SEA GRAPE PROPERTY OWNERS' ASSOCIATION

REPORT TO THE DIRECTORS

FOR THE MONTH OF:

MARCH 2026

FOR MANAGEMENT PURPOSES ONLY

Sea Grape Property Owners Association

~~**MEETING MINUTES**~~

FINANCIAL STATEMENTS

- Statement of Financial Position (As of March 31, 2026)
- Notes to Statement of Financial Position (As of March 31, 2026)
- Statement of Homeowner's Equity (As of March 31, 2026)
- Statement of Activities (Period Ending March 31, 2026)
- Budget Report – Comparison Year 2026 (Period Ending March 31, 2026)
- Statement of Cash Flows (Period Endings March 31, 2026)
- Accounts Payable Aging Summary (As of March 31, 2026)
- Prepaid Insurance Schedule
- List of Disbursements (March 2026)
- Reconciliation Report (City Natl Bank – Operating Account)
- Reconciliation Report (City Natl Bank – Reserve Account)

ACCOUNTS RECEIVABLE & COLLECTIONS

- Accounts Receivable Aging (As of March 31, 2026)
- Siegfried Rivera, PA Report
- AMPM Collection Report and Update

SEA GRAPE PROPERTY OWNERS' ASSOCIATION

FINANCIAL STATEMENTS

MARCH 2026

Seagrape Property Owners' Association
One Page Financial Summary and Highlights (At-A-Glance)
As of and For Period End: March 31, 2026

1. Cash:	Petty Cash	$0.00
	Operating Cash In Bank	29,709.16
	Balancing to/from Operating	1,100.00
	Deposits in Transit	914.00
	Total Operating Cash	$31,723.16

2. Reserve Cash:	Reserve Checking/Money Market	$292,691.70
	Reserve CD	0.00
	Balancing to/from Operating	-1,100.00
	Total Reserves	$291,591.70

3. Reserve Activity:	A. Reserves Funding (Including Interest)	$4,805.68
	B. Expenditures from Reserves	$1,100.00

4. Cash Flow:	Increase/(Decrease) in Total cash	03/31/26	$ 5,515.29

5. A/R Stats:	A. Total Accounts Receivable (all Types):	$ 14,450.96
	B. Increase/(Decrease) in Accounts Receivable:	$ 1,388.05
	C. Bad Debts written off this month:	$ -

6. A/R Aging Summary:	3/31/26	2/28/26
1 to 30 days	$ 2,740.90	$ 3,771.85
31 to 60 Days	2,866.00	4,075.56
61 to 90 Days	781.56	877.21
> 90 Days	8,062.50	4,338.29
Total	$ 14,450.96	$ 13,062.91

7. Operating Expenditures:		
	Month-to-date	$ 12,083.40
	Year-to-Date	$ 33,463.24
	Average Monthly Expenses YTD	$ 11,154.41
	Budgeted Monthly Expenses	$ 11,851.96

8. Budgetary General Info.		
	Month-to-Date Budgetary Variance	$ (297.56)
	Year-to-Date Budgetary Variance	$ 1,475.68

Seagrape Property Owners' Association
Statement of Financial Position
As of March 31, 2026

	This Month	Prior Month
ASSETS		
Current Assets		
Petty Cash	$ 0.00	$ 0.00
Operating Account - CNB	29,709.16	27,770.06
Funds due (to)/from Reserve Account	1,100.00	0.00
Undeposited Funds	914.00	2,143.49
Accounts Receivable, Net (Note I)	14,450.96	13,062.91
	46,174.12	42,976.46
Reserve Account - CNB	292,691.70	287,886.02
Funds due (to)/from Operating Account	(1,100.00)	0.00
	291,591.70	287,886.02
Other Assets		
Collections Account Suspense	0.00	0.00
Utility Deposits	651.00	651.00
Other Assets & Prepaid Expenses	252.20	334.40
Prepaid Insurance	10,802.94	11,913.22
	11,706.14	12,898.62
Total Assets	$ 349,471.96	$ 343,761.10
LIABILITIES & CAPITAL		
Current Liabilities		
Accounts Payable	$ 3,943.11	$ 1,696.92
Association Fees Paid in Advance	17,376.52	17,319.97
Long-term Liabilities		
Other Liabilities	0.00	0.00
Total Liabilities	21,319.63	19,016.89
Capital (Net Assets)		
Prior Year Retained Earnings	35,084.95	35,084.95
Appropriated Special Reserves	291,591.70	287,886.02
Current Year Surplus/Deficit	1,475.68	1,773.24
Total Capital	328,152.33	324,744.21
Total Liabilities & Capital	$ 349,471.96	$ 343,761.10

Seagrape Property Owners' Association
Notes to Statement of Financial Position
As of March 31, 2026

I. Accounts Receivable

The Composition of Accounts Receivable is as Follows:

