2025	Balance transfer from 77.01 to 77.02	16895	19804	418.00		0.00
<b>Totals</b>				<b>968.00</b>	<b>968.00</b>	<b>0.00</b>
<b>77.02 Laura Schatz Lapin</b>				<b>Beginning Balance</b>		<b>0.00</b>
09/26/2025	Balance transfer from 77.01 to 77.02	16896	19804		418.00	(418.00)
<b>Totals</b>				<b>0.00</b>	<b>418.00</b>	<b>(418.00)</b>
<b>78.00 Christopher J Patty</b>				<b>Beginning Balance</b>		<b>(731.26)</b>
09/01/2025	Common charges - September 2025	16694	19482	550.00		(181.26)
09/01/2025	Special Assessment 2022 Unit 78	16796	19483	181.26		0.00

# Bridgepoint HOA, Inc.

## Detailed General Ledger

From 09/01/2025 to 09/30/2025

Account Trx Date	Description	Invoice Date & No	Trx	Debit	Credit	Balance
09/24/2025	Received by ch. L250923_CD0SY3 LB from Christopher J Patty. Thank you	16888	19786		550.00	(550.00)
09/24/2025	Received by ch. L250923_RW3HQ6 LB from Christopher J Patty. Thank you	16889	19787		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</b>		<b>181.22</b>
09/01/2025	Common charges - September 2025	16695	19482	550.00		731.22
09/01/2025	Special Assessment 2022 Unit 79	16797	19483	181.26		912.48
09/03/2025	Received by ch. L250902_HG7FU1 LB from Kimberlee Stone. Thank you	16536,16695	19555		550.00	362.48
<b>Totals</b>				<b>731.26</b>	<b>550.00</b>	<b>362.48</b>
<b>80.00 Ana Maria Lackey</b>				<b>Beginning Balance</b>		<b>0.00</b>
09/01/2025	Common charges - September 2025	16696	19482	550.00		550.00
09/01/2025	Special Assessment 2022 Unit 80	16798	19483	181.26		731.26
09/04/2025	Received by ch. A2509030425_VQ5FO8 LB from Ana Maria Lackey. Thank you	16696,16798	19566		731.26	0.00
<b>Totals</b>				<b>731.26</b>	<b>731.26</b>	<b>0.00</b>
<b>81.00 Gisela Gomar Salzverg</b>				<b>Beginning Balance</b>		<b>0.00</b>
09/01/2025	Common charges - September 2025	16697	19482	550.00		550.00
09/01/2025	Special Assessment 2022 Unit 81	16799	19483	181.26		731.26
09/11/2025	Received by ch. A2509100426_PK7VJ4 LB from Gisela Gomar Salzverg. Than	16697	19692		550.00	181.26
09/11/2025	Received by ch. A2509100426_XS8QI2 LB from Gisela Gomar Salzverg. Than	16799	19697		181.26	0.00
<b>Totals</b>				<b>731.26</b>	<b>731.26</b>	<b>0.00</b>
<b>82.01 Gustavo Delgado</b>				<b>Beginning Balance</b>		<b>(1.50)</b>
09/01/2025	Common charges - September 2025	16698	19482	550.00		548.50
09/01/2025	Special Assessment 2022 Unit 82	16800	19483	181.26		729.76
09/02/2025	Received by ch. A2509010504_EE9IX1 LB from Gustavo Delgado. Thank you	16698,16800	19501		550.00	179.76
09/03/2025	Received by ch. A2509020425_TE1LI0 LB from Gustavo Delgado. Thank you	16800,16831	19548		181.26	(1.50)
<b>Totals</b>				<b>731.26</b>	<b>731.26</b>	<b>(1.50)</b>
<b>83.00 Rafael Guilarte</b>				<b>Beginning Balance</b>		<b>0.00</b>
09/01/2025	Common charges - September 2025	16699	19482	550.00		550.00
09/01/2025	Special Assessment 2022 Unit 83	16801	19483	181.26		731.26
09/11/2025	Received by ch. A2509101600_QM2BC9 LB from Rafael Guilarte. Thank you	16699,16801	19687		731.26	0.00
<b>Totals</b>				<b>731.26</b>	<b>731.26</b>	<b>0.00</b>
<b>84.00 Armando C. Perez</b>				<b>Beginning Balance</b>		<b>1,126.93</b>
09/01/2025	Common charges - September 2025	16700	19482	550.00		1,676.93
09/01/2025	Special Assessment 2022 Unit 84	16802	19483	181.26		1,858.19
09/12/2025	Received by ch. A2509111441_FS8EA0 LB from Armando C. Perez. Thank you	16171,16273,16439,1654 1,16597,16700	19712		1,858.19	0.00
<b>Totals</b>				<b>731.26</b>	<b>1,858.19</b>	<b>0.00</b>
<b>85.00 Zayra Belfort</b>				<b>Beginning Balance</b>		<b>0.00</b>
09/01/2025	Common charges - September 2025	16701	19482	550.00		550.00
09/01/2025	Special Assessment 2022 Unit 85	16803	19483	181.26		731.26

