SEA GRAPE PROPERTY OWNERS' ASSOCIATION

REPORT TO THE DIRECTORS

FOR THE MONTH OF:

JUNE 2026

FOR MANAGEMENT PURPOSES ONLY

Sea Grape Property Owners Association

~~**MEETING MINUTES**~~

FINANCIAL STATEMENTS

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ACCOUNTS RECEIVABLE & COLLECTIONS

- Accounts Receivable Aging (As of June 30, 2026)
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SEA GRAPE PROPERTY OWNERS' ASSOCIATION

FINANCIAL STATEMENTS

JUNE 2026

Seagrape Property Owners' Association
One Page Financial Summary and Highlights (At-A-Glance)
As of and For Period End: June 30, 2026

1. Cash:	Petty Cash	$0.00
	Operating Cash In Bank	27,333.23
	Balancing to/from Reserve Fund	9,390.00
	Deposits in Transit	589.00
	Total Operating Cash	$37,312.23

2. Reserve Cash:	Reserve Checking/Money Market	$307,108.07
	Reserve CD	0.00
	Balancing to/from Operating	-9,390.00
	Total Reserves	$297,718.07

3. Reserve Activity:	A. Reserves Funding (Including Interest)	$4,806.42
	B. Expenditures from Reserves	$190.00

4. Cash Flow:	Increase/(Decrease) in Total cash	06/30/26	$ 9,138.93

5. A/R Stats:	A. Total Accounts Receivable (all Types):	$ 13,914.71
	B. Increase/(Decrease) in Accounts Receivable:	$ (144.50)
	C. Bad Debts written off this month:	$ -

6. A/R Aging Summary:	6/30/26	5/31/26
1 to 30 days	$ 2,166.35	$ 2,429.00
31 to 60 Days	1,093.00	2,199.07
61 to 90 Days	1,633.03	758.81
> 90 Days	9,022.33	8,672.33
Total	$ 13,914.71	$ 14,059.21

7. Operating Expenditures:	
Month-to-date	$ 9,764.70
Year-to-Date	$ 63,585.52
Average Monthly Expenses YTD	$ 10,597.59
Budgeted Monthly Expenses	$ 11,851.96

8. Budgetary General Info.	
Month-to-Date Budgetary Variance	$ 1,793.69
Year-to-Date Budgetary Variance	$ 6,355.55

Seagrape Property Owners' Association
Statement of Financial Position
As of June 30, 2026

	This Month	Prior Month
ASSETS		
Current Assets		
Petty Cash	$ 0.00	$ 0.00
Operating Account - CNB	27,333.23	23,145.72
Funds due (to)/from Reserve Account	9,390.00	9,200.00
Undeposited Funds	589.00	444.00
Accounts Receivable, Net (Note I)	13,914.71	14,059.21
	51,226.94	46,848.93
Reserve Account - CNB	307,108.07	302,301.65
Funds due (to)/from Operating Account	(9,390.00)	(9,200.00)
	297,718.07	293,101.65
Other Assets		
Collections Account Suspense	0.00	0.00
Utility Deposits	651.00	651.00
Other Assets & Prepaid Expenses	252.18	334.37
Prepaid Insurance	7,471.83	8,582.20
	8,375.01	9,567.57
Total Assets	$ 357,320.02	$ 349,518.15
LIABILITIES & CAPITAL		
Current Liabilities		
Accounts Payable	$ 838.83	$ 509.57
Association Fees Paid in Advance	17,322.62	16,260.12
Long-term Liabilities		
Other Liabilities	0.00	0.00
Total Liabilities	18,161.45	16,769.69
Capital (Net Assets)		
Prior Year Retained Earnings	35,084.95	35,084.95
Appropriated Special Reserves	297,718.07	293,101.65
Current Year Surplus/Deficit	6,355.55	4,561.86
Total Capital	339,158.57	332,748.46
Total Liabilities & Capital	$ 357,320.02	$ 349,518.15

Seagrape Property Owners' Association
Notes to Statement of Financial Position
As of June 30, 2026

I. Accounts Receivable

The Composition of Accounts Receivable is as Follows:

	6/30/26	5/31/26	$ Change	% Change
Owners' Maint. Fees	$ 7,777.42	7,898.92	$ -121.50	-1.5%
Late Fees	360.00	383.00	-23.00	-6.0%
Violation Fines	0.00	0.00	0.00	%N/A
Direct Charges	0.00	0.00	0.00	%N/A
Legal Fees/Costs	5,777.29	5,777.29	0.00	0.0%
NSF - Fees & Checks	0.00	0.00	0.00	%N/A
Subtotal	13,914.71	14,059.21	$ -144.50	-1.0%
Less: Allowance for Bad Debts	0.00	0.00	0.00	%N/A
Total	$ 13,914.71	14,059.21	$ -144.50	-1.0%