	3/31/26	2/28/26	$ Change	% Change
Owners' Maint. Fees	$ 8,319.45	7,144.45	$ 1,175.00	16.4%
Late Fees	421.00	343.00	78.00	22.7%
Violation Fines	0.00	0.00	0.00	%N/A
Direct Charges	289.17	289.17	0.00	0.0%
Legal Fees/Costs	5,196.29	5,196.29	0.00	0.0%
NSF - Fees & Checks	225.05	90.00	135.05	150.1%
Subtotal	14,450.96	13,062.91	$ 1,388.05	10.6%
Less: Allowance for Bad Debts	0.00	0.00	0.00	%N/A
Total	$ 14,450.96	13,062.91	$ 1,388.05	10.6%

Seagrape Property Owners' Association
Statement of Homeowners' Equity
As of March 31, 2026

I. Changes in Homeowners' Equity

	Retained Earnings	Appropriated Reserves	Current Year Results
Balance 2/28/26	$35,084.95	$287,886.02	$1,773.24
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	$4,495.48
Current Special Reserve Appropriation	$0.00	$4,793.04	($4,793.04)
Expenditures from Special Reserves	$0.00	($1,100.00)	$0.00
Adjustment(s) - Reserves Interest	$0.00	$12.64	$0.00
Other Adjustment(s) to Reserves	$0.00	$0.00	$0.00
Balance 3/31/26	**$35,084.95**	**$291,591.70**	**$1,475.68**

II. Appropriated Reserve Fund Consists of:

Fund Description	As of:	3/31/26	Incr / (Decr)	2/28/26
Reserve - Perimeter Wall		34,448.39	1,532.07	32,916.32
Reserve - Tree Trimming		3,750.00	1,250.00	2,500.00
Reserve - Entry System		11,649.61	499.51	11,150.10
Reserve - Insurance Deductible		9,999.96	0.00	9,999.96
Reserve - Emergency/Storm		21,033.24	121.48	20,911.76
Reserve - Community Improvement		(799.16)	237.46	(1,036.62)
Reserve - Paving		123,101.09	453.15	122,647.94
Reserve - Drain Cleaning & Repair		61,126.75	(988.19)	62,114.94
Reserve - Seal Coating		26,711.97	587.56	26,124.41
Subtotal (before interest reserve)		291,021.85	3,693.04	287,328.81
Reserve - Interest		569.85	12.64	557.21
	Totals	**291,591.70**	**3,705.68**	**287,886.02**

Seagrape Property Owners' Association
Statement of Activities (Revenues & Expenses)
For the Period Ending March 31, 2026

Revenues	Current Month	Year to Date
Association Maintenance Fees	$ 11,406.96	$ 34,220.88
Special Reserve Remittances	4,793.04	14,379.12
Fine Assessments	0.00	0.00
Keys & Gate Remotes	75.00	200.00
Late Fees/Charges	170.00	580.00
NSF Fees	135.05	165.05
Interest Income	1.63	75.79
Screening Income	0.00	0.00
Other Income	47.20	47.20
Allowances & Credit Memos	(50.00)	(350.00)
Total Revenues	$ 16,578.88	$ 49,318.04
Expenses		
Admin. Screening Fees	$ 0.00	$ 176.50
Auditing - CPA	1,400.00	1,400.00
Bank Charges	72.00	167.00
Bookkeeping & Accounting (Financial Management)	1,985.00	5,955.00
Interest Expense	0.00	0.00
Insurance	1,110.28	3,288.88
Inspections & Violations Assessor	0.00	0.00
Legal & Professional	0.00	766.45
Maintenance & Repairs - Storm related	0.00	0.00
Maintenance - Gate & Cameras	726.53	726.53
Maintenance - General	0.00	294.00
Maintenance - Lake	351.79	1,055.31
Maintenance - Other Landscape, Trees, & Sprinklers	0.00	0.00
Maintenance - Lawn	4,400.00	13,200.00
Meeting & Community Expense	112.50	337.50
Screening Fees	0.00	0.00
Postage, Delivery, Faxes, etc.	84.03	260.63
Provision for Bad Debts (A/R Losses)	0.00	0.00
Secretarial Services	0.00	0.00
Supplies (Office, Printing, Access, & Other)	62.47	351.66
Taxes, Licenses, & Permits	0.00	0.00
Telephone / Internet	369.86	1,109.58
Towing & Parking Enforcement	0.00	22.19
Utilities - Electric & Water	1,408.94	4,352.01
Total Expenses	$ 12,083.40	$ 33,463.24
Special Reserve Appropriations	(4,793.04)	(14,379.12)
Additional Special Reserve Transfer	0.00	0.00
Net Surplus/(Deficit)	$ (297.56)	$ 1,475.68