# Bridgepoint HOA, Inc.

## Detailed General Ledger

From 09/01/2025 to 09/30/2025

Account Trx Date	Description	Invoice Date & No	Trx	Debit	Credit	Balance
09/04/2025	Received by ch. A2509030423_QX3WZ2 LB from Zayra Belfort. Thank you	16701,16803,16837	19575		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>
09/01/2025	Common charges - September 2025	16702	19482	550.00		550.00
09/01/2025	Special Assessment 2022 Unit 86	16804	19483	181.26		731.26
09/02/2025	Received by ch. A2509010523_VT3LG8 LB from Gina Pelaez. Thank you	16702	19498		550.00	181.26
09/02/2025	Received by ch. A2509010534_RR5BE4 LB from Gina Pelaez. Thank you	16804	19517		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>
09/01/2025	Common charges - September 2025	16703	19482	550.00		550.00
09/08/2025	Received by ch. A2509050428_EJ6JN9 LB from Silvia Jorrin. Thank you	16703	19627		550.00	0.00
<b>Totals</b>				<b>550.00</b>	<b>550.00</b>	<b>0.00</b>
				<b>Beginning Balance</b>		<b>1,225.00</b>
09/01/2025	Common charges - September 2025	16704	19482	550.00		1,775.00
09/01/2025	Special Assessment 2022 Unit 88	16805	19483	181.26		1,956.26
09/02/2025	Received by ch. A2509010454_MC9KQ3 LB from Vicente & Elizabeth Diego.	15631	19509		181.26	1,775.00
09/02/2025	Received by ch. A2509010527_CU5JA2 LB from Vicente & Elizabeth Diego.	15631,16276,16443	19519		500.00	1,275.00
<b>Totals</b>				<b>731.26</b>	<b>681.26</b>	<b>1,275.00</b>
				<b>Beginning Balance</b>		<b>18.00</b>
09/01/2025	Common charges - September 2025	16705	19482	550.00		568.00
09/01/2025	Special Assessment 2022 Unit 89	16806	19483	181.26		749.26
09/09/2025	Received by ch. A2509072341_DR4AS5 LB from Stewart & Melody Chiron. Th	16444,16545	19650		550.00	199.26
09/09/2025	Received by ch. A2509072341_NY4MA2 LB from Stewart & Melody Chiron. Th	16545,16705	19661		181.26	18.00
<b>Totals</b>				<b>731.26</b>	<b>731.26</b>	<b>18.00</b>
				<b>Beginning Balance</b>		<b>0.00</b>
09/01/2025	Common charges - September 2025	16706	19482	550.00		550.00
09/01/2025	Special Assessment 2022 Unit 90	16807	19483	181.26		731.26
09/02/2025	Received by ch. A2508311157_NW3HU9 LB from Roger M White. Thank you	16706,16807	19513		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>
09/01/2025	Common charges - September 2025	16707	19482	550.00		550.00
09/01/2025	Special Assessment 2022 Unit 91	16808	19483	181.26		731.26
09/04/2025	Received by ch. A2509030423_HU4VT3 LB from Jacqueline R Serrano. Thank	16707	19569		550.00	181.26
09/04/2025	Received by ch. A2509030423_GD2GA1 LB from Jacqueline R Serrano. Thank	16808	19574		181.26	0.00
<b>Totals</b>				<b>731.26</b>	<b>731.26</b>	<b>0.00</b>
				<b>Beginning Balance</b>		<b>(513.97)</b>
09/01/2025	Common charges - September 2025	16708	19482	550.00		36.03
09/01/2025	Special Assessment 2022 Unit 92	16809	19483	181.26		217.29

# Bridgepoint HOA, Inc.

## Detailed General Ledger

From 09/01/2025 to 09/30/2025

Account Trx Date	Description	Invoice Date & No	Trx	Debit	Credit	Balance
09/08/2025	Received by ch. A2509050428_SO9HG0 LB from Maritza N. & Nicole Perez.	16708,16809,16846	19626		550.00	(332.71)
09/08/2025	Received by ch. A2509050428_ZZ7AZ5 LB from Maritza N. & Nicole Perez.	16847	19632		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>181.26</b>
09/01/2025	Common charges - September 2025	16709	19482	550.00		731.26
09/01/2025	Special Assessment 2022 Unit 93	16810	19483	181.26		912.52
09/03/2025	Received by ch. B250902_NM4IZ8 LB from Melvin Vazquez Santiago. Thank	16549,16709	19558		550.00	362.52
09/08/2025	Received by ch. A2509051327_WI4RG5 LB from Melvin Vazquez Santiago. Th	16709,16810	19624		362.52	0.00
<b>Totals</b>				<b>731.26</b>	<b>912.52</b>	<b>0.00</b>
<b>94.00 Susan Fowler</b>				<b>Beginning Balance</b>		<b>15.00</b>
09/01/2025	Common charges - September 2025	16710	19482	550.00		565.00
09/01/2025	Special Assessment 2022 Unit 94	16811	19483	181.26		746.26
09/10/2025	Received by ch. L250909_DS0HP0 LB from Susan Fowler. Thank you	16449,16811,16710	19679		550.00	196.26
09/10/2025	Received by ch. L250909_DQ0UF8 LB from Susan Fowler. Thank you	16710	19680		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>
09/01/2025	Common charges - September 2025	16711	19482	550.00		550.00
09/01/2025	Special Assessment 2022 Unit 95	16812	19483	181.26		731.26
09/02/2025	Received by ch. A2509010429_WP3TM7 LB from Alvarez Mega Holdings, LLC	16711	19512		550.00	181.26
09/02/2025	Received by ch. A2509010429_HL4MJ2 LB from Alvarez Mega Holdings, LLC	16812	19532		181.26	0.00
<b>Totals</b>				<b>731.26</b>	<b>731.26</b>	<b>0.00</b>
<b>96.00 6940 SW 55 Terr, LLC</b>				<b>Beginning Balance</b>		<b>0.00</b>
09/01/2025	Common charges - September 2025	16712	19482	550.00		550.00
09/01/2025	Special Assessment 2022 Unit 96	16813	19483	181.26		731.26
09/15/2025	Received by ch. T2509101023_PV9JJ6 LB from 6940 SW 55 Terr, LLC. Thank	16813	19721		181.26	550.00
09/15/2025	Received by ch. T2509101023_AC8UR3 LB from 6940 SW 55 Terr, LLC. Thank	16712	19723		550.00	0.00
<b>Totals</b>				<b>731.26</b>	<b>731.26</b>	<b>0.00</b>
<b>97.00 RYAN HOUSING, LLC</b>				<b>Beginning Balance</b>		<b>0.00</b>
09/01/2025	Common charges - September 2025	16713	19482	550.00		550.00
09/10/2025	Received by ch. T2509050425_YX8OH8 LB from RYAN HOUSING, LLC. Thank yo	16713	19677		550.00	0.00
<b>Totals</b>				<b>550.00</b>	<b>550.00</b>	<b>0.00</b>
<b>98.00 Juan &amp; Nilza Figueroa</b>				<b>Beginning Balance</b>		<b>0.00</b>
09/01/2025	Common charges - September 2025	16714	19482	550.00		550.00
09/01/2025	Special Assessment 2022 Unit 98	16814	19483	181.26		731.26
09/05/2025	Received by ch. L250904_AW2RS7 LB from Juan & Nilza Figueroa. Thank yo	16714	19594		550.00	181.26
09/05/2025	Received by ch. L250904_YO9UK4 LB from Juan & Nilza Figueroa. Thank yo	16814	19599		181.26	0.00
<b>Totals</b>				<b>731.26</b>	<b>731.26</b>	<b>0.00</b>