Seagrape Property Owners' Association
Statement of Homeowners' Equity
As of June 30, 2026

I. Changes in Homeowners' Equity

	Retained Earnings	Appropriated Reserves	Current Year Results
Balance 5/31/26	$35,084.95	$293,101.65	$4,561.86
Prior Period Adjustments	$0.00	$0.00	$0.00
Close Prior Year Surplus/Deficit	$0.00	$0.00	$0.00
Current Period Gross Surplus/Deficit	$0.00	$0.00	$6,586.73
Current Special Reserve Appropriation	$0.00	$4,793.04	($4,793.04)
Expenditures from Special Reserves	$0.00	($190.00)	$0.00
Adjustment(s) - Reserves Interest	$0.00	$13.38	$0.00
Other Adjustment(s) to Reserves	$0.00	$0.00	$0.00
Balance 6/30/26	**$35,084.95**	**$297,718.07**	**$6,355.55**

II. Appropriated Reserve Fund Consists of:

Fund Description	As of:	6/30/26	Incr / (Decr)	5/31/26
Reserve - Perimeter Wall		39,044.60	1,532.07	37,512.53
Reserve - Tree Trimming		(600.00)	1,250.00	(1,850.00)
Reserve - Entry System		13,148.14	499.51	12,648.63
Reserve - Insurance Deductible		9,999.96	0.00	9,999.96
Reserve - Emergency/Storm		21,397.68	121.48	21,276.20
Reserve - Community Improvement		(86.78)	237.46	(324.24)
Reserve - Paving		124,460.54	453.15	124,007.39
Reserve - Drain Cleaning & Repair		61,272.18	(78.19)	61,350.37
Reserve - Seal Coating		28,474.65	587.56	27,887.09
Subtotal (before interest reserve)		297,110.97	4,603.04	292,507.93
Reserve - Interest		607.10	13.38	593.72
	Totals	**297,718.07**	**4,616.42**	**293,101.65**

Seagrape Property Owners' Association
Statement of Activities (Revenues & Expenses)
For the Period Ending June 30, 2026

Revenues	Current Month	Year to Date
Association Maintenance Fees	$ 11,406.96	$ 68,441.76
Special Reserve Remittances	4,793.04	28,758.24
Fine Assessments	0.00	0.00
Keys & Gate Remotes	0.00	300.00
Late Fees/Charges	160.00	1,140.00
NSF Fees	0.00	225.05
Interest Income	1.43	160.61
Screening Income	0.00	75.00
Other Income	0.00	138.65
Allowances & Credit Memos	(10.00)	(540.00)
Total Revenues	$ 16,351.43	$ 98,699.31
Expenses		
Admin. Screening Fees	$ 0.00	$ 176.50
Auditing - CPA	0.00	1,400.00
Bank Charges	60.00	347.00
Bookkeeping & Accounting (Financial Management)	1,985.00	11,910.00
Interest Expense	0.00	0.00
Insurance	1,110.37	6,619.99
Inspections & Violations Assessor	0.00	0.00
Legal & Professional	0.00	766.45
Maintenance & Repairs - Storm related	0.00	0.00
Maintenance - Gate & Cameras	0.00	1,031.48
Maintenance - General	0.00	604.00
Maintenance - Lake	351.78	2,110.66
Maintenance - Other Landscape, Trees, & Sprinklers	0.00	0.00
Maintenance - Lawn	4,400.00	26,400.00
Meeting & Community Expense	0.00	337.50
Screening Fees	0.00	92.40
Postage, Delivery, Faxes, etc.	30.04	434.93
Provision for Bad Debts (A/R Losses)	0.00	0.00
Secretarial Services	0.00	0.00
Supplies (Office, Printing, Access, & Other)	18.73	435.02
Taxes, Licenses, & Permits	0.00	61.25
Telephone / Internet	369.86	2,219.16
Towing & Parking Enforcement	0.00	22.19
Utilities - Electric & Water	1,438.92	8,616.99
Total Expenses	$ 9,764.70	$ 63,585.52
Special Reserve Appropriations	(4,793.04)	(28,758.24)
Additional Special Reserve Transfer	0.00	0.00
Net Surplus/(Deficit)	$ 1,793.69	$ 6,355.55