Seagrape Property Owners' Association

BUDGET REPORT

For the Period Ending March 31, 2026

	Reporting Period - Month 3				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	34,220.88	0.00	0.0%	34,220.88	136,883.52
Reserve Remittances	4,793.04	0.00	0.0%	4,793.04	14,379.12	0.00	0.0%	14,379.12	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	170.00	(55.00)	-32.4%	225.00	580.00	(95.00)	-16.4%	675.00	2,700.00
Allowances & Credit Memos	-50.00	(50.00)	100.0%	0.00	-350.00	(350.00)	100.0%	0.00	0.00
Property Revenues	16,320.00	(105.00)	-0.6%	16,425.00	48,830.00	(445.00)	-0.9%	49,275.00	197,100.00
NSF Fees	135.05	125.05	92.6%	10.00	165.05	135.05	81.8%	30.00	120.00
Interest Income	1.63	(43.37)	-2660.7%	45.00	75.79	(59.21)	-78.1%	135.00	540.00
Screening Income	0.00	(15.00)	%N/A	15.00	0.00	(45.00)	%N/A	45.00	180.00
Keys & Gate Remotes	75.00	(75.00)	-100.0%	150.00	200.00	(250.00)	-125.0%	450.00	1,800.00
Other Income	47.20	47.20	100.0%	0.00	47.20	47.20	100.0%	0.00	0.00
Other Income	258.88	38.88	15.0%	220.00	488.04	(171.96)	-35.2%	660.00	2,640.00
Total Revenues	16,578.88	(66.12)	-0.4%	16,645.00	49,318.04	(616.96)	-1.3%	49,935.00	199,740.00
Expenses									
Admin. Fees	0.00	(32.50)	%N/A	32.50	176.50	79.00	44.8%	97.50	390.00
Bank Charges	72.00	(13.00)	-18.1%	85.00	167.00	(88.00)	-52.7%	255.00	1,020.00
Meeting & Community	112.50	37.50	33.3%	75.00	337.50	112.50	33.3%	225.00	900.00
Supplies - gate access, etc	0.00	(25.00)	%N/A	25.00	0.00	(75.00)	%N/A	75.00	300.00
Holiday Décor	0.00	(500.00)	%N/A	500.00	0.00	(1,500.00)	%N/A	1,500.00	6,000.00
Printing & Supplies	62.47	(77.53)	-124.1%	140.00	351.66	(68.34)	-19.4%	420.00	1,680.00
Postage & Delivery	84.03	(20.97)	-25.0%	105.00	260.63	(54.37)	-20.9%	315.00	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	0.00	(15.30)	%N/A	15.30	61.20
Screeing Fees	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
Gen./Administrative	331.00	(636.60)	-192.3%	967.60	1,293.29	(1,609.51)	-124.5%	2,902.80	11,611.20
Insurance - D&O	193.36	15.86	8.2%	177.50	520.26	(12.24)	-2.4%	532.50	2,130.00
Insurance - Liability/Package	715.33	(51.87)	-7.3%	767.20	2,163.85	(137.75)	-6.4%	2,301.60	9,206.40
Insurance - Wind	201.59	201.59	100.0%	0.00	604.77	604.77	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	1,110.28	165.58	14.9%	944.70	3,288.88	454.78	13.8%	2,834.10	11,336.40
Managegment	1,985.00	0.00	0.0%	1,985.00	5,955.00	0.00	0.0%	5,955.00	23,820.00
Accounting/Auditing - CPA	1,400.00	1,282.00	91.6%	118.00	1,400.00	1,046.00	74.7%	354.00	1,416.00
Legal & Professional	0.00	(130.00)	%N/A	130.00	766.45	376.45	49.1%	390.00	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	3,385.00	1,152.00	34.0%	2,233.00	8,121.45	1,422.45	17.5%	6,699.00	26,796.00

Seagrape Property Owners' Association

BUDGET REPORT

For the Period Ending March 31, 2026

	Reporting Period - Month 3				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	(975.00)	%N/A	975.00	3,900.00
Maint-Lake & Fountain	351.79	(3.21)	-0.9%	355.00	1,055.31	(9.69)	-0.9%	1,065.00	4,260.00
Maint-Cameras	726.53	701.53	96.6%	25.00	726.53	651.53	89.7%	75.00	300.00
Maint-General/Common	0.00	(770.16)	%N/A	770.16	294.00	(2,016.48)	-685.9%	2,310.48	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	(258.00)	%N/A	258.00	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	13,200.00	0.00	0.0%	13,200.00	52,800.00
Repairs / Maint.	5,478.32	(482.84)	-8.8%	5,961.16	15,275.84	(2,607.64)	-17.1%	17,883.48	71,533.92
Telephone/Communications	369.86	19.86	5.4%	350.00	1,109.58	59.58	5.4%	1,050.00	4,200.00
Website	0.00	(42.50)	%N/A	42.50	22.19	(105.31)	-474.6%	127.50	510.00
Electricity (FPL)	1,408.94	55.94	4.0%	1,353.00	4,352.01	293.01	6.7%	4,059.00	16,236.00
Utilities	1,778.80	33.30	1.9%	1,745.50	5,483.78	247.28	4.5%	5,236.50	20,946.00
Total Expenses	12,083.40	231.44	1.9%	11,851.96	33,463.24	(2,092.64)	-6.3%	35,555.88	142,223.52
Reserve Appropriation	-4,793.04	0.00	0.0%	-4,793.04	-14,379.12	0.00	0.0%	-14,379.12	-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)	**-297.56**	**(297.56)**	**100.0%**	**0.00**	**1,475.68**	**1,475.68**	**100.0%**	**0.00**	**0.00**