# Bridgepoint HOA, Inc.

## Detailed General Ledger

From 09/01/2025 to 09/30/2025

Account Trx Date	Description	Invoice Date & No	Trx	Debit	Credit	Balance
<b>99.01 Yamile A. Rives-Gonzalez</b>				<b>Beginning Balance</b>		<b>0.00</b>
09/01/2025	Common charges - September 2025	16715	19482	550.00		550.00
09/01/2025	Special Assessment 2022 Unit 99	16815	19483	181.26		731.26
09/08/2025	Received by ch. A2509050941_QO7WS3 LB from Yamile A. Rives-Gonzalez. T	16715,16815	19630		731.26	0.00
<b>Totals</b>				<b>731.26</b>	<b>731.26</b>	<b>0.00</b>
<b>100.00 Julissa Senices</b>				<b>Beginning Balance</b>		<b>181.26</b>
09/01/2025	Common charges - September 2025	16716	19482	550.00		731.26
09/01/2025	Special Assessment 2022 Unit 100	16816	19483	181.26		912.52
09/03/2025	Collection Fee - Unit 100	16834	19563	25.00		937.52
09/09/2025	Received by ch. A2509070439_UH7AS0 LB from Julissa Senices. Thank you	16555,16716	19652		550.00	387.52
09/09/2025	Received by ch. A2509080453_QA6VK2 LB from Julissa Senices. Thank you	16716	19660		181.26	206.26
<b>Totals</b>				<b>756.26</b>	<b>731.26</b>	<b>206.26</b>
<b>101.01 Otten &amp; Denysis Rodriguez</b>				<b>Beginning Balance</b>		<b>0.00</b>
09/01/2025	Common charges - September 2025	16717	19482	550.00		550.00
09/01/2025	Special Assessment 2022 Unit 101	16817	19483	181.26		731.26
09/12/2025	Received by ch. T2509091207_ZV9IY7 LB from Otten & Denysis Rodriguez.	16717,16817	19714		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>
09/01/2025	Common charges - September 2025	16718	19482	550.00		835.82
09/01/2025	Special Assessment 2022 Unit 102	16818	19483	181.26		1,017.08
09/03/2025	Collection Fee - Unit 102	16835	19564	25.00		1,042.08
09/05/2025	Received by ch. L250904_SW8WC0 LB from Laura C Velasco. Thank you	16457	19597		181.26	860.82
09/05/2025	Received by ch. L250904_IP6KU3 LB from Laura C Velasco. Thank you	16457,16718	19598		550.00	310.82
<b>Totals</b>				<b>756.26</b>	<b>731.26</b>	<b>310.82</b>
<b>103.00 Leticia Hernandez</b>				<b>Beginning Balance</b>		<b>(268.00)</b>
09/01/2025	Common charges - September 2025	16719	19482	550.00		282.00
09/01/2025	Special Assessment 2022 Unit 103	16819	19483	181.26		463.26
09/26/2025	Received by ch. 989. Thank you	15768	19797		514.00	(50.74)
09/26/2025	Received by ch. 79192. Thank you	16894	19802		181.26	(232.00)
<b>Totals</b>				<b>731.26</b>	<b>695.26</b>	<b>(232.00)</b>
<b>104.00 Mariela V Briceno</b>				<b>Beginning Balance</b>		<b>15.00</b>
09/01/2025	Common charges - September 2025	16720	19482	550.00		565.00
09/01/2025	Special Assessment 2022 Unit 104	16820	19483	181.26		746.26
09/17/2025	Received by ch. A2509161738_UI3LF3 LB from Mariela V Briceno. Thank yo	16559,16720,16820	19754		746.26	0.00
<b>Totals</b>				<b>731.26</b>	<b>746.26</b>	<b>0.00</b>
<b>105.01 Juan Carlos Riera &amp; Claudia De Stefano</b>				<b>Beginning Balance</b>		<b>0.00</b>
09/01/2025	Common charges - September 2025	16721	19482	550.00		550.00
09/01/2025	Special Assessment 2022 Unit 105	16821	19483	181.26		731.26
09/05/2025	Received by ch. T2509020430_KQ1MS4 LB from Juan Carlos Riera & Claudia	16721	19586		550.00	181.26