Seagrape Property Owners' Association

BUDGET REPORT

For the Period Ending June 30, 2026

	Reporting Period - Month 6				Year-to-Date				Annual
Revenues	**Actual**	**Variance**	**%Var.**	**Budget**	**Actual**	**Variance**	**%Var.**	**Budget**	**Budget**
Association Maintenance	11,406.96	0.00	0.0%	11,406.96	68,441.76	0.00	0.0%	68,441.76	136,883.52
Reserve Remittances	4,793.04	0.00	0.0%	4,793.04	28,758.24	0.00	0.0%	28,758.24	57,516.48
Fine Assessments	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
Late Fees/Charges	160.00	(65.00)	-40.6%	225.00	1,140.00	(210.00)	-18.4%	1,350.00	2,700.00
Allowances & Credit Memos	-10.00	(10.00)	100.0%	0.00	-540.00	(540.00)	100.0%	0.00	0.00
Property Revenues	16,350.00	(75.00)	-0.5%	16,425.00	97,800.00	(750.00)	-0.8%	98,550.00	197,100.00
NSF Fees	0.00	(10.00)	%N/A	10.00	225.05	165.05	73.3%	60.00	120.00
Interest Income	1.43	(43.57)	-3046.9%	45.00	160.61	(109.39)	-68.1%	270.00	540.00
Screening Income	0.00	(15.00)	%N/A	15.00	75.00	(15.00)	-20.0%	90.00	180.00
Keys & Gate Remotes	0.00	(150.00)	%N/A	150.00	300.00	(600.00)	-200.0%	900.00	1,800.00
Other Income	0.00	0.00	%N/A	0.00	138.65	138.65	100.0%	0.00	0.00
Other Income	1.43	(218.57)	-15284.6%	220.00	899.31	(420.69)	-46.8%	1,320.00	2,640.00
Total Revenues	16,351.43	(293.57)	-1.8%	16,645.00	98,699.31	(1,170.69)	-1.2%	99,870.00	199,740.00
Expenses									
Admin. Fees	0.00	(32.50)	%N/A	32.50	176.50	(18.50)	-10.5%	195.00	390.00
Bank Charges	60.00	(25.00)	-41.7%	85.00	347.00	(163.00)	-47.0%	510.00	1,020.00
Meeting & Community	0.00	(75.00)	%N/A	75.00	337.50	(112.50)	-33.3%	450.00	900.00
Supplies - gate access, etc	0.00	(25.00)	%N/A	25.00	0.00	(150.00)	%N/A	150.00	300.00
Holiday Décor	0.00	(500.00)	%N/A	500.00	0.00	(3,000.00)	%N/A	3,000.00	6,000.00
Printing & Supplies	18.73	(121.27)	-647.5%	140.00	435.02	(404.98)	-93.1%	840.00	1,680.00
Postage & Delivery	30.04	(74.96)	-249.5%	105.00	434.93	(195.07)	-44.9%	630.00	1,260.00
Provision for Bad Debts	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
Taxes, Licenses, & Permits	0.00	(5.10)	%N/A	5.10	61.25	30.65	50.0%	30.60	61.20
Screeing Fees	0.00	0.00	%N/A	0.00	92.40	92.40	100.0%	0.00	0.00
Gen./Administrative	108.77	(858.83)	-789.6%	967.60	1,884.60	(3,921.00)	-208.1%	5,805.60	11,611.20
Insurance - D&O	193.42	15.92	8.2%	177.50	1,100.52	35.52	3.2%	1,065.00	2,130.00
Insurance - Liability/Package	715.36	(51.84)	-7.2%	767.20	4,309.93	(293.27)	-6.8%	4,603.20	9,206.40
Insurance - Wind	201.59	201.59	100.0%	0.00	1,209.54	1,209.54	100.0%	0.00	0.00
Insurance-Claims/Deductible	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
Insurance	1,110.37	165.67	14.9%	944.70	6,619.99	951.79	14.4%	5,668.20	11,336.40
Managegment	1,985.00	0.00	0.0%	1,985.00	11,910.00	0.00	0.0%	11,910.00	23,820.00
Accounting/Auditing - CPA	0.00	(118.00)	%N/A	118.00	1,400.00	692.00	49.4%	708.00	1,416.00
Legal & Professional	0.00	(130.00)	%N/A	130.00	766.45	(13.55)	-1.8%	780.00	1,560.00
Inspections/Violations Service	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
Secretarial Services	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
Other - Engineer & AUP	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
Professional Fees	1,985.00	(248.00)	-12.5%	2,233.00	14,076.45	678.45	4.8%	13,398.00	26,796.00

