AGENDA

BOARD OF DIRECTORS REGULAR MEETING
Seagrape Property Owners Association
Wednesday, March 11, 2026 – 7:00 PM
Cutler Bay Worship Center (8601 SW 199 Street in Cutler Bay)

****Organizational Meeting**

Welcome / Chair's Report - any preliminary info. or opening comments

Secretary's Report

Treasurer's Report

Manager's Report

Committee Reports:

1. **Welcoming Committee** (Chair – Saddys Garcia)
2. **Grievance Committee** – appoint 2 new members
3. **Architectural Control Committee (ACC)**

Unfinished / Old Business

- Landscape Workshop Agreement and discussion of services
- We Care signage – approved / in process (Saddys contacting CBPD)
- Lake Signage – approved / in process
- Wind Insurance – Terminate policy upon renewal in August 2026
- CPA Engagement 2025 – review proposal
- CPA Engagement 2024 Approval

New Business

- 2026 Meeting Schedule
- Tree Trimming 2026
- Acct No. 010027 Notice to Cure – proceeding ?
- Concrete Columns / Exterior Fence Replacement
- Miscellaneous Business
- Request for Waiver of Assessments (late, fine, etc) or fees / violation extensions.

Future Projects

- Governing Documents updates

Schedule Next Meeting – normally held on the 2nd Wednesday of every other (odd) month at 7 PM - Check community bulletin board for changes as applicable

Adjournment

****Open Forum (no motions can be made / approved during open forum)**

SEA GRAPE PROPERTY OWNERS' ASSOCIATION

REPORT TO THE DIRECTORS

FOR THE MONTH OF:

FEBRUARY 2026

FOR MANAGEMENT PURPOSES ONLY

Sea Grape Property Owners Association

MEETING MINUTES

FINANCIAL STATEMENTS

- Statement of Financial Position (As of February 28, 2026)
- Notes to Statement of Financial Position (As of February 28, 2026)
- Statement of Homeowner's Equity (As of February 28, 2026)
- Statement of Activities (Period Ending February 28, 2026)
- Budget Report – Comparison Year 2026 (Period Ending February 28, 2026)
- Statement of Cash Flows (Period Endings February 28, 2026)
- Accounts Payable Aging Summary (As of February 28, 2026)
- Prepaid Insurance Schedule
- List of Disbursements (February 2026)
- Reconciliation Report (City Natl Bank – Operating Account)
- Reconciliation Report (City Natl Bank – Reserve Account)

ACCOUNTS RECEIVABLE & COLLECTIONS

- Accounts Receivable Aging (As of February 28, 2026)
- Siegfried Rivera, PA Report
- AMPM Collection Report and Update

SEAGRAPE PROPERTY OWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
November 12, 2025

The regularly scheduled November 2025 meeting of the Seagrape Property Owners Association's Board of Directors was held at 8601 SW 199th Street, Cutler Bay, FL 33189. The meeting was called to order at 8:05 pm by Saddys Garcia; she welcomed all present, and it was determined that a quorum was present. Present at the Board of Directors meeting were: Saddys Garcia, Loretta Durfey, Sky Watson, and Tanya Sullivan. Also present was Charles from Alton Madison Property Management.

Chair Report - Saddys welcomed the Board of Directors and owners who were present.

Treasurer's Report/Financials - September and October 2025 Meeting minutes were reviewed and approved. Motion by Loretta and seconded by Tanya to approve the September and October 2025 Minutes. Motion passed unanimously by those Directors present.

Grievance Committee - Implemented and violations process is ongoing- ACC Committee Report
The board reviewed any/all applications brought before the ACC. ACC requests are sent to the Board of Directors.

Unfinished / Old Business
- Landscape Workshop- 2025 agreement is currently month-to-month basis, not under a yearly contract. Remove from agenda- The Board is in contact.
- We Care Signage- Ongoing. In process with Cutler Bay.
- Lake signage- approved previously/in process.
- Beach Area- proposals to replace beach sand with sod are in progress.

New / Miscellaneous Business
- Camera pole accident- The individual who had hit the pole had their insurance pay the full cost.
- Wind Insurance only on open pavilion- We will cancel before or at renewal. Motion byLoretta and seconded by Sky to approve cancellation of wind insurance for the open pavilion only. Motion passed unanimously by all Directors present.
- Camera System Upgrades- $2000. Motion by Loretta and seconded by Sky to approve $2,000 for the camera system upgrades. Motion passed unanimously by all Directors present.
- Concrete columns- Tabled.
- Street Signs- $11,689 to replace all community poles and signs. Motion by Loretta and seconded by Sky to approve $11,689 for the street sign project. Motion passed unanimously by all Directors present

Managers Report
-Lot 27 notice sent- pending
-Cancelled Door King now uses Liftmaster.
-Jan 14th Annual meeting at 7 pm. The agenda will be posted on the website 14 days prior.
-Signage for the exit gate ordered.