# Bridgepoint HOA, Inc.

## Detailed General Ledger

From 09/01/2025 to 09/30/2025

Account Trx Date	Description	Invoice Date & No	Trx	Debit	Credit	Balance
09/05/2025	Received by ch. T2509020427_SX4UX8 LB from Juan Carlos Riera & Claudia	16821	19589		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>
09/01/2025	Common charges - September 2025	16722	19482	550.00		550.00
09/01/2025	Special Assessment 2022 Unit 106	16822	19483	181.26		731.26
09/09/2025	Received by ch. A2509060412_DH7TN2 LB from Norma & Lisette Luaces. Tha	16722	19659		550.00	181.26
09/09/2025	Received by ch. A2509060414_WA5VZ8 LB from Norma & Lisette Luaces. Tha	16822	19665		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>1,612.17</b>
09/01/2025	Common charges - September 2025	16723	19482	550.00		2,162.17
09/01/2025	Special Assessment 2022 Unit 107	16823	19483	181.26		2,343.43
09/15/2025	Late payment fees	16880	19752	25.00		2,368.43
09/26/2025	Received by ch. 3647. Thank you	16022,16072,16194,1629 4,16562,16462	19798		1,462.52	905.91
<b>Totals</b>				<b>756.26</b>	<b>1,462.52</b>	<b>905.91</b>
<b>108.00 Rodolfo Gonzalez &amp; Silvia Gonzalez</b>				<b>Beginning Balance</b>		<b>(550.00)</b>
09/01/2025	Common charges - September 2025	16724	19482	550.00		0.00
09/01/2025	Special Assessment 2022 Unit 108	16824	19483	181.26		181.26
09/02/2025	Received by ch. A2509010432_YW5BS0 LB from Rodolfo Gonzalez & Silvia G	16824	19529		181.26	0.00
09/24/2025	Received by ch. L250923_ML7EG0 LB from Rodolfo Gonzalez & Silvia Gonza	16887	19785		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>176.28</b>
09/01/2025	Common charges - September 2025	16725	19482	550.00		726.28
09/01/2025	Special Assessment 2022 Unit 109	16825	19483	181.26		907.54
09/02/2025	Received by ch. L250829_NU6MN5 LB from Jorge A Verdi. Thank you	16564,16725	19536		550.00	357.54
09/02/2025	Received by ch. L250829_OX5UR9 LB from Jorge A Verdi. Thank you	16825	19537		181.26	176.28
09/15/2025	Late payment fees	16881	19753	25.00		201.28
09/30/2025	Received by ch. L250929_VF2AS1 LB from Jorge A Verdi. Thank you	16725,16881,16900	19810		550.00	(348.72)
<b>Totals</b>				<b>756.26</b>	<b>1,281.26</b>	<b>(348.72)</b>
<b>110.01 Charles P. Gaffney &amp; Madelaine M. Gonzalez</b>				<b>Beginning Balance</b>		<b>(57.46)</b>
09/01/2025	Common charges - September 2025	16726	19482	550.00		492.54
09/01/2025	Special Assessment 2022 Unit 110	16826	19483	181.26		673.80
09/11/2025	Received by ch. T2509070438_XP8QY1 LB from Charles P. Gaffney & Madela	16726,16826	19700		550.00	123.80
09/11/2025	Received by ch. T2509070438_YU7XV2 LB from Charles P. Gaffney & Madela	16826,16855	19701		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>
09/01/2025	Common charges - September 2025	16727	19482	550.00		550.00
09/01/2025	Special Assessment 2022 Unit 111	16827	19483	181.26		731.26

# Bridgepoint HOA, Inc.

## Detailed General Ledger

From 09/01/2025 to 09/30/2025

Account Trx Date	Description	Invoice Date & No	Trx	Debit	Credit	Balance
09/02/2025	Received by ch. A2508311046_VU0QC4 LB from Rosa Goncalves. Thank you	16727	19514		550.00	181.26
09/02/2025	Received by ch. A2508311046_GC9BK1 LB from Rosa Goncalves. Thank you	16827	19533		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>(2.00)</b>
09/01/2025	Common charges - September 2025	16728	19482	550.00		548.00
09/01/2025	Special Assessment 2022 Unit 112	16828	19483	181.26		729.26
09/05/2025	Received by ch. A2509041441_AP7CY7 LB from Elizabeth & Hugo Vega. Than	16728,16828	19618		550.00	179.26
09/05/2025	Received by ch. A2509041441_KW2OG4 LB from Elizabeth & Hugo Vega. Than	16828,16845	19620		182.26	(3.00)
<b>Totals</b>				<b>731.26</b>	<b>732.26</b>	<b>(3.00)</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>56,219.16</b>
09/18/2025	Deposit 103000.00 - City National Bank - SEC.DEP. Dep. # 2914		19774	3,300.00		59,519.16
<b>Totals</b>				<b>3,300.00</b>	<b>0.00</b>	<b>59,519.16</b>
<b>104100.00 U.S. Century Bank - Operating</b>				<b>Beginning Balance</b>		<b>3,582.01</b>
09/02/2025	Lockbox deposit		19534	13,006.30		16,588.31
09/02/2025	Lockbox deposit		19538	550.00		17,138.31
09/02/2025	Direct payment - M-DW&SD 5/2/25 - 8/5/25		19540		204.10	16,934.21
09/02/2025	Check - PRO PEST CONTROL, INC.		20030		125.00	16,809.21
09/03/2025	Lockbox deposit		19549	550.00		17,359.21
09/03/2025	Lockbox deposit		19554	5,234.50		22,593.71
09/03/2025	Lockbox deposit		19556	550.00		23,143.71
09/03/2025	Lockbox deposit		19559	514.00		23,657.71
09/04/2025	Lockbox deposit		19577	4,031.26		27,688.97
09/04/2025	Lockbox deposit		19584	1,462.52		29,151.49
09/05/2025	Lockbox deposit		19592	1,347.26		30,498.75
09/05/2025	Lockbox deposit		19601	2,012.52		32,511.27
09/05/2025	Check - Caribbean Property Management Inv. 25014/September janitorial ch. # 626	25014	19603		1,335.00	31,176.27
09/05/2025	Check - Caribbean Property Management Inv. 25049/September management ch. # 627	25049	19604		1,855.00	29,321.27
09/05/2025	Check - DISCOUNT LIGHTING & SUPPLIES, INC. Inv. 19306 ch. # 628	19306	19605		127.35	29,193.92
09/05/2025	Check - CIRCLE SECURITY SOLUTIONS Inv. 48448 ch. # 629	48448	19606		210.00	28,983.92
09/05/2025	Check - PRO PEST CONTROL, INC. Inv. 912448 ch. # 630	912448	19607		550.00	28,433.92
09/05/2025	Check - NATIONAL SENTINEL Inv. 8953(8/1/25 - 8/15/25) ch. # 631	8953	19608		8,243.28	20,190.64
09/05/2025	Check - THE LAKE DOCTORS, INC. Inv. 2040069 ch. # 632	2040069	19609		243.00	19,947.64
09/05/2025	Check - RUBIO GARDEN Inv. 6811 ch. # 633	6811	19610		4,950.00	14,997.64
09/05/2025	Check - RUBIO GARDEN Inv. 6739 ch. # 634	6739	19611		3,000.00	11,997.64
09/05/2025	Check - SIEGFRIED RIVERA Inv. 312257 ch. # 635	312257	19612		2,728.99	9,268.65
09/05/2025	Deposit 104100.00 - U.S. Century Bank - Operating Dep. # 2879		19616	1,485.00		10,753.65