Seagrape Property Owners' Association

BUDGET REPORT

For the Period Ending June 30, 2026

	Reporting Period - Month 6				Year-to-Date				Annual
Expenses (cont'd.)	**Actual**	**Variance**	**%Var.**	**Budget**	**Actual**	**Variance**	**%Var.**	**Budget**	**Budget**
Maint.-Storm related	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
Maintenance-Gate	0.00	(325.00)	%N/A	325.00	0.00	(1,950.00)	%N/A	1,950.00	3,900.00
Maint-Lake & Fountain	351.78	(3.22)	-0.9%	355.00	2,110.66	(19.34)	-0.9%	2,130.00	4,260.00
Maint-Cameras	0.00	(25.00)	%N/A	25.00	1,031.48	881.48	85.5%	150.00	300.00
Maint-General/Common	0.00	(770.16)	%N/A	770.16	604.00	(4,016.96)	-665.1%	4,620.96	9,241.92
Maint-Tree Trimming	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
Maint-Ldscp Extras/Sprinkler	0.00	(86.00)	%N/A	86.00	0.00	(516.00)	%N/A	516.00	1,032.00
Maint-Parking Enforce/Towing	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
Maintenance-Lawn	4,400.00	0.00	0.0%	4,400.00	26,400.00	0.00	0.0%	26,400.00	52,800.00
Repairs / Maint.	4,751.78	(1,209.38)	-25.5%	5,961.16	30,146.14	(5,620.82)	-18.6%	35,766.96	71,533.92
Telephone/Communications	369.86	19.86	5.4%	350.00	2,219.16	119.16	5.4%	2,100.00	4,200.00
Website	0.00	(42.50)	%N/A	42.50	22.19	(232.81)	-1049.2%	255.00	510.00
Electricity (FPL)	1,438.92	85.92	6.0%	1,353.00	8,616.99	498.99	5.8%	8,118.00	16,236.00
Utilities	1,808.78	63.28	3.5%	1,745.50	10,858.34	385.34	3.5%	10,473.00	20,946.00
Total Expenses	9,764.70	(2,087.26)	-21.4%	11,851.96	63,585.52	(7,526.24)	-11.8%	71,111.76	142,223.52
Reserve Appropriation	-4,793.04	0.00	0.0%	-4,793.04	-28,758.24	0.00	0.0%	-28,758.24	-57,516.48
Additional Special Reserves	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
Surplus / (Deficit)	**1,793.69**	**1,793.69**	**100.0%**	**0.00**	**6,355.55**	**6,355.55**	**100.0%**	**0.00**	**0.00**

Seagrape Property Owners' Association
Statement of Cash Flows
For the Period Ending June 30, 2026

CASH FLOWS FROM OPERATING ACTIVITIES:		
Net Income		$ 1,793.69
Adjustments to reconcile net income to net cash		
Change in Accounts Receivable		144.50
Change in Accounts Payable & Other Current Liabilities		329.26
Depreciation Expense		0.00
Net Cash Provided by (Used for) Operating Activities		$ 2,267.45
CASH FLOWS FROM INVESTING ACTIVITIES:		
Change in Prepaid Insurance		1,110.37
Change in Other Assets & Prepaid Expenses		82.19
Change in Capitalized Costs		0.00
(Purchase) or Sale/Disposal of Fixed Assets		0.00
Net Cash Provided by (Used for) Investing Activities		$ 1,192.56
CASH FLOWS FROM FINANCING ACTIVITIES		
Increase in Reserves Fund (Appropriation & Interest)		4,806.42
Expenditures from Reserves		(190.00)
Increase (Decrease) in Loan Payable		0.00
Increase (Decrease) in Maint. Fees paid in Advance		1,062.50
Net Cash Provided by (Used For) Financing Activities		$ 5,678.92
Net Increase (Decrease) in Cash & Cash Equivalents for Period		**$ 9,138.93**
Cash and Cash Equivalents at Beginning of Period	06/01/26	$ 325,891.37
Cash and Cash Equivalents at end of Period	06/30/26	$ 335,030.30

Supplemental Cash & Cash Equivalents Balance Schedule:

Operating Cash (Including Deposits in Transit)		$ 27,922.23
Restricted Cash - Reserves		$ 307,108.07
Restricted Cash - Reserves Investments		$ 0.00
Cash and Cash Equivalents at end of Period	06/30/26	$ 335,030.30

Seagrape POA
A/P Aging Summary
As of June 30, 2026

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
Allstate Resource Management	190.00	0.00	0.00	0.00	0.00	190.00
Alton Madison Property Management	63.77	0.00	0.00	0.00	0.00	63.77
Comcast	153.86	0.00	0.00	0.00	0.00	153.86
FPL	431.20	0.00	0.00	0.00	0.00	431.20
TOTAL	**838.83**	**0.00**	**0.00**	**0.00**	**0.00**	**838.83**