Motion by Loretta and seconded by Sky to adjourn the meeting at 8:28 pm. Motion passed unanimously by those Directors present.

Respectfully Submitted,
Tanya Sullivan
Secretary

SUMMARY MEMO OF THE ANNUAL MEETING OF THE

SEAGRAPE PROPERTY OWNERS' ASSOCIATION
For January 14, 2026

The 2026 Annual meeting of the Seagrape POA was intended to be held at Cutler Bay Worship Center located at 8601 SW 199 Street in Cutler Bay as prepared for, noticed, and scheduled for 7:00 pm this day January 14, 2026.

Tanya Sullivan was asked to Chair the meeting and accepted in doing the same.

All homeowners present (and those coming after 7:00 PM) were given an agenda.

The percentage and number of homeowners needed for a quorum to conduct the meeting was stated. It was noted that 5 were present and no proxies were received.

The fact that this meeting had been posted on the bulletin board for at least 14 days in addition to the notice mailed as certified and notarized was stated. Proof of notice was shown to all present and available for inspection. Everyone present acknowledged receiving notice of this meeting in the mail.

Sign in started at 6:45 PM. It was noted that there were not enough homeowners present or by proxy ballots (received, noted, and tallied) to be able to call a meeting to order and therefore a quorum could not be obtained and certified. It was noted that ballots were prepared and available in the event there had been quorum.

The current seated Board of Directors – Saddys Garcia, Loretta Durfey, Tanya Sullivan, and Sky Watson, will automatically be re-appointed for another one (1) year term (or until the next Annual Meeting to be held in January 2027)

This concluded all discussion. There were no reports, minutes, nor new or old business before the community due to lack of quorum for this duly scheduled annual meeting. It was stated that the organizational meeting would follow and be held immediately based on the consensus of all the homeowners present.

Respectfully submitted,

_____

Tanya Sullivan, Chair

SEA GRAPE PROPERTY OWNERS' ASSOCIATION

FINANCIAL STATEMENTS

FEBRUARY 2026

Seagrape Property Owners' Association
One Page Financial Summary and Highlights (At-A-Glance)
As of and For Period End: February 28, 2026

1. Cash:	Petty Cash	$0.00
	Operating Cash In Bank	27,770.06
	Balancing to/from Operating	0.00
	Deposits in Transit	2,143.49
	Total Operating Cash	$29,913.55

2. Reserve Cash:	Reserve Checking/Money Market	$287,886.02
	Reserve CD	0.00
	Balancing to/from Operating	0.00
	Total Reserves	$287,886.02

3. Reserve Activity:	A. Reserves Funding (Including Interest)	$4,803.88
	B. Expenditures from Reserves	$0.00

4. Cash Flow:	Increase/(Decrease) in Total cash	02/28/26	$ (5,085.00)

5. A/R Stats:	A. Total Accounts Receivable (all Types):	$ 13,062.91
	B. Increase/(Decrease) in Accounts Receivable:	$ 961.85
	C. Bad Debts written off this month:	$ -

6. A/R Aging Summary:	2/28/26	1/31/26
1 to 30 days	$ 3,771.85	$ 2,271.00
31 to 60 Days	4,075.56	4,163.77
61 to 90 Days	877.21	800.00
> 90 Days	4,338.29	4,866.29
Total	$ 13,062.91	$ 12,101.06

7. Operating Expenditures:	
Month-to-date	$ 10,477.24
Year-to-Date	$ 21,379.84
Average Monthly Expenses YTD	$ 10,689.92
Budgeted Monthly Expenses	$ 11,851.96

8. Budgetary General Info.	
Month-to-Date Budgetary Variance	$ 991.82
Year-to-Date Budgetary Variance	$ 1,773.24

Seagrape Property Owners' Association
Statement of Financial Position
As of February 28, 2026