# Bridgepoint HOA, Inc.

## Detailed General Ledger

From 09/01/2025 to 09/30/2025

Account Trx Date	Description	Invoice Date & No	Trx	Debit	Credit	Balance
09/05/2025	Lockbox deposit		19622	1,831.26		12,584.91
09/08/2025	Lockbox deposit		19633	2,743.78		15,328.69
09/08/2025	Lockbox deposit		19637	550.00		15,878.69
09/08/2025	Lockbox deposit		19645	1,650.00		17,528.69
09/08/2025	Lockbox deposit		19648	550.00		18,078.69
09/08/2025	Check - RUBIO GARDEN Inv. 157 ch. # 636	157	19649		4,950.00	13,128.69
09/09/2025	Lockbox deposit		19669	5,499.98		18,628.67
09/10/2025	Lockbox deposit		19674	731.26		19,359.93
09/10/2025	Lockbox deposit		19678	1,100.00		20,459.93
09/10/2025	Check - NATIONAL SENTINEL Inv. 8969(8/16/25 - 8/31/25) ch. # 637	8969	19683		8,792.83	11,667.10
09/11/2025	Lockbox deposit		19698	3,481.26		15,148.36
09/11/2025	Lockbox deposit		19702	550.00		15,698.36
09/11/2025	Lockbox deposit		19707	1,281.26		16,979.62
09/11/2025	Lockbox deposit		19709	550.00		17,529.62
09/11/2025	Direct payment - COMCAST 9/1/25 - 9/30/25		19710		8,426.95	9,102.67
09/12/2025	Direct payment - FPL		20032		30.69	9,071.98
09/15/2025	Lockbox deposit		19724	362.52		9,434.50
09/16/2025	Lockbox deposit		19728	912.52		10,347.02
09/16/2025	Lockbox deposit		19731	550.00		10,897.02
09/16/2025	Lockbox deposit		19736	731.26		11,628.28
09/17/2025	Lockbox deposit		19755	746.26		12,374.54
09/17/2025	Check - Carina Barcelo REIMBURSE FLOOR MAT ch. # 638		19758		55.43	12,319.11
09/17/2025	Check - OTTEN RODRIGUEZ REIMBURSE A/C TIMER GYM ch. # 639		19759		24.59	12,294.52
09/18/2025	Lockbox deposit		19762	550.00		12,844.52
09/19/2025	Direct payment - IPFS CORPORATION Inv. QUOTE #31114296	QUOTE #31114296	19775		5,158.14	7,686.38
09/19/2025	Direct payment - FPL 8/11/25 - 9/10/25		19776		2,131.87	5,554.51
09/24/2025	Lockbox deposit		19788	1,281.26		6,835.77
09/24/2025	Direct payment - COMCAST 9/13/25 - 10/12/25		19790		386.29	6,449.48
09/25/2025	Lockbox deposit		19795	756.26		7,205.74
09/26/2025	Deposit 104100.00 - U.S. Century Bank - Operating Dep. # 2918		19800	2,644.52		9,850.26
09/29/2025	Lockbox deposit		19807	550.00		10,400.26
09/30/2025	Lockbox deposit		19811	1,100.00		11,500.26
09/30/2025	Check - Caribbean Property Management Inv. 25112 ch. # 640	25112	19819		589.52	10,910.74
09/30/2025	Check - BRIDGEPOINT HOMEOWNERS SEPTEMBER RESERVE ch. # 641		19820		10,832.00	78.74
<b>Totals</b>				<b>61,446.76</b>	<b>64,950.03</b>	<b>78.74</b>
<b>104200.00 U.S. Century Bank - Reserves</b>				<b>Beginning Balance</b>		<b>158,665.20</b>
09/30/2025	Check - BRIDGEPOINT HOMEOWNERS SEPTEMBER RESERVE		19820	10,832.00		169,497.20
09/30/2025	Interest 104200.00 - U.S. Century Bank - Reserves		20034	6.45		169,503.65
<b>Totals</b>				<b>10,838.45</b>	<b>0.00</b>	<b>169,503.65</b>
<b>104300.00 U.S. Century Bank - Special Assess</b>				<b>Beginning Balance</b>		<b>23,494.41</b>

# Bridgepoint HOA, Inc.

## Detailed General Ledger

From 09/01/2025 to 09/30/2025

Account Trx Date	Description	Invoice Date & No	Trx	Debit	Credit	Balance
09/02/2025	Lockbox deposit		19535	4,500.16		27,994.57
09/02/2025	Lockbox deposit		19539	181.26		28,175.83
09/03/2025	Lockbox deposit		19550	1,643.78		29,819.61
09/03/2025	Lockbox deposit		19560	550.00		30,369.61
09/04/2025	Lockbox deposit		19578	2,006.30		32,375.91
09/04/2025	Lockbox deposit		19585	181.28		32,557.19
09/05/2025	Lockbox deposit		19593	609.78		33,166.97
09/05/2025	Lockbox deposit		19602	362.52		33,529.49
09/05/2025	Lockbox deposit		19623	544.78		34,074.27
09/08/2025	Lockbox deposit		19634	2,193.78		36,268.05
09/08/2025	Lockbox deposit		19638	550.00		36,818.05
09/08/2025	Lockbox deposit		19646	906.30		37,724.35
09/09/2025	Lockbox deposit		19670	1,631.34		39,355.69
09/10/2025	Lockbox deposit		19675	550.00		39,905.69
09/10/2025	Lockbox deposit		19682	912.52		40,818.21
09/11/2025	Lockbox deposit		19699	906.30		41,724.51
09/11/2025	Lockbox deposit		19703	181.26		41,905.77
09/12/2025	Lockbox deposit		19713	1,858.19		43,763.96
09/12/2025	Lockbox deposit		19715	731.26		44,495.22
09/12/2025	Deposit 104300.00 - U.S. Century Bank - Special Assess Dep. # 2903		19719	544.52		45,039.74
09/15/2025	Lockbox deposit		19725	1,100.00		46,139.74
09/16/2025	Lockbox deposit		19732	181.26		46,321.00
09/16/2025	Lockbox deposit		19737	181.00		46,502.00
09/18/2025	Lockbox deposit		19764	550.00		47,052.00
09/25/2025	Lockbox deposit		19793	731.26		47,783.26
09/26/2025	Deposit 104300.00 - U.S. Century Bank - Special Assess Dep. # 2919		19803	362.52		48,145.78
09/29/2025	Lockbox deposit		19808	181.26		48,327.04
09/29/2025	Loan Payment		20036		19,349.74	28,977.30
09/30/2025	Rev. of Returned item 65.00 - Ana T. Tambini & Anfrea S. Cuenca in 104		20035	181.26		29,158.56
<b>Totals</b>				<b>25,013.89</b>	<b>19,349.74</b>	<b>29,158.56</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>
09/01/2025	Monthly Prepaid Expenses		19486		3,190.00	0.00
09/10/2025	Caribbean Property Management	25161	19685	1,335.00		1,335.00
09/10/2025	Caribbean Property Management	25196	19686	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>60,877.35</b>
09/01/2025	Prepaid Insurance		19487		6,087.73	54,789.62
<b>Totals</b>				<b>0.00</b>	<b>6,087.73</b>	<b>54,789.62</b>
<b>130400.00 Utility Deposits</b>				<b>Beginning Balance</b>		<b>224.61</b>