SEAGRAPE POA
Prepaid Insurance Schedule

	D & O	Property (xwind)	Fidelity Bond	Gen Liab	Excess Liab	Wind	TOTAL
Renewal Date:	03/02/27	03/02/27	03/02/27	03/02/27	03/02/27	08/16/26	
Premium	$2,320.98	$1,429.90	$843.35	$5,211.15	$1,099.89	$2,419.00	$13,324.27
2026							
January	163.45	149.78	48.56	434.26	91.66	201.59	**$1,089.30**
February	163.45	149.78	48.56	434.26	91.66	201.59	**$1,089.30**
March	193.36	119.14	70.27	434.29	91.63	201.59	**$1,110.28**
April	193.42	119.16	70.28	434.26	91.66	201.59	**$1,110.37**
May	193.42	119.16	70.28	434.26	91.66	201.59	**$1,110.37**
June	193.42	119.16	70.28	434.26	91.66	201.59	**$1,110.37**
July	193.42	119.16	70.28	434.26	91.66	201.59	**$1,110.37**
August	193.42	119.16	70.28	434.26	91.66		**$908.78**
September	193.42	119.16	70.28	434.26	91.66		**$908.78**
October	193.42	119.16	70.28	434.26	91.66		**$908.78**
November	193.42	119.16	70.28	434.26	91.66		**$908.78**
December	193.42	119.16	70.28	434.26	91.66		**$908.78**
2027							
January	193.42	119.16	70.28	434.26	91.66		**$908.78**
February	193.42	119.16	70.28	434.26	91.66		**$908.78**
March							**$0.00**
April							**$0.00**
May							**$0.00**
June							**$0.00**
July							**$0.00**
August							**$0.00**
September							**$0.00**
October							**$0.00**
November							**$0.00**
December							**$0.00**
					TOTAL PREPAID INSURANCE		**$7,471.83**

Seagrape POA
List of Disbursements
June 2026

	Type	Num	Date	Name	Memo	Item	Account	Paid Amount	Original Amount
	Check		**06/30/2026**		**Service Charge**		**Operating SPOA CNB 3017**		**-45.00**
					Service Charge		Bank Fees	-45.00	45.00
TOTAL								-45.00	45.00
	Bill Pmt -Check	**DEBIT**	**06/01/2026**	**Liftmaster Chamberlain Group**	**MyQ Liftmaster Gate System**		**Operating SPOA CNB 3017**		**-216.00**
	Bill	JUNE2026	06/01/2026		MyQ Storage and VOIP - 30 day video storage		Telephone & Communications	-216.00	216.00
TOTAL								-216.00	216.00
	Bill Pmt -Check	**FPL**	**06/05/2026**	**FPL**	**Electric Services**		**Operating SPOA CNB 3017**		**-40.70**
	Bill		05/22/2026		Electric Services		Electric Service	-40.70	40.70
TOTAL								-40.70	40.70
	Bill Pmt -Check	**FPL**	**06/05/2026**	**FPL**	**Electric Services**		**Operating SPOA CNB 3017**		**-46.69**
	Bill		05/22/2026		Electric Services		Electric Service	-46.69	46.69
TOTAL								-46.69	46.69
	Bill Pmt -Check	**FPL**	**06/05/2026**	**FPL**	**Electric Services**		**Operating SPOA CNB 3017**		**-322.49**
	Bill		05/22/2026		Electric Services		Electric Service	-322.49	322.49
TOTAL								-322.49	322.49
	Bill Pmt -Check	**FPL**	**06/22/2026**	**FPL**	**Electric Services**		**Operating SPOA CNB 3017**		**-1,007.72**
	Bill		06/05/2026		Electric Services		Electric Service	-1,007.72	1,007.72
TOTAL								-1,007.72	1,007.72
	Check	**4324**	**06/01/2026**	**Seagrape Property Owners Associatio**	**Reserve Transfer 2026**		**Operating SPOA CNB 3017**		**-4,793.04**
					Reserve Transfer 2026		Reserve SPOA CNB 2476	-4,793.04	4,793.04
TOTAL								-4,793.04	4,793.04
	Bill Pmt -Check	**4325**	**06/10/2026**	**Alton Madison Property Management**	**Reimbursements 2026 May**		**Operating SPOA CNB 3017**		**-99.69**
	Bill		05/31/2026		Postage - AP		Postage and Delivery	-8.24	8.24
					Postage - Collection Letters		Postage and Delivery	-19.06	19.06
					Supplies - Collection Letters		Printing & Supplies	-8.75	8.75
					Postage - Violation Letters		Postage and Delivery	-33.68	33.68
					Supplies - Violation Letters		Printing & Supplies	-14.96	14.96
					Direct Biller Fee (returned payment)		Bank Fees	-15.00	15.00
TOTAL								-99.69	99.69
	Bill Pmt -Check	**4326**	**06/10/2026**	**Alton Madison Property Management**	**Management Services 2026**		**Operating SPOA CNB 3017**		**-1,985.00**
	Bill		06/01/2026		Management Services 2026		Management Fees	-1,985.00	1,985.00
TOTAL								-1,985.00	1,985.00
	Bill Pmt -Check	**4327**	**06/10/2026**	**Landscape Workshop LLC**	**Landscaping Services 2024**		**Operating SPOA CNB 3017**		**-4,400.00**
	Bill	2919-10611973	06/01/2026		June		Lawn Maintenance	-4,400.00	4,400.00
TOTAL								-4,400.00	4,400.00
	Bill Pmt -Check	**4328**	**06/10/2026**	**Solitude Lake Management**	**Lake Maintenance**		**Operating SPOA CNB 3017**		**-269.59**
	Bill	PSI274014	06/02/2026		June		Lake Maintenance	-269.59	269.59
TOTAL								-269.59	269.59