Seagrape Property Owners' Association
Statement of Cash Flows
For the Period Ending March 31, 2026

CASH FLOWS FROM OPERATING ACTIVITIES:		
Net Income		$ (297.56)
Adjustments to reconcile net income to net cash		
Change in Accounts Receivable		(1,388.05)
Change in Accounts Payable & Other Current Liabilities		2,246.19
Depreciation Expense		0.00
Net Cash Provided by (Used for) Operating Activities		$ 560.58
CASH FLOWS FROM INVESTING ACTIVITIES:		
Change in Prepaid Insurance		1,110.28
Change in Other Assets & Prepaid Expenses		82.20
Change in Capitalized Costs		0.00
(Purchase) or Sale/Disposal of Fixed Assets		0.00
Net Cash Provided by (Used for) Investing Activities		$ 1,192.48
CASH FLOWS FROM FINANCING ACTIVITIES		
Increase in Reserves Fund (Appropriation & Interest)		4,805.68
Expenditures from Reserves		(1,100.00)
Increase (Decrease) in Loan Payable		0.00
Increase (Decrease) in Maint. Fees paid in Advance		56.55
Net Cash Provided by (Used For) Financing Activities		$ 3,762.23
Net Increase (Decrease) in Cash & Cash Equivalents for Period		**$ 5,515.29**
Cash and Cash Equivalents at Beginning of Period	03/01/26	$ 317,799.57
Cash and Cash Equivalents at end of Period	03/31/26	$ 323,314.86

Supplemental Cash & Cash Equivalents Balance Schedule:

Operating Cash (Including Deposits in Transit)		$ 30,623.16
Restricted Cash - Reserves		$ 292,691.70
Restricted Cash - Reserves Investments		$ 0.00
Cash and Cash Equivalents at end of Period	03/31/26	$ 323,314.86

Seagrape POA
A/P Aging Summary
As of March 31, 2026

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
Allstate Resource Management	1,100.00	0.00	0.00	0.00	0.00	1,100.00
Alton Madison Property Management	161.50	0.00	0.00	0.00	0.00	161.50
Comcast	153.86	0.00	0.00	0.00	0.00	153.86
DNCR, Inc	726.53	0.00	0.00	0.00	0.00	726.53
FPL	401.22	0.00	0.00	0.00	0.00	401.22
Manuel E. Villate, CPA	1,400.00	0.00	0.00	0.00	0.00	1,400.00
TOTAL	3,943.11	0.00	0.00	0.00	0.00	3,943.11