# Bridgepoint HOA, Inc.

## Detailed General Ledger

From 09/01/2025 to 09/30/2025

Account 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>36,382.64</b>
09/01/2025	Special Assessment 2022 - September 2025		19483		18,126.00	18,256.64
<b>Totals</b>				<b>0.00</b>	<b>18,126.00</b>	<b>18,256.64</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>
09/30/2025	Total of transactions			89,579.39	89,579.39	
<b>Totals</b>				<b>89,579.39</b>	<b>89,579.39</b>	<b>0.00</b>
<b>210000.00 Security Rental Deposit</b>				<b>Beginning Balance</b>		<b>59,774.75</b>
09/18/2025	23, unit 23, inv. 16885;1 Security Deposit - Security Rental Deposit,	16885	19770		2,800.00	62,574.75
09/18/2025	27, unit 27, inv. 16886;1 Security Deposit - Security Rental Deposit,	16886	19772		500.00	63,074.75
<b>Totals</b>				<b>0.00</b>	<b>3,300.00</b>	<b>63,074.75</b>
<b>220000.00 US Century Bank - LOAN</b>				<b>Beginning Balance</b>		<b>38,404.60</b>
09/29/2025	Loan Payment		20036	19,184.57		19,220.03
<b>Totals</b>				<b>19,184.57</b>	<b>0.00</b>	<b>19,220.03</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>(51,295.76)</b>
09/29/2025	Loan Payment		20036	165.17		(51,460.93)
<b>Totals</b>				<b>165.17</b>	<b>0.00</b>	<b>(51,460.93)</b>
<b>301001.00 Maintenance Income</b>				<b>Beginning Balance</b>		<b>436,868.46</b>
09/01/2025	Common charges - September 2025		19482		61,600.00	498,468.46
09/01/2025	Reserve Income		19484	6,991.48		491,476.98
<b>Totals</b>				<b>6,991.48</b>	<b>61,600.00</b>	<b>491,476.98</b>
<b>301002.00 Reserve Assessments</b>				<b>Beginning Balance</b>		<b>55,931.54</b>
09/01/2025	Reserve Income		19484		6,991.48	62,923.02
<b>Totals</b>				<b>0.00</b>	<b>6,991.48</b>	<b>62,923.02</b>
<b>301003.00 Late Fees Income</b>				<b>Beginning Balance</b>		<b>540.00</b>
09/15/2025	Late payment fees - Unit 13		19738		25.00	565.00
09/15/2025	Late payment fees - Unit 25		19739		25.00	590.00
09/15/2025	Late payment fees - Unit 28		19740		25.00	615.00
09/15/2025	Late payment fees - Unit 50		19742		25.00	640.00
09/15/2025	Late payment fees - Unit 107		19752		25.00	665.00
09/15/2025	Late payment fees - Unit 109		19753		25.00	690.00
09/17/2025	Rev. of Late payment fees - Unit 25		20024	25.00		665.00
<b>Totals</b>				<b>25.00</b>	<b>150.00</b>	<b>665.00</b>
<b>301004.00 Legal Fees Income</b>				<b>Beginning Balance</b>		<b>1,269.77</b>

# Bridgepoint HOA, Inc.

## Detailed General Ledger

From 09/01/2025 to 09/30/2025

Account Trx Date	Description	Invoice Date & No	Trx	Debit	Credit	Balance
<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>925.00</b>
09/26/2025	Received by ch. vrs chks. Thank you	12980	19799		250.00	1,175.00
<b>Totals</b>				<b>0.00</b>	<b>250.00</b>	<b>1,175.00</b>
<b>301008.00 Interest - Legal</b>				<b>Beginning Balance</b>		<b>703.70</b>
<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>1,475.00</b>
<b>Totals</b>				<b>0.00</b>	<b>0.00</b>	<b>1,475.00</b>
<b>301110.00 Violation Income</b>				<b>Beginning Balance</b>		<b>6,427.50</b>
<b>Totals</b>				<b>0.00</b>	<b>0.00</b>	<b>6,427.50</b>
<b>301111.00 Reserves Interest Income</b>				<b>Beginning Balance</b>		<b>44.85</b>
09/30/2025	Interest 104200.00 - U.S. Century Bank - Reserves		20034		6.45	51.30
<b>Totals</b>				<b>0.00</b>	<b>6.45</b>	<b>51.30</b>
<b>301114.00 Collection Fees</b>				<b>Beginning Balance</b>		<b>0.00</b>
09/03/2025	Collection Fee - Unit 11		19561		25.00	25.00
09/03/2025	Collection Fee - Unit 33		19562		25.00	50.00
09/03/2025	Collection Fee - Unit 100		19563		25.00	75.00
09/03/2025	Collection Fee - Unit 102		19564		25.00	100.00
09/17/2025	Collection Fee - Unit 70		19757		25.00	125.00
09/24/2025	Collection Fee - Unit 28		19789		25.00	150.00
<b>Totals</b>				<b>0.00</b>	<b>150.00</b>	<b>150.00</b>
<b>401100.00 INSURANCE: Commercial Property Package</b>				<b>Beginning Balance</b>		<b>46,536.86</b>
09/01/2025	Prepaid Insurance		19487	6,087.73		52,624.59
<b>Totals</b>				<b>6,087.73</b>	<b>0.00</b>	<b>52,624.59</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>10,796.96</b>
09/03/2025	SIEGFRIED RIVERA (250630.00 - SIEGFRIED RIVERA)	09-03-2025 313448	19782	4,470.78		15,267.74
<b>Totals</b>				<b>4,470.78</b>	<b>0.00</b>	<b>15,267.74</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>5,730.00</b>
09/02/2025	Check - PRO PEST CONTROL, INC.		20030	125.00		5,855.00
<b>Totals</b>				<b>125.00</b>	<b>0.00</b>	<b>5,855.00</b>
<b>404200.00 CONTRACTED EXPENSE: Janitorial Mainten</b>				<b>Beginning Balance</b>		<b>10,680.00</b>
09/01/2025	Monthly Janitorial Fees		19486	1,335.00		12,015.00
<b>Totals</b>				<b>1,335.00</b>	<b>0.00</b>	<b>12,015.00</b>
<b>404300.00 CONTRACTED EXPENSE: Lake Maintenance</b>				<b>Beginning Balance</b>		<b>1,911.00</b>
09/11/2025	THE LAKE DOCTORS, INC. (250660.00 - THE LAKE DOCTORS, INC.)	09-11-2025 2040566	19781	243.00		2,154.00
<b>Totals</b>				<b>243.00</b>	<b>0.00</b>	<b>2,154.00</b>