Seagrape POA
Reconciliation Summary
Operating SPOA CNB 3017, Period Ending 06/30/2026

	Jun 30, 26	
Beginning Balance		31,140.63
Cleared Transactions		
Checks and Payments - 18 items	-15,126.45	
Deposits and Credits - 42 items	17,960.53	
Total Cleared Transactions	2,834.08	
Cleared Balance		**33,974.71**
Uncleared Transactions		
Checks and Payments - 6 items	-9,279.48	
Deposits and Credits - 7 items	2,638.00	
Total Uncleared Transactions	-6,641.48	
Register Balance as of 06/30/2026		**27,333.23**
New Transactions		
Checks and Payments - 6 items	-6,847.24	
Deposits and Credits - 27 items	16,099.00	
Total New Transactions	9,251.76	
Ending Balance		**36,584.99**

Seagrape POA
Reconciliation Detail
Operating SPOA CNB 3017, Period Ending 06/30/2026

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						31,140.63
Cleared Transactions						
Checks and Payments - 18 items						
Check	05/01/2026	4313	Cutler Landings POA	X	-286.00	-286.00
Check	05/04/2026	4314	Cutler Landings POA	X	-150.00	-436.00
Bill Pmt -Check	05/28/2026	4319	Landscape Worksh...	X	-4,400.00	-4,836.00
Bill Pmt -Check	05/28/2026	4316	Alton Madison Prop...	X	-1,985.00	-6,821.00
Bill Pmt -Check	05/28/2026	4323	Solitude Lake Mana...	X	-516.15	-7,337.15
Bill Pmt -Check	05/28/2026	4320	Normal Operations ...	X	-310.00	-7,647.15
Bill Pmt -Check	05/28/2026	4318	DNCR, Inc	X	-304.95	-7,952.10
Bill Pmt -Check	05/28/2026	4322	Siegfried Rivera PA	X	-256.00	-8,208.10
Bill Pmt -Check	05/28/2026	4315	Alton Madison Prop...	X	-200.45	-8,408.55
Bill Pmt -Check	05/28/2026	4317	Comcast	X	-153.86	-8,562.41
Bill Pmt -Check	05/28/2026	4321	Sarma	X	-92.40	-8,654.81
Check	06/01/2026	4324	Seagrape Property ...	X	-4,793.04	-13,447.85
Bill Pmt -Check	06/01/2026	DEBIT	Liftmaster Chamberl...	X	-216.00	-13,663.85
Bill Pmt -Check	06/05/2026	FPL	FPL	X	-322.49	-13,986.34
Bill Pmt -Check	06/05/2026	FPL	FPL	X	-46.69	-14,033.03
Bill Pmt -Check	06/05/2026	FPL	FPL	X	-40.70	-14,073.73
Bill Pmt -Check	06/22/2026	FPL	FPL	X	-1,007.72	-15,081.45
Check	06/30/2026			X	-45.00	-15,126.45
Total Checks and Payments					-15,126.45	-15,126.45
Deposits and Credits - 42 items						
Deposit	05/28/2026			X	2,146.10	2,146.10
Deposit	05/29/2026			X	439.00	2,585.10
Deposit	05/29/2026			X	450.00	3,035.10
Deposit	05/31/2026			X	150.00	3,185.10
Deposit	06/01/2026			X	1,184.00	4,369.10
Deposit	06/02/2026			X	444.00	4,813.10
Deposit	06/04/2026			X	1,045.00	5,858.10
Deposit	06/05/2026			X	150.00	6,008.10
Deposit	06/05/2026			X	588.00	6,596.10
Deposit	06/06/2026			X	150.00	6,746.10
Deposit	06/07/2026			X	150.00	6,896.10
Deposit	06/08/2026			X	139.00	7,035.10
Deposit	06/08/2026			X	450.00	7,485.10
Deposit	06/08/2026			X	1,200.00	8,685.10
Deposit	06/09/2026			X	300.00	8,985.10
Deposit	06/09/2026			X	470.00	9,455.10
Deposit	06/10/2026			X	150.00	9,605.10
Deposit	06/10/2026			X	300.00	9,905.10
Deposit	06/10/2026			X	500.00	10,405.10
Deposit	06/11/2026			X	150.00	10,555.10
Deposit	06/11/2026			X	160.00	10,715.10
Deposit	06/12/2026			X	150.00	10,865.10
Deposit	06/12/2026			X	150.00	11,015.10
Deposit	06/12/2026			X	311.00	11,326.10
Deposit	06/12/2026			X	320.00	11,646.10
Deposit	06/13/2026			X	150.00	11,796.10
Deposit	06/14/2026			X	490.00	12,286.10
Deposit	06/15/2026			X	300.00	12,586.10
Deposit	06/15/2026			X	450.00	13,036.10
Deposit	06/16/2026			X	155.00	13,191.10
Deposit	06/16/2026			X	170.00	13,361.10
Deposit	06/16/2026			X	450.00	13,811.10
Deposit	06/17/2026			X	150.00	13,961.10
Deposit	06/17/2026			X	300.00	14,261.10
Deposit	06/18/2026			X	160.00	14,421.10
Deposit	06/25/2026			X	864.00	15,285.10
Deposit	06/26/2026			X	1,604.00	16,889.10
Deposit	06/27/2026			X	155.00	17,044.10
Deposit	06/28/2026			X	160.00	17,204.10
Deposit	06/29/2026			X	155.00	17,359.10