	This Month	Prior Month
ASSETS		
Current Assets		
Petty Cash	$ 0.00	$ 0.00
Operating Account - CNB	27,770.06	38,742.43
Funds due (to)/from Reserve Account	0.00	0.00
Undeposited Funds	2,143.49	1,060.00
Accounts Receivable, Net (Note I)	13,062.91	12,101.06
	42,976.46	51,903.49
Reserve Account - CNB	287,886.02	283,082.14
Funds due (to)/from Operating Account	0.00	0.00
	287,886.02	283,082.14
Other Assets		
Collections Account Suspense	0.00	0.00
Utility Deposits	651.00	651.00
Other Assets & Prepaid Expenses	334.40	170.00
Prepaid Insurance	11,913.22	2,097.25
	12,898.62	2,918.25
Total Assets	$ 343,761.10	$ 337,903.88
LIABILITIES & CAPITAL		
Current Liabilities		
Accounts Payable	$ 1,696.92	$ 1,027.25
Association Fees Paid in Advance	17,319.97	17,928.12
Long-term Liabilities		
Other Liabilities	0.00	0.00
Total Liabilities	19,016.89	18,955.37
Capital (Net Assets)		
Prior Year Retained Earnings	35,084.95	35,084.95
Appropriated Special Reserves	287,886.02	283,082.14
Current Year Surplus/Deficit	1,773.24	781.42
Total Capital	324,744.21	318,948.51
Total Liabilities & Capital	$ 343,761.10	$ 337,903.88

Seagrape Property Owners' Association
Notes to Statement of Financial Position
As of February 28, 2026

I. Accounts Receivable

The Composition of Accounts Receivable is as Follows:

	2/28/26	1/31/26	$ Change	% Change
Owners' Maint. Fees	$ 7,144.45	7,293.60	$ -149.15	-2.0%
Late Fees	343.00	507.00	-164.00	-32.3%
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	3,921.29	1,275.00	32.5%
NSF - Fees & Checks	90.00	90.00	0.00	0.0%
Subtotal	13,062.91	12,101.06	$ 961.85	7.9%
Less: Allowance for Bad Debts	0.00	0.00	0.00	%N/A
Total	$ 13,062.91	12,101.06	$ 961.85	7.9%

Seagrape Property Owners' Association
Statement of Homeowners' Equity
As of February 28, 2026

I. Changes in Homeowners' Equity

	Retained Earnings	Appropriated Reserves	Current Year Results
Balance 1/31/26	$35,084.95	$283,082.14	$781.42
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	$5,784.86
Current Special Reserve Appropriation	$0.00	$4,793.04	($4,793.04)
Expenditures from Special Reserves	$0.00	$0.00	$0.00
Adjustment(s) - Reserves Interest	$0.00	$10.84	$0.00
Other Adjustment(s) to Reserves	$0.00	$0.00	$0.00
Balance 2/28/26	**$35,084.95**	**$287,886.02**	**$1,773.24**

II. Appropriated Reserve Fund Consists of:

Fund Description	As of:	2/28/26	Incr / (Decr)	1/31/26
Reserve - Perimeter Wall		32,916.32	1,532.07	31,384.25
Reserve - Tree Trimming		2,500.00	1,250.00	1,250.00
Reserve - Entry System		11,150.10	499.51	10,650.59
Reserve - Insurance Deductible		9,999.96	0.00	9,999.96
Reserve - Emergency/Storm		20,911.76	121.48	20,790.28
Reserve - Community Improvement		(1,036.62)	237.46	(1,274.08)
Reserve - Paving		122,647.94	453.15	122,194.79
Reserve - Drain Cleaning & Repair		62,114.94	111.81	62,003.13
Reserve - Seal Coating		26,124.41	587.56	25,536.85
Subtotal (before interest reserve)		287,328.81	4,793.04	282,535.77
Reserve - Interest		557.21	10.84	546.37
	Totals	**287,886.02**	**4,803.88**	**283,082.14**

Seagrape Property Owners' Association
Statement of Activities (Revenues & Expenses)
For the Period Ending February 28, 2026

Revenues	Current Month	Year to Date
Association Maintenance Fees	$ 11,406.96	$ 22,813.92
Special Reserve Remittances	4,793.04	9,586.08
Fine Assessments	0.00	0.00
Keys & Gate Remotes	50.00	125.00
Late Fees/Charges	210.00	410.00
NSF Fees	30.00	30.00
Interest Income	72.10	74.16
Screening Income	0.00	0.00
Other Income	0.00	0.00
Allowances & Credit Memos	(300.00)	(300.00)
Total Revenues	$ 16,262.10	$ 32,739.16
Expenses		
Admin. Screening Fees	$ 0.00	$ 176.50
Auditing - CPA	0.00	0.00
Bank Charges	50.00	95.00
Bookkeeping & Accounting (Financial Management)	1,985.00	3,970.00
Interest Expense	0.00	0.00
Insurance	1,089.30	2,178.60
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	0.00
Maintenance - General	294.00	294.00
Maintenance - Lake	351.79	703.52
Maintenance - Other Landscape, Trees, & Sprinklers	0.00	0.00
Maintenance - Lawn	4,400.00	8,800.00
Meeting & Community Expense	112.50	225.00
Screening Fees	0.00	0.00
Postage, Delivery, Faxes, etc.	103.34	176.60
Provision for Bad Debts (A/R Losses)	0.00	0.00
Secretarial Services	0.00	0.00
Supplies (Office, Printing, Access, & Other)	255.51	289.19
Taxes, Licenses, & Permits	0.00	0.00
Telephone / Internet	369.86	739.72
Towing & Parking Enforcement	22.19	22.19
Utilities - Electric & Water	1,443.75	2,943.07
Total Expenses	$ 10,477.24	$ 21,379.84
Special Reserve Appropriations	(4,793.04)	(9,586.08)
Additional Special Reserve Transfer	0.00	0.00
Net Surplus/(Deficit)	$ 991.82	$ 1,773.24