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		$10,802.94

Seagrape POA
List of Disbursements
March 2026

Type	Num	Date	Name	Memo	Item	Account	Paid Amount	Original Amount
Check		**03/31/2026**		**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**	**03/01/2026**	**Liftmaster Chamberlain Group**	**MyQ Liftmaster Gate System**		**Operating SPOA CNB 3017**		**-216.00**
Bill	MARCH2026	03/01/2026		MyQ Storage and VOIP - 30 day video storage		Telephone & Communications	-216.00	216.00
TOTAL							-216.00	216.00
Bill Pmt -Check	**FPL**	**03/05/2026**	**FPL**	**Electric Services**		**Operating SPOA CNB 3017**		**-40.94**
Bill		02/23/2026		Electric Services		Electric Service	-40.94	40.94
TOTAL							-40.94	40.94
Bill Pmt -Check	**FPL**	**03/05/2026**	**FPL**	**Electric Services**		**Operating SPOA CNB 3017**		**-47.27**
Bill		02/23/2026		Electric Services		Electric Service	-47.27	47.27
TOTAL							-47.27	47.27
Bill Pmt -Check	**FPL**	**03/05/2026**	**FPL**	**Electric Services**		**Operating SPOA CNB 3017**		**-347.82**
Bill		02/23/2026		Electric Services		Electric Service	-347.82	347.82
TOTAL							-347.82	347.82
Bill Pmt -Check	**FPL**	**03/11/2026**	**FPL**	**Electric Services**		**Operating SPOA CNB 3017**		**-1,007.72**
Bill		03/06/2026		Electric Services		Electric Service	-1,007.72	1,007.72
TOTAL							-1,007.72	1,007.72
Check	**4286**	**03/01/2026**	**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	**4287**	**03/11/2026**	**Alton Madison Property Management**	**Reimbursements 2026 February**		**Operating SPOA CNB 3017**		**-163.03**
Bill		02/28/2026		Copies - Meeting Packets, GC Copies, etc		Printing & Supplies	-23.25	23.25
				Postage - AP		Postage and Delivery	-6.18	6.18
				Postage - Collection Letters		Postage and Delivery	-43.92	43.92
				Supplies - Collection Letters		Printing & Supplies	-13.50	13.50
				Postage - Bulk Package to attorney (etc)		Postage and Delivery	-3.50	3.50
				Supplies - Bulk Package to attorney (etc)		Printing & Supplies	-1.25	1.25
				Postage - Violation Letters		Postage and Delivery	-49.74	49.74
				Supplies - Violation Letters		Printing & Supplies	-21.69	21.69
TOTAL							-163.03	163.03
Bill Pmt -Check	**4288**	**03/11/2026**	**Alton Madison Property Management**	**Management Services 2026**		**Operating SPOA CNB 3017**		**-1,985.00**
Bill		03/01/2026		Management Services 2026		Management Fees	-1,985.00	1,985.00
TOTAL							-1,985.00	1,985.00
Bill Pmt -Check	**4289**	**03/11/2026**	**Comcast**	**Acct No. 8495 60 074 0597192**		**Operating SPOA CNB 3017**		**-153.86**
Bill		02/19/2026		Acct No. 8495 60 074 0597192		Telephone & Communications	-153.86	153.86
TOTAL							-153.86	153.86
Bill Pmt -Check	**4290**	**03/11/2026**	**Cutler Bay Worship Center**	**Meeting Location**		**Operating SPOA CNB 3017**		**-112.50**
Bill	H20260311	03/11/2026		2026 March		Meeting Location & Food	-112.50	112.50
TOTAL							-112.50	112.50
Bill Pmt -Check	**4291**	**03/11/2026**	**Landscape Workshop LLC**	**Landscaping Services 2024**		**Operating SPOA CNB 3017**		**-4,400.00**
Bill	2919-10597603	03/01/2026		March		Lawn Maintenance	-4,400.00	4,400.00
TOTAL							-4,400.00	4,400.00
Bill Pmt -Check	**4292**	**03/11/2026**	**Normal Operations Corp**	**Community Repairs and Maintenance**		**Operating SPOA CNB 3017**		**-294.00**
Bill	260221	02/20/2026		Replace switch on back gate motor / install custom Speed Bumps			-294.00	294.00
TOTAL							-294.00	294.00
Bill Pmt -Check	**4293**	**03/11/2026**	**Siegfried Rivera PA**	**Legal Fees & Costs**		**Operating SPOA CNB 3017**		**-650.00**
Bill	62500023	02/11/2026		Legal Fees - Foreclosure costs		Legal Fees	-650.00	650.00
TOTAL							-650.00	650.00
Bill Pmt -Check	**4294**	**03/11/2026**	**Southern Weed Control**	**VOID: Lake Service 2019 May - July**		**Operating SPOA CNB 3017**		**0.00**
TOTAL							0.00	0.00
Bill Pmt -Check	**4295**	**03/11/2026**	**Solitude Lake Management**	**Lake Maintenance**		**Operating SPOA CNB 3017**		**-269.59**
Bill	PSI245131	03/02/2026		March		Lake Maintenance	-269.59	269.59
TOTAL							-269.59	269.59

Seagrape POA
Reconciliation Summary
Operating SPOA CNB 3017, Period Ending 03/31/2026

		Mar 31, 26
Beginning Balance		40,456.80
Cleared Transactions		
Checks and Payments - 23 items	-27,781.26	
Deposits and Credits - 51 items	18,969.82	
Total Cleared Transactions	-8,811.44	
Cleared Balance		**31,645.36**
Uncleared Transactions		
Checks and Payments - 2 items	-2,525.20	
Deposits and Credits - 2 items	589.00	
Total Uncleared Transactions	-1,936.20	
Register Balance as of 03/31/2026		**29,709.16**
New Transactions		
Checks and Payments - 9 items	-11,511.02	
Deposits and Credits - 50 items	16,465.55	
Total New Transactions	4,954.53	
Ending Balance		**34,663.69**

Seagrape POA
Reconciliation Detail
Operating SPOA CNB 3017, Period Ending 03/31/2026