# Bridgepoint HOA, Inc.

## Detailed General Ledger

From 09/01/2025 to 09/30/2025

Account	Description	Invoice Date & No	Trx	Debit	Credit	Balance
Trx Date						
<b>404400.00 CONTRACTED EXPENSE: Landscape Maint</b>				<b>Beginning Balance</b>		<b>39,600.00</b>
<b>Totals</b>				<b>0.00</b>	<b>0.00</b>	<b>39,600.00</b>
<b>404500.00 CONTRACTED EXPENSE: Management Fees</b>				<b>Beginning Balance</b>		<b>14,840.00</b>
09/01/2025	Monthly Management Fees		19486	1,855.00		16,695.00
<b>Totals</b>				<b>1,855.00</b>	<b>0.00</b>	<b>16,695.00</b>
<b>404600.00 CONTRACTED EXPENSE: Pool &amp; Spa Maint</b>				<b>Beginning Balance</b>		<b>6,333.00</b>
09/01/2025	Oliver's Pool (250702.10 - Oliver's Pool)	09-01-2025 9/1/25	19778	770.00		7,103.00
<b>Totals</b>				<b>770.00</b>	<b>0.00</b>	<b>7,103.00</b>
<b>404700.00 CONTRACTED EXPENSE: Security</b>				<b>Beginning Balance</b>		<b>135,464.57</b>
09/01/2025	NATIONAL SENTINEL (250420.00 - NATIONAL SENTINEL)	09-01-2025 8991	19779	8,518.06		143,982.63
09/16/2025	NATIONAL SENTINEL (250420.00 - NATIONAL SENTINEL)	09-16-2025 9006	19780	8,243.28		152,225.91
<b>Totals</b>				<b>16,761.34</b>	<b>0.00</b>	<b>152,225.91</b>
<b>404800.00 CONTRACTED EXPENSE: T.V. Cable Service</b>				<b>Beginning Balance</b>		<b>65,790.42</b>
09/11/2025	Direct payment - COMCAST 9/1/25 - 9/30/25		19710	8,426.95		74,217.37
<b>Totals</b>				<b>8,426.95</b>	<b>0.00</b>	<b>74,217.37</b>
<b>405100.00 R&amp;M: Entry System Repairs</b>				<b>Beginning Balance</b>		<b>17,125.16</b>
<b>Totals</b>				<b>0.00</b>	<b>0.00</b>	<b>17,125.16</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>
09/09/2025	JADE FIELD SERVICES CORP (250311.30 - JADE FIELD SERVICES CORP)	09-09-2025 060	19783	560.00		2,360.00
<b>Totals</b>				<b>560.00</b>	<b>0.00</b>	<b>2,360.00</b>
<b>405310.00 R&amp;M: Lights, Bulbs, &amp; Fixtures</b>				<b>Beginning Balance</b>		<b>166.91</b>
<b>Totals</b>				<b>0.00</b>	<b>0.00</b>	<b>166.91</b>
<b>405400.00 R&amp;M: General Repairs &amp; Maintence</b>				<b>Beginning Balance</b>		<b>8,613.51</b>
09/17/2025	Check - Carina Barcelo REIMBURSE FLOOR MAT		19758	55.43		8,668.94
09/17/2025	Check - OTTEN RODRIGUEZ REIMBURSE A/C TIMER GYM		19759	24.59		8,693.53
<b>Totals</b>				<b>80.02</b>	<b>0.00</b>	<b>8,693.53</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>2,049.80</b>
<b>Totals</b>				<b>0.00</b>	<b>0.00</b>	<b>2,049.80</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>9,600.00</b>
<b>Totals</b>				<b>0.00</b>	<b>0.00</b>	<b>9,600.00</b>