Seagrape Property Owners' Association

BUDGET REPORT

For the Period Ending February 28, 2026

	Reporting Period - Month 2				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	22,813.92	0.00	0.0%	22,813.92	136,883.52
Reserve Remittances	4,793.04	0.00	0.0%	4,793.04	9,586.08	0.00	0.0%	9,586.08	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	210.00	(15.00)	-7.1%	225.00	410.00	(40.00)	-9.8%	450.00	2,700.00
Allowances & Credit Memos	-300.00	(300.00)	100.0%	0.00	-300.00	(300.00)	100.0%	0.00	0.00
Property Revenues	16,110.00	(315.00)	-2.0%	16,425.00	32,510.00	(340.00)	-1.0%	32,850.00	197,100.00
NSF Fees	30.00	20.00	66.7%	10.00	30.00	10.00	33.3%	20.00	120.00
Interest Income	72.10	27.10	37.6%	45.00	74.16	(15.84)	-21.4%	90.00	540.00
Screening Income	0.00	(15.00)	%N/A	15.00	0.00	(30.00)	%N/A	30.00	180.00
Keys & Gate Remotes	50.00	(100.00)	-200.0%	150.00	125.00	(175.00)	-140.0%	300.00	1,800.00
Other Income	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
Other Income	152.10	(67.90)	-44.6%	220.00	229.16	(210.84)	-92.0%	440.00	2,640.00
Total Revenues	16,262.10	(382.90)	-2.4%	16,645.00	32,739.16	(550.84)	-1.7%	33,290.00	199,740.00
Expenses									
Admin. Fees	0.00	(32.50)	%N/A	32.50	176.50	111.50	63.2%	65.00	390.00
Bank Charges	50.00	(35.00)	-70.0%	85.00	95.00	(75.00)	-78.9%	170.00	1,020.00
Meeting & Community	112.50	37.50	33.3%	75.00	225.00	75.00	33.3%	150.00	900.00
Supplies - gate access, etc	0.00	(25.00)	%N/A	25.00	0.00	(50.00)	%N/A	50.00	300.00
Holiday Décor	0.00	(500.00)	%N/A	500.00	0.00	(1,000.00)	%N/A	1,000.00	6,000.00
Printing & Supplies	255.51	115.51	45.2%	140.00	289.19	9.19	3.2%	280.00	1,680.00
Postage & Delivery	103.34	(1.66)	-1.6%	105.00	176.60	(33.40)	-18.9%	210.00	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	(10.20)	%N/A	10.20	61.20
Screeing Fees	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
Gen./Administrative	521.35	(446.25)	-85.6%	967.60	962.29	(972.91)	-101.1%	1,935.20	11,611.20
Insurance - D&O	163.45	(14.05)	-8.6%	177.50	326.90	(28.10)	-8.6%	355.00	2,130.00
Insurance - Liability/Package	724.26	(42.94)	-5.9%	767.20	1,448.52	(85.88)	-5.9%	1,534.40	9,206.40
Insurance - Wind	201.59	201.59	100.0%	0.00	403.18	403.18	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	1,089.30	144.60	13.3%	944.70	2,178.60	289.20	13.3%	1,889.40	11,336.40
Managegment	1,985.00	0.00	0.0%	1,985.00	3,970.00	0.00	0.0%	3,970.00	23,820.00
Accounting/Auditing - CPA	0.00	(118.00)	%N/A	118.00	0.00	(236.00)	%N/A	236.00	1,416.00
Legal & Professional	0.00	(130.00)	%N/A	130.00	766.45	506.45	66.1%	260.00	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	4,736.45	270.45	5.7%	4,466.00	26,796.00