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						40,456.80
Cleared Transactions						
Checks and Payments - 23 items						
Check	02/01/2026	4274	Seagrape Property ...	X	-4,793.04	-4,793.04
Check	02/08/2026	4284	Cutler Landings POA	X	-220.00	-5,013.04
Bill Pmt -Check	02/11/2026	4279	Landscape Worksh...	X	-4,400.00	-9,413.04
Bill Pmt -Check	02/11/2026	4281	Siegfried Rivera PA	X	-625.00	-10,038.04
Bill Pmt -Check	02/11/2026	4278	Cutler Bay Worship ...	X	-112.50	-10,150.54
Check	02/14/2026	4285	Vista Trace Multico...	X	-811.00	-10,961.54
Check	03/01/2026	4286	Seagrape Property ...	X	-4,793.04	-15,754.58
Bill Pmt -Check	03/01/2026	DEBIT	Liftmaster Chamberl...	X	-216.00	-15,970.58
Bill Pmt -Check	03/05/2026	FPL	FPL	X	-347.82	-16,318.40
Bill Pmt -Check	03/05/2026	FPL	FPL	X	-47.27	-16,365.67
Bill Pmt -Check	03/05/2026	FPL	FPL	X	-40.94	-16,406.61
Bill Pmt -Check	03/11/2026	4291	Landscape Worksh...	X	-4,400.00	-20,806.61
Bill Pmt -Check	03/11/2026	4288	Alton Madison Prop...	X	-1,985.00	-22,791.61
Bill Pmt -Check	03/11/2026	FPL	FPL	X	-1,007.72	-23,799.33
Bill Pmt -Check	03/11/2026	4293	Siegfried Rivera PA	X	-650.00	-24,449.33
Bill Pmt -Check	03/11/2026	4292	Normal Operations ...	X	-294.00	-24,743.33
Bill Pmt -Check	03/11/2026	4295	Solitude Lake Mana...	X	-269.59	-25,012.92
Bill Pmt -Check	03/11/2026	4287	Alton Madison Prop...	X	-163.03	-25,175.95
Bill Pmt -Check	03/11/2026	4289	Comcast	X	-153.86	-25,329.81
Bill Pmt -Check	03/11/2026	4290	Cutler Bay Worship ...	X	-112.50	-25,442.31
General Journal	03/14/2026	DB R...		X	-180.95	-25,623.26
General Journal	03/16/2026	NSF 2...		X	-2,113.00	-27,736.26
Check	03/31/2026			X	-45.00	-27,781.26
Total Checks and Payments					-27,781.26	-27,781.26
Deposits and Credits - 51 items						
Deposit	02/18/2026			X	150.00	150.00
Deposit	02/19/2026			X	150.00	300.00
Deposit	02/20/2026			X	50.00	350.00
Deposit	02/25/2026			X	300.00	650.00
Deposit	02/27/2026			X	150.00	800.00
Deposit	03/01/2026			X	1,025.00	1,825.00
Deposit	03/02/2026			X	42.00	1,867.00
Deposit	03/02/2026			X	197.00	2,064.00
Deposit	03/02/2026			X	620.00	2,684.00
Deposit	03/03/2026			X	150.00	2,834.00
Deposit	03/03/2026			X	155.00	2,989.00
Deposit	03/04/2026			X	150.00	3,139.00
Deposit	03/04/2026			X	738.00	3,877.00
Deposit	03/05/2026			X	300.00	4,177.00
Deposit	03/05/2026			X	596.85	4,773.85
Deposit	03/05/2026			X	758.49	5,532.34
Deposit	03/05/2026			X	889.00	6,421.34
Deposit	03/06/2026			X	300.00	6,721.34
Deposit	03/06/2026			X	1,050.00	7,771.34
Deposit	03/06/2026			X	1,200.00	8,971.34
Deposit	03/08/2026			X	141.95	9,113.29
Deposit	03/09/2026			X	305.90	9,419.19
Deposit	03/09/2026			X	450.00	9,869.19
Deposit	03/10/2026			X	150.00	10,019.19
Deposit	03/10/2026			X	150.00	10,169.19
Deposit	03/10/2026			X	1,198.00	11,367.19
Bill Pmt -Check	03/11/2026	4294	Southern Weed Co...	X	0.00	11,367.19
Deposit	03/11/2026			X	305.90	11,673.09
Deposit	03/12/2026			X	771.90	12,444.99
Deposit	03/12/2026			X	2,101.00	14,545.99
Deposit	03/13/2026			X	300.00	14,845.99
Deposit	03/13/2026			X	302.95	15,148.94
Deposit	03/14/2026			X	330.95	15,479.89
Deposit	03/15/2026			X	305.90	15,785.79
Deposit	03/16/2026			X	13.05	15,798.84
Deposit	03/16/2026			X	75.00	15,873.84
Deposit	03/16/2026			X	300.00	16,173.84
Deposit	03/16/2026			X	450.00	16,623.84

Seagrape POA
Reconciliation Detail
Operating SPOA CNB 3017, Period Ending 03/31/2026