# Bridgepoint HOA, Inc.

## Detailed General Ledger

From 09/01/2025 to 09/30/2025

Account	Description	Invoice Date & No	Trx	Debit	Credit	Balance
Trx Date						
<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>664.50</b>
<b>Totals</b>				<b>0.00</b>	<b>0.00</b>	<b>664.50</b>
<b>406410.00 MISC: Reimb. Printing &amp; Off Supplies</b>				<b>Beginning Balance</b>		<b>5,203.29</b>
09/10/2025	Caribbean Property Management (250130.00 - Caribbean Property Management)	09-10-2025 25112	19684	589.52		5,792.81
<b>Totals</b>				<b>589.52</b>	<b>0.00</b>	<b>5,792.81</b>
<b>406500.00 R&amp;M: Pool &amp; Fountain Repair</b>				<b>Beginning Balance</b>		<b>9,792.70</b>
<b>Totals</b>				<b>0.00</b>	<b>0.00</b>	<b>9,792.70</b>
<b>407100.00 UTILITIES: Electricity</b>				<b>Beginning Balance</b>		<b>17,102.67</b>
09/12/2025	Direct payment - FPL		20032	30.69		17,133.36
09/19/2025	Direct payment - FPL 8/11/25 - 9/10/25		19776	2,131.87		19,265.23
<b>Totals</b>				<b>2,162.56</b>	<b>0.00</b>	<b>19,265.23</b>
<b>407200.00 UTILITIES: Guardhouse Telephone/Internet</b>				<b>Beginning Balance</b>		<b>2,279.97</b>
09/24/2025	Direct payment - COMCAST 9/13/25 - 10/12/25		19790	386.29		2,666.26
<b>Totals</b>				<b>386.29</b>	<b>0.00</b>	<b>2,666.26</b>
<b>407300.00 UTILITIES: Water &amp; Sewer</b>				<b>Beginning Balance</b>		<b>(402.23)</b>
09/02/2025	Direct payment - M-DW&SD 5/2/25 - 8/5/25		19540	204.10		(198.13)
<b>Totals</b>				<b>204.10</b>	<b>0.00</b>	<b>(198.13)</b>
<b>411000.00 Reserve Transfer</b>				<b>Beginning Balance</b>		<b>55,931.84</b>
09/01/2025	Reserve Transfer		19485	6,991.48		62,923.32
<b>Totals</b>				<b>6,991.48</b>	<b>0.00</b>	<b>62,923.32</b>
<b>412000.00 RESERVES INT. TRANSFER</b>				<b>Beginning Balance</b>		<b>44.85</b>
09/01/2025	Reserve Interest Transfer		19488	6.45		51.30
<b>Totals</b>				<b>6.45</b>	<b>0.00</b>	<b>51.30</b>
<b>601100.00 Reserve - Exterior Painting</b>				<b>Beginning Balance</b>		<b>73,169.99</b>
09/01/2025	Reserve Transfer		19485		1,671.47	74,841.46
<b>Totals</b>				<b>0.00</b>	<b>1,671.47</b>	<b>74,841.46</b>
<b>601110.00 Reserve - Pavement/ Sealcoating</b>				<b>Beginning Balance</b>		<b>28,120.93</b>
09/01/2025	Reserve Transfer		19485		1,513.13	29,634.06
<b>Totals</b>				<b>0.00</b>	<b>1,513.13</b>	<b>29,634.06</b>
<b>601120.00 Reserve - Asphalt Road Repaveme</b>				<b>Beginning Balance</b>		<b>4,522.55</b>
09/01/2025	Reserve Transfer		19485		281.37	4,803.92
<b>Totals</b>				<b>0.00</b>	<b>281.37</b>	<b>4,803.92</b>
<b>601130.00 Reserve - Tennis Ct Resurfacing</b>				<b>Beginning Balance</b>		<b>2,528.22</b>
09/01/2025	Reserve Transfer		19485		79.83	2,608.05
<b>Totals</b>				<b>0.00</b>	<b>79.83</b>	<b>2,608.05</b>
<b>601150.00 Reserve - Stamped Conc. Pavers</b>				<b>Beginning Balance</b>		<b>28,384.62</b>

# Bridgepoint HOA, Inc.

## Detailed General Ledger

From 09/01/2025 to 09/30/2025

Account Trx Date	Description	Invoice Date & No	Trx	Debit	Credit	Balance
09/01/2025	Reserve Transfer		19485		127.12	28,511.74
<b>Totals</b>				<b>0.00</b>	<b>127.12</b>	<b>28,511.74</b>
<b>601160.00 Reserve - Guardhouse/Pool Roofs</b>				<b>Beginning Balance</b>		<b>16,119.04</b>
09/01/2025	Reserve Transfer		19485		8.41	16,127.45
<b>Totals</b>				<b>0.00</b>	<b>8.41</b>	<b>16,127.45</b>
<b>601170.00 Reserve - Special/General Funds</b>				<b>Beginning Balance</b>		<b>29,061.90</b>
09/01/2025	Reserve Transfer		19485		1,452.98	30,514.88
<b>Totals</b>				<b>0.00</b>	<b>1,452.98</b>	<b>30,514.88</b>
<b>601180.00 Reserve - Fountains</b>				<b>Beginning Balance</b>		<b>3,380.95</b>
09/01/2025	Reserve Transfer		19485		42.58	3,423.53
<b>Totals</b>				<b>0.00</b>	<b>42.58</b>	<b>3,423.53</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>24,390.50</b>
09/01/2025	Reserve Transfer		19485		769.45	25,159.95
<b>Totals</b>				<b>0.00</b>	<b>769.45</b>	<b>25,159.95</b>
<b>601202.00 Reserve - Lake Enbankment</b>				<b>Beginning Balance</b>		<b>8,000.00</b>
09/01/2025	Reserve Transfer		19485		1,000.00	9,000.00
09/11/2025	RUBIO GARDEN (250612.00 - RUBIO GARDEN)	09-11-2025 ESTIMATE #352	19784	7,575.00		1,425.00
<b>Totals</b>				<b>7,575.00</b>	<b>1,000.00</b>	<b>1,425.00</b>
<b>601205.00 Reserve - Pool Furniture</b>				<b>Beginning Balance</b>		<b>6,864.02</b>
09/01/2025	Reserve Transfer		19485		45.14	6,909.16
<b>Totals</b>				<b>0.00</b>	<b>45.14</b>	<b>6,909.16</b>
<b>601220.00 Reserve - Interest Income</b>				<b>Beginning Balance</b>		<b>44.85</b>
09/01/2025	Reserve Interest Transfer		19488		6.45	51.30
<b>Totals</b>				<b>0.00</b>	<b>6.45</b>	<b>51.30</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 09/01/2025 to 09/30/2025

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

### Transaction Totals

Total Debits	<u>427,003.53</u>
Total Credits	<u>427,003.53</u>
Difference	<u>0.00</u>
Total Assets	<u>361,679.52</u>
Total Liabilities	<u>(18,617.23)</u>
Total Equity	<u>181,050.36</u>
Total Income	<u>566,317.27</u>
Total Expense	<u>552,007.38</u>

### Ledger Totals

Beginning Debits	<u>1,680,895.30</u>
Beginning Credits	<u>1,680,895.30</u>
Difference	<u>0.00</u>
Ending Debits	<u>2,107,898.83</u>
Ending Credits	<u>2,107,898.83</u>
Difference	<u>0.00</u>