Seagrape Property Owners' Association

BUDGET REPORT

For the Period Ending February 28, 2026

	Reporting Period - Month 2				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	(650.00)	%N/A	650.00	3,900.00
Maint-Lake & Fountain	351.79	(3.21)	-0.9%	355.00	703.52	(6.48)	-0.9%	710.00	4,260.00
Maint-Cameras	0.00	(25.00)	%N/A	25.00	0.00	(50.00)	%N/A	50.00	300.00
Maint-General/Common	294.00	(476.16)	-162.0%	770.16	294.00	(1,246.32)	-423.9%	1,540.32	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	(172.00)	%N/A	172.00	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	8,800.00	0.00	0.0%	8,800.00	52,800.00
Repairs / Maint.	5,045.79	(915.37)	-18.1%	5,961.16	9,797.52	(2,124.80)	-21.7%	11,922.32	71,533.92
Telephone/Communications	369.86	19.86	5.4%	350.00	739.72	39.72	5.4%	700.00	4,200.00
Website	22.19	(20.31)	-91.5%	42.50	22.19	(62.81)	-283.1%	85.00	510.00
Electricity (FPL)	1,443.75	90.75	6.3%	1,353.00	2,943.07	237.07	8.1%	2,706.00	16,236.00
Utilities	1,835.80	90.30	4.9%	1,745.50	3,704.98	213.98	5.8%	3,491.00	20,946.00
Total Expenses	10,477.24	(1,374.72)	-13.1%	11,851.96	21,379.84	(2,324.08)	-10.9%	23,703.92	142,223.52
Reserve Appropriation	-4,793.04	0.00	0.0%	-4,793.04	-9,586.08	0.00	0.0%	-9,586.08	-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)	**991.82**	**991.82**	**100.0%**	**0.00**	**1,773.24**	**1,773.24**	**100.0%**	**0.00**	**0.00**

Seagrape Property Owners' Association
Statement of Cash Flows
For the Period Ending February 28, 2026

CASH FLOWS FROM OPERATING ACTIVITIES:		
Net Income		$ 991.82
Adjustments to reconcile net income to net cash		
Change in Accounts Receivable		(961.85)
Change in Accounts Payable & Other Current Liabilities		669.67
Depreciation Expense		0.00
Net Cash Provided by (Used for) Operating Activities		$ 699.64
CASH FLOWS FROM INVESTING ACTIVITIES:		
Change in Prepaid Insurance		(9,815.97)
Change in Other Assets & Prepaid Expenses		(164.40)
Change in Capitalized Costs		0.00
(Purchase) or Sale/Disposal of Fixed Assets		0.00
Net Cash Provided by (Used for) Investing Activities		$ (9,980.37)
CASH FLOWS FROM FINANCING ACTIVITIES		
Increase in Reserves Fund (Appropriation & Interest)		4,803.88
Expenditures from Reserves		0.00
Increase (Decrease) in Loan Payable		0.00
Increase (Decrease) in Maint. Fees paid in Advance		(608.15)
Net Cash Provided by (Used For) Financing Activities		$ 4,195.73
Net Increase (Decrease) in Cash & Cash Equivalents for Period		**$ (5,085.00)**
Cash and Cash Equivalents at Beginning of Period	02/01/26	$ 322,884.57
Cash and Cash Equivalents at end of Period	02/28/26	$ 317,799.57

Supplemental Cash & Cash Equivalents Balance Schedule:

Operating Cash (Including Deposits in Transit)		$ 29,913.55
Restricted Cash - Reserves		$ 287,886.02
Restricted Cash - Reserves Investments		$ 0.00
Cash and Cash Equivalents at end of Period	02/28/26	$ 317,799.57

Seagrape POA
A/P Aging Summary
As of February 28, 2026

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
Alton Madison Property Management	163.03	0.00	0.00	0.00	0.00	163.03
Comcast	153.86	0.00	0.00	0.00	0.00	153.86
FPL	436.03	0.00	0.00	0.00	0.00	436.03
Normal Operations Corp	294.00	0.00	0.00	0.00	0.00	294.00
Siegfried Rivera PA	650.00	0.00	0.00	0.00	0.00	650.00
TOTAL	**1,696.92**	**0.00**	**0.00**	**0.00**	**0.00**	**1,696.92**