Seagrape POA
Reconciliation Detail
Operating SPOA CNB 3017, Period Ending 06/30/2026

Type	Date	Num	Name	Clr	Amount	Balance
Deposit	06/29/2026			X	600.00	17,959.10
Deposit	06/30/2026			X	1.43	17,960.53
Total Deposits and Credits					17,960.53	17,960.53
Total Cleared Transactions					2,834.08	2,834.08
Cleared Balance					2,834.08	33,974.71
Uncleared Transactions						
Checks and Payments - 6 items						
Bill Pmt -Check	12/13/2025	4260	Beautiful Mailbox C...		-1,262.60	-1,262.60
Bill Pmt -Check	12/13/2025	4261	Beautiful Mailbox C...		-1,262.60	-2,525.20
Bill Pmt -Check	06/10/2026	4327	Landscape Worksh...		-4,400.00	-6,925.20
Bill Pmt -Check	06/10/2026	4326	Alton Madison Prop...		-1,985.00	-8,910.20
Bill Pmt -Check	06/10/2026	4328	Solitude Lake Mana...		-269.59	-9,179.79
Bill Pmt -Check	06/10/2026	4325	Alton Madison Prop...		-99.69	-9,279.48
Total Checks and Payments					-9,279.48	-9,279.48
Deposits and Credits - 7 items						
Deposit	06/22/2026				1,044.00	1,044.00
Deposit	06/24/2026				300.00	1,344.00
Deposit	06/26/2026				350.00	1,694.00
Deposit	06/29/2026				350.00	2,044.00
Deposit	06/30/2026				144.00	2,188.00
Deposit	06/30/2026				150.00	2,338.00
Deposit	06/30/2026				300.00	2,638.00
Total Deposits and Credits					2,638.00	2,638.00
Total Uncleared Transactions					-6,641.48	-6,641.48
Register Balance as of 06/30/2026					-3,807.40	27,333.23
New Transactions						
Checks and Payments - 6 items						
Check	07/01/2026		Seagrape Property ...		-4,793.04	-4,793.04
Bill Pmt -Check	07/01/2026	DEBIT	Liftmaster Chamberl...		-216.00	-5,009.04
Check	07/08/2026		Windward Isles		-1,407.00	-6,416.04
Bill Pmt -Check	07/08/2026	FPL	FPL		-342.99	-6,759.03
Bill Pmt -Check	07/08/2026	FPL	FPL		-47.27	-6,806.30
Bill Pmt -Check	07/08/2026	FPL	FPL		-40.94	-6,847.24
Total Checks and Payments					-6,847.24	-6,847.24
Deposits and Credits - 27 items						
Deposit	07/01/2026				310.00	310.00
Deposit	07/01/2026				725.00	1,035.00
Deposit	07/02/2026				295.00	1,330.00
Deposit	07/04/2026				444.00	1,774.00
Deposit	07/05/2026				738.00	2,512.00
Deposit	07/06/2026				300.00	2,812.00
Deposit	07/06/2026				450.00	3,262.00
Deposit	07/07/2026				438.00	3,700.00
Deposit	07/07/2026				489.85	4,189.85
Deposit	07/07/2026				1,060.00	5,249.85
Deposit	07/07/2026				1,200.00	6,449.85
Deposit	07/08/2026				139.00	6,588.85
Deposit	07/08/2026				1,407.00	7,995.85
Deposit	07/09/2026				300.00	8,295.85
Deposit	07/09/2026				450.00	8,745.85
Deposit	07/10/2026				150.00	8,895.85
Deposit	07/10/2026				450.00	9,345.85
Deposit	07/12/2026				160.00	9,505.85
Deposit	07/13/2026				150.00	9,655.85
Deposit	07/13/2026				150.00	9,805.85
Deposit	07/13/2026				301.00	10,106.85
Deposit	07/14/2026				150.00	10,256.85
Deposit	07/14/2026				600.00	10,856.85