Type	Date	Num	Name	Clr	Amount	Balance
Deposit	03/17/2026			X	150.00	16,773.84
Deposit	03/17/2026			X	150.00	16,923.84
Deposit	03/19/2026			X	211.00	17,134.84
Deposit	03/20/2026			X	152.95	17,287.79
Deposit	03/20/2026			X	610.00	17,897.79
Deposit	03/22/2026			X	152.95	18,050.74
Deposit	03/24/2026			X	160.00	18,210.74
Deposit	03/25/2026			X	150.00	18,360.74
Deposit	03/26/2026			X	302.95	18,663.69
Deposit	03/27/2026			X	150.00	18,813.69
Deposit	03/30/2026			X	150.00	18,963.69
Deposit	03/31/2026			X	1.63	18,965.32
Deposit	03/31/2026			X	4.50	18,969.82
Total Deposits and Credits					18,969.82	18,969.82
Total Cleared Transactions					-8,811.44	-8,811.44
Cleared Balance					-8,811.44	31,645.36
Uncleared Transactions						
Checks and Payments - 2 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
Total Checks and Payments					-2,525.20	-2,525.20
Deposits and Credits - 2 items						
Deposit	03/30/2026				289.00	289.00
Deposit	03/31/2026				300.00	589.00
Total Deposits and Credits					589.00	589.00
Total Uncleared Transactions					-1,936.20	-1,936.20
Register Balance as of 03/31/2026					-10,747.64	29,709.16
New Transactions						
Checks and Payments - 9 items						
Check	04/01/2026		Seagrape Property ...		-4,793.04	-4,793.04
Bill Pmt -Check	04/01/2026	DEBIT	Liftmaster Chamberl...		-216.00	-5,009.04
Check	04/02/2026		Cutler Landings POA		-150.00	-5,159.04
Check	04/04/2026		Cutler Landings POA		-150.00	-5,309.04
Bill Pmt -Check	04/09/2026	FPL	FPL		-1,007.72	-6,316.76
Bill Pmt -Check	04/09/2026	FPL	FPL		-313.95	-6,630.71
Bill Pmt -Check	04/09/2026	FPL	FPL		-46.57	-6,677.28
Bill Pmt -Check	04/09/2026	FPL	FPL		-40.70	-6,717.98
Check	05/01/2026		Seagrape Property ...		-4,793.04	-11,511.02
Total Checks and Payments					-11,511.02	-11,511.02
Deposits and Credits - 50 items						
Deposit	04/01/2026				922.00	922.00
Deposit	04/02/2026				150.00	1,072.00
Deposit	04/02/2026				305.00	1,377.00
Deposit	04/02/2026				438.00	1,815.00
Deposit	04/02/2026				750.00	2,565.00
Deposit	04/02/2026				1,080.00	3,645.00
Deposit	04/03/2026				150.00	3,795.00
Deposit	04/03/2026				150.00	3,945.00
Deposit	04/03/2026				444.00	4,389.00
Deposit	04/04/2026				144.00	4,533.00
Deposit	04/04/2026				150.00	4,683.00
Deposit	04/05/2026				438.00	5,121.00
Deposit	04/06/2026				150.00	5,271.00
Deposit	04/06/2026				300.00	5,571.00
Deposit	04/06/2026				300.00	5,871.00
Deposit	04/06/2026				320.00	6,191.00
Deposit	04/07/2026				150.00	6,341.00
Deposit	04/08/2026				289.00	6,630.00

Seagrape POA
Reconciliation Detail
Operating SPOA CNB 3017, Period Ending 03/31/2026

Type	Date	Num	Name	Clr	Amount	Balance
Deposit	04/08/2026				1,200.00	7,830.00
Deposit	04/09/2026				150.00	7,980.00
Deposit	04/09/2026				635.00	8,615.00
Deposit	04/10/2026				150.00	8,765.00
Deposit	04/10/2026				150.00	8,915.00
Deposit	04/11/2026				368.00	9,283.00
Deposit	04/12/2026				160.00	9,443.00
Deposit	04/13/2026				150.00	9,593.00
Deposit	04/13/2026				450.00	10,043.00
Deposit	04/13/2026				460.00	10,503.00
Deposit	04/14/2026				75.00	10,578.00
Deposit	04/14/2026				150.00	10,728.00
Deposit	04/14/2026				600.00	11,328.00
Deposit	04/15/2026				150.00	11,478.00
Deposit	04/15/2026				163.05	11,641.05
Deposit	04/15/2026				300.00	11,941.05
Deposit	04/15/2026				335.00	12,276.05
Deposit	04/16/2026				150.00	12,426.05
Deposit	04/17/2026				460.00	12,886.05
Deposit	04/20/2026				150.00	13,036.05
Deposit	04/20/2026				160.00	13,196.05
Deposit	04/20/2026				860.50	14,056.55
Deposit	04/21/2026				100.00	14,156.55
Deposit	04/21/2026				174.00	14,330.55
Deposit	04/21/2026				300.00	14,630.55
Deposit	04/23/2026				150.00	14,780.55
Deposit	04/27/2026				310.00	15,090.55
Deposit	04/27/2026				465.00	15,555.55
Deposit	04/28/2026				150.00	15,705.55
Deposit	04/28/2026				150.00	15,855.55
Deposit	04/29/2026				150.00	16,005.55
Deposit	04/30/2026				460.00	16,465.55
Total Deposits and Credits					16,465.55	16,465.55
Total New Transactions					4,954.53	4,954.53
Ending Balance					**-5,793.11**	**34,663.69**