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		$11,913.22

Seagrape POA
List of Disbursements
February 2026

	Type	Num	Date	Name	Memo	Item	Account	Paid Amount	Original Amount
	Check		**02/08/2026**	**Cutler Landings POA**	**Direct Biller Mis-deposit**		**Operating SPOA CNB 3017**		**-220.00**
					Direct Biller Mis-deposit (Cutler Landings)		Adjusting Account	-220.00	220.00
TOTAL								-220.00	220.00
	Check		**02/14/2026**	**Vista Trace Multicondo Association**	**Direct Biller mis-deposit**		**Operating SPOA CNB 3017**		**-811.00**
					Direct Biller Mis-deposit (Vista Trace)		Adjusting Account	-811.00	811.00
TOTAL								-811.00	811.00
	Check		**02/28/2026**		**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**	**02/01/2026**	**Liftmaster Chamberlain Group**	**MyQ Liftmaster Gate System**		**Operating SPOA CNB 3017**		**-216.00**
	Bill	FEB2026	02/01/2026		MyQ Storage and VOIP - 30 day video storage		Telephone & Communications	-216.00	216.00
TOTAL								-216.00	216.00
	Bill Pmt -Check	**DEBIT**	**02/19/2026**	**Liberty Company Insurance Brokers**	**Insurance Renewal 2026 - 27**		**Operating SPOA CNB 3017**		**-10,910.27**
	Bill		02/18/2026		GL 03/02/26 - 27		Prepaid Insurance	-5,211.15	5,211.15
					D&O 03/02/26 - 27		Prepaid Insurance	-2,320.98	2,320.98
					Excess Liability 03/02/26 - 27		Prepaid Insurance	-1,099.89	1,099.89
					Property (xwind) 03/02/26 - 27		Prepaid Insurance	-1,429.90	1,429.90
					Fidelity 03/02/26 - 27		Prepaid Insurance	-843.35	843.35
					Online Payment Fee		Bank Fees	-5.00	5.00
TOTAL								-10,910.27	10,910.27
	Bill Pmt -Check	**FPL**	**02/11/2026**	**FPL**	**Electric Services**		**Operating SPOA CNB 3017**		**-1,007.72**
	Bill		02/05/2026		Electric Services		Electric Service	-1,007.72	1,007.72
TOTAL								-1,007.72	1,007.72
	Check	**4274**	**02/01/2026**	**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	**4275**	**02/11/2026**	**Alton Madison Property Management**	**Reimbursements 2026 January**		**Operating SPOA CNB 3017**		**-106.94**
	Bill		01/31/2026		Copies - Meeting Packets, GC Copies, etc		Printing & Supplies	-9.25	9.25
					Postage - AP		Postage and Delivery	-6.18	6.18
					Postage - Collection Letters		Postage and Delivery	-22.18	22.18
					Supplies - Collection Letters		Printing & Supplies	-11.75	11.75
					Postage - Violation Letters		Postage and Delivery	-44.90	44.90
					Supplies - Violation Letters		Printing & Supplies	-12.68	12.68
TOTAL								-106.94	106.94
	Bill Pmt -Check	**4276**	**02/11/2026**	**Alton Madison Property Management**	**Management Services 2026**		**Operating SPOA CNB 3017**		**-1,985.00**
	Bill		02/01/2026		Management Services 2026		Management Fees	-1,985.00	1,985.00
TOTAL								-1,985.00	1,985.00
	Bill Pmt -Check	**4277**	**02/11/2026**	**Comcast**	**Acct No. 8495 60 074 0597192**		**Operating SPOA CNB 3017**		**-153.86**
	Bill		01/19/2026		Acct No. 8495 60 074 0597192		Telephone & Communications	-153.86	153.86
TOTAL								-153.86	153.86
	Bill Pmt -Check	**4278**	**02/11/2026**	**Cutler Bay Worship Center**	**Meeting Location**		**Operating SPOA CNB 3017**		**-112.50**
	Bill	20260211	02/11/2026		2026 February		Meeting Location & Food	-112.50	112.50
TOTAL								-112.50	112.50
	Bill Pmt -Check	**4279**	**02/11/2026**	**Landscape Workshop LLC**	**Landscaping Services 2024**		**Operating SPOA CNB 3017**		**-4,400.00**
	Bill	2919-10591784	02/01/2026		February		Lawn Maintenance	-4,400.00	4,400.00
TOTAL								-4,400.00	4,400.00
	Bill Pmt -Check	**4280**	**02/11/2026**	**Siegfried Rivera PA**	**Legal Fees & Costs**		**Operating SPOA CNB 3017**		**-766.45**
	Bill	2080314	01/21/2026		Legal Fees - Annual Meeting package		Legal Fees	-766.45	766.45
TOTAL								-766.45	766.45
	Bill Pmt -Check	**4281**	**02/11/2026**	**Siegfried Rivera PA**	**Legal Fees & Costs**		**Operating SPOA CNB 3017**		**-625.00**
	Bill	62500711	02/06/2026		Legal Fees - Foreclosure cost retainer		Legal Fees	-625.00	625.00
TOTAL								-625.00	625.00
	Bill Pmt -Check	**4282**	**02/11/2026**	**Solitude Lake Management**			**Operating SPOA CNB 3017**		**-516.19**
	Bill	PSI23837	02/02/2026		February		Lake Maintenance	-269.59	269.59
	Bill	PSI238421	02/02/2026		Feb - April		Solitude Lake Mgmt	-246.60	246.60
TOTAL								-516.19	516.19
	Check	**4283**	**02/19/2026**	**Saddys Garcia**	**Reimbursements**		**Operating SPOA CNB 3017**		**-218.01**
					Staples - Newsletter printing		Printing & Supplies	-195.82	195.82
					GoDaddy - Domain Annual		Website	-22.19	22.19
TOTAL								-218.01	218.01