Seagrape POA
Reconciliation Detail
Operating SPOA CNB 3017, Period Ending 06/30/2026

Type	Date	Num	Name	Clr	Amount	Balance
Deposit	07/14/2026				1,950.00	12,806.85
Deposit	07/15/2026				300.00	13,106.85
Deposit	07/15/2026				600.00	13,706.85
Deposit	07/16/2026				2,392.15	16,099.00
Total Deposits and Credits					16,099.00	16,099.00
Total New Transactions					9,251.76	9,251.76
Ending Balance					**5,444.36**	**36,584.99**

Seagrape POA
Reconciliation Summary
Reserve SPOA CNB 2476, Period Ending 06/30/2026

	Jun 30, 26	
Beginning Balance		302,301.65
Cleared Transactions		
Deposits and Credits - 2 items	4,806.42	
Total Cleared Transactions		4,806.42
Cleared Balance		**307,108.07**
Register Balance as of 06/30/2026		307,108.07
New Transactions		
Deposits and Credits - 1 item	4,793.04	
Total New Transactions		4,793.04
Ending Balance		**311,901.11**

Seagrape POA
Reconciliation Detail
Reserve SPOA CNB 2476, Period Ending 06/30/2026

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						302,301.65
Cleared Transactions						
Deposits and Credits - 2 items						
Check	06/01/2026	4324	Seagrape Property ...	X	4,793.04	4,793.04
Deposit	06/30/2026			X	13.38	4,806.42
Total Deposits and Credits					4,806.42	4,806.42
Total Cleared Transactions					4,806.42	4,806.42
Cleared Balance					4,806.42	307,108.07
Register Balance as of 06/30/2026					4,806.42	307,108.07
New Transactions						
Deposits and Credits - 1 item						
Check	07/01/2026		Seagrape Property ...		4,793.04	4,793.04
Total Deposits and Credits					4,793.04	4,793.04
Total New Transactions					4,793.04	4,793.04
Ending Balance					**9,599.46**	**311,901.11**

SEAGRAPE PROPERTY OWNERS ASSOCIATON

ACCOUNTS RECEIVABLES & COLLECTIONS

JUNE 2026

Seagrape POA
A/R Aging Summary
As of June 30, 2026

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
010007	0.00	18.00	0.00	0.00	0.00	18.00
010010	0.00	10.00	0.00	0.00	0.00	10.00
010011	0.00	10.00	0.00	0.00	0.00	10.00
010017	0.00	14.85	0.00	0.00	0.00	14.85
010024	10.00	120.00	0.00	0.00	0.00	130.00
010027	10.00	150.00	160.00	84.22	0.00	404.22
010038	0.00	15.50	0.00	0.00	0.00	15.50
010039	10.00	0.00	0.00	0.00	0.00	10.00
010043	10.00	150.00	160.00	13.00	0.00	333.00
010045	0.00	20.00	0.00	0.00	0.00	20.00
010069	0.00	26.00	0.00	0.00	0.00	26.00
010071	0.00	10.00	0.00	0.00	0.00	10.00
010072	10.00	150.00	140.00	0.00	0.00	300.00
010087	0.00	6.00	0.00	0.00	0.00	6.00
010091	0.00	10.00	0.00	0.00	0.00	10.00
010096	10.00	10.00	0.00	0.00	0.00	20.00
010097	10.00	150.00	0.00	0.00	0.00	160.00
010099	10.00	150.00	0.00	0.00	0.00	160.00
010103	10.00	0.00	0.00	0.00	0.00	10.00
010104	10.00	150.00	3.00	0.00	0.00	163.00
Attorney Files						
A010018	10.00	406.00	160.00	160.00	596.04	1,332.04
A010054	10.00	150.00	150.00	105.81	0.00	415.81
A010061	10.00	150.00	160.00	485.00	7,176.29	7,981.29
A010108	10.00	150.00	160.00	785.00	1,250.00	2,355.00
TOTAL	**140.00**	**2,026.35**	**1,093.00**	**1,633.03**	**9,022.33**	**13,914.71**

Accounts Receivable and Collections - **Siegfried Rivera PA**

- **Foreclosure / Foreclosure Action**
  - **010061 – Bank Foreclosure**

- **Claim of Lien / Demand Letter**
  - **010054**
  - **010018**

- **Miscellaneous Collection Matters**
  - **010108 – Paid in full**

Alton Madison Property Management

- **Sent 6 Collection Letters ("Friendly Reminder") as of June 30, 2026**
- **Sent 3 Collection Letters (2nd request) Sent (Certified/Return Receipt)**
- **Sent 0 File(s) to Attorney**
  - **0 File(s) Paid in Full or Partially prior to sending**

Board of Directors Discretion for Waived Fees

- **As Requested in writing or in person by homeowners**