Seagrape POA
Reconciliation Summary
Reserve SPOA CNB 2476, Period Ending 03/31/2026

	Mar 31, 26	
Beginning Balance		283,092.98
Cleared Transactions		
Deposits and Credits - 3 items	9,598.72	
Total Cleared Transactions	9,598.72	
Cleared Balance		**292,691.70**
Register Balance as of 03/31/2026		292,691.70
New Transactions		
Deposits and Credits - 2 items	9,586.08	
Total New Transactions	9,586.08	
Ending Balance		**302,277.78**

Seagrape POA
Reconciliation Detail
Reserve SPOA CNB 2476, Period Ending 03/31/2026

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						283,092.98
Cleared Transactions						
Deposits and Credits - 3 items						
Check	02/01/2026	4274	Seagrape Property ...	X	4,793.04	4,793.04
Check	03/01/2026	4286	Seagrape Property ...	X	4,793.04	9,586.08
Deposit	03/31/2026			X	12.64	9,598.72
Total Deposits and Credits					9,598.72	9,598.72
Total Cleared Transactions					9,598.72	9,598.72
Cleared Balance					9,598.72	292,691.70
Register Balance as of 03/31/2026					9,598.72	292,691.70
New Transactions						
Deposits and Credits - 2 items						
Check	04/01/2026		Seagrape Property ...		4,793.04	4,793.04
Check	05/01/2026		Seagrape Property ...		4,793.04	9,586.08
Total Deposits and Credits					9,586.08	9,586.08
Total New Transactions					9,586.08	9,586.08
Ending Balance					**19,184.80**	**302,277.78**

SEAGRAPE PROPERTY OWNERS ASSOCIATON

ACCOUNTS RECEIVABLES & COLLECTIONS

MARCH 2026

Seagrape POA
A/R Aging Summary
As of March 31, 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	160.00	0.00	0.00	0.00	160.00
010017	0.00	14.85	0.00	0.00	0.00	14.85
010024	0.00	170.00	150.00	0.00	0.00	320.00
010026	0.00	200.00	18.00	0.00	0.00	218.00
010027	0.00	265.05	160.00	150.00	289.17	864.22
010032	0.00	40.00	0.00	0.00	0.00	40.00
010037	0.00	160.00	10.00	0.00	0.00	170.00
010043	0.00	168.00	0.00	0.00	0.00	168.00
010045	0.00	20.00	0.00	0.00	0.00	20.00
010048	0.00	10.00	0.00	0.00	0.00	10.00
010064	0.00	170.00	160.00	27.00	0.00	357.00
010069	0.00	7.00	0.00	0.00	0.00	7.00
010072	0.00	170.00	150.00	0.00	0.00	320.00
010080	0.00	114.00	10.00	0.00	0.00	124.00
010091	0.00	10.00	0.00	0.00	0.00	10.00
010096	0.00	10.00	0.00	0.00	0.00	10.00
010097	0.00	14.00	0.00	0.00	0.00	14.00
010103	0.00	20.00	0.00	0.00	0.00	20.00
010104	0.00	170.00	153.00	0.00	0.00	323.00
Attorney Files						
A010018	0.00	170.00	160.00	150.00	116.04	596.04
A010054	0.00	160.00	150.00	4.56	0.00	314.56
A010061	0.00	160.00	800.00	150.00	6,066.29	7,176.29
A010099	0.00	170.00	785.00	150.00	821.00	1,926.00
A010108	0.00	170.00	160.00	150.00	770.00	1,250.00
TOTAL	**0.00**	**2,740.90**	**2,866.00**	**781.56**	**8,062.50**	**14,450.96**

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

- **Foreclosure / Foreclosure Action**
  - **010061 – Bank Foreclosure**
  - **010099**

- **Claim of Lien / Demand Letter**
  - **010054**
  - **010108**
  - **010018**

- **Miscellaneous Collection Matters**
  - **None at the present time**

Alton Madison Property Management

- **Sent 9 Collection Letters ("Friendly Reminder") as of March 31, 2026**
- **Sent 4 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**