Seagrape POA
Reconciliation Summary
Operating SPOA CNB 3017, Period Ending 02/28/2026

	Feb 28, 26	
Beginning Balance		45,199.30
Cleared Transactions		
Checks and Payments - 17 items	-21,806.11	
Deposits and Credits - 43 items	17,063.61	
Total Cleared Transactions	-4,742.50	
Cleared Balance		**40,456.80**
Uncleared Transactions		
Checks and Payments - 8 items	-13,486.74	
Deposits and Credits - 5 items	800.00	
Total Uncleared Transactions	-12,686.74	
Register Balance as of 02/28/2026		**27,770.06**
New Transactions		
Checks and Payments - 6 items	-6,452.79	
Deposits and Credits - 15 items	8,310.49	
Total New Transactions	1,857.70	
Ending Balance		**29,627.76**

Seagrape POA
Reconciliation Detail
Operating SPOA CNB 3017, Period Ending 02/28/2026

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						45,199.30
Cleared Transactions						
Checks and Payments - 17 items						
Check	01/01/2026	4264	Seagrape Property ...	X	-4,793.04	-4,793.04
Bill Pmt -Check	01/14/2026	4272	Solitude Lake Mana...	X	-269.53	-5,062.57
Bill Pmt -Check	01/28/2026	FPL	FPL	X	-368.70	-5,431.27
Bill Pmt -Check	01/28/2026	FPL	FPL	X	-76.43	-5,507.70
Bill Pmt -Check	01/28/2026	FPL	FPL	X	-46.47	-5,554.17
Check	01/31/2026	DEBIT	Miami Dade County	X	-176.50	-5,730.67
Bill Pmt -Check	02/01/2026	DEBIT	Liftmaster Chamberl...	X	-216.00	-5,946.67
Bill Pmt -Check	02/11/2026	4276	Alton Madison Prop...	X	-1,985.00	-7,931.67
Bill Pmt -Check	02/11/2026	FPL	FPL	X	-1,007.72	-8,939.39
Bill Pmt -Check	02/11/2026	4280	Siegfried Rivera PA	X	-766.45	-9,705.84
Bill Pmt -Check	02/11/2026	4282	Solitude Lake Mana...	X	-516.19	-10,222.03
Bill Pmt -Check	02/11/2026	4277	Comcast	X	-153.86	-10,375.89
Bill Pmt -Check	02/11/2026	4275	Alton Madison Prop...	X	-106.94	-10,482.83
General Journal	02/12/2026	DB R...		X	-150.00	-10,632.83
Bill Pmt -Check	02/19/2026	DEBIT	Liberty Company In...	X	-10,910.27	-21,543.10
Check	02/19/2026	4283	Saddys Garcia	X	-218.01	-21,761.11
Check	02/28/2026			X	-45.00	-21,806.11
Total Checks and Payments					-21,806.11	-21,806.11
Deposits and Credits - 43 items						
Deposit	01/22/2026			X	150.00	150.00
Deposit	01/27/2026			X	295.00	445.00
Deposit	01/29/2026			X	150.00	595.00
Deposit	01/30/2026			X	150.00	745.00
Deposit	01/30/2026			X	754.00	1,499.00
Deposit	01/31/2026			X	300.00	1,799.00
Deposit	02/01/2026			X	419.00	2,218.00
Deposit	02/02/2026			X	450.00	2,668.00
Deposit	02/02/2026			X	760.00	3,428.00
Deposit	02/03/2026			X	150.00	3,578.00
Deposit	02/03/2026			X	439.00	4,017.00
Deposit	02/03/2026			X	444.00	4,461.00
Deposit	02/04/2026			X	444.00	4,905.00
Deposit	02/05/2026			X	288.00	5,193.00
Deposit	02/05/2026			X	600.00	5,793.00
Deposit	02/05/2026			X	1,200.00	6,993.00
Deposit	02/06/2026			X	30.00	7,023.00
Deposit	02/06/2026			X	150.00	7,173.00
Deposit	02/06/2026			X	817.80	7,990.80
Deposit	02/08/2026			X	220.00	8,210.80
Deposit	02/08/2026			X	289.00	8,499.80
Deposit	02/09/2026			X	150.00	8,649.80
Deposit	02/09/2026			X	460.00	9,109.80
Deposit	02/10/2026			X	150.00	9,259.80
Deposit	02/10/2026			X	150.00	9,409.80
Deposit	02/10/2026			X	660.00	10,069.80
Deposit	02/10/2026			X	750.00	10,819.80
Deposit	02/11/2026			X	150.00	10,969.80
Deposit	02/11/2026			X	150.00	11,119.80
Deposit	02/12/2026			X	300.00	11,419.80
Deposit	02/12/2026			X	450.00	11,869.80
Deposit	02/12/2026			X	645.00	12,514.80
Deposit	02/13/2026			X	150.00	12,664.80
Deposit	02/14/2026			X	150.00	12,814.80
Deposit	02/14/2026			X	811.00	13,625.80
Deposit	02/15/2026			X	312.00	13,937.80
Deposit	02/17/2026			X	300.00	14,237.80
Deposit	02/17/2026			X	300.00	14,537.80
Deposit	02/20/2026			X	1,878.00	16,415.80
Deposit	02/23/2026			X	336.00	16,751.80
Deposit	02/24/2026			X	160.00	16,911.80

Seagrape POA
Reconciliation Detail
Operating SPOA CNB 3017, Period Ending 02/28/2026

Type	Date	Num	Name	Clr	Amount	Balance
Deposit	02/26/2026			X	150.00	17,061.80
Deposit	02/28/2026			X	1.81	17,063.61
Total Deposits and Credits					17,063.61	17,063.61
Total Cleared Transactions					-4,742.50	-4,742.50
Cleared Balance					-4,742.50	40,456.80
Uncleared Transactions						
Checks and Payments - 8 items						
Bill Pmt -Check	12/13/2025	4261	Beautiful Mailbox C...		-1,262.60	-1,262.60
Bill Pmt -Check	12/13/2025	4260	Beautiful Mailbox C...		-1,262.60	-2,525.20
Check	02/01/2026	4274	Seagrape Property ...		-4,793.04	-7,318.24
Check	02/08/2026		Cutler Landings POA		-220.00	-7,538.24
Bill Pmt -Check	02/11/2026	4279	Landscape Worksh...		-4,400.00	-11,938.24
Bill Pmt -Check	02/11/2026	4281	Siegfried Rivera PA		-625.00	-12,563.24
Bill Pmt -Check	02/11/2026	4278	Cutler Bay Worship ...		-112.50	-12,675.74
Check	02/14/2026		Vista Trace Multico...		-811.00	-13,486.74
Total Checks and Payments					-13,486.74	-13,486.74
Deposits and Credits - 5 items						
Deposit	02/18/2026				150.00	150.00
Deposit	02/19/2026				150.00	300.00
Deposit	02/20/2026				50.00	350.00
Deposit	02/25/2026				300.00	650.00
Deposit	02/27/2026				150.00	800.00
Total Deposits and Credits					800.00	800.00
Total Uncleared Transactions					-12,686.74	-12,686.74
Register Balance as of 02/28/2026					-17,429.24	27,770.06
New Transactions						
Checks and Payments - 6 items						
Check	03/01/2026		Seagrape Property ...		-4,793.04	-4,793.04
Bill Pmt -Check	03/01/2026	DEBIT	Liftmaster Chamberl...		-216.00	-5,009.04
Bill Pmt -Check	03/05/2026	FPL	FPL		-347.82	-5,356.86
Bill Pmt -Check	03/05/2026	FPL	FPL		-47.27	-5,404.13
Bill Pmt -Check	03/05/2026	FPL	FPL		-40.94	-5,445.07
Bill Pmt -Check	03/11/2026	FPL	FPL		-1,007.72	-6,452.79
Total Checks and Payments					-6,452.79	-6,452.79
Deposits and Credits - 15 items						
Deposit	03/01/2026				1,025.00	1,025.00
Deposit	03/02/2026				42.00	1,067.00
Deposit	03/02/2026				197.00	1,264.00
Deposit	03/02/2026				620.00	1,884.00
Deposit	03/03/2026				150.00	2,034.00
Deposit	03/03/2026				155.00	2,189.00
Deposit	03/04/2026				150.00	2,339.00
Deposit	03/04/2026				738.00	3,077.00
Deposit	03/05/2026				300.00	3,377.00
Deposit	03/05/2026				588.00	3,965.00
Deposit	03/05/2026				758.49	4,723.49
Deposit	03/05/2026				889.00	5,612.49
Deposit	03/06/2026				1,050.00	6,662.49
Deposit	03/09/2026				450.00	7,112.49
Deposit	03/10/2026				1,198.00	8,310.49
Total Deposits and Credits					8,310.49	8,310.49
Total New Transactions					1,857.70	1,857.70
Ending Balance					**-15,571.54**	**29,627.76**

Seagrape POA
Reconciliation Summary
Reserve SPOA CNB 2476, Period Ending 02/28/2026

	Feb 28, 26	
Beginning Balance		278,289.10
Cleared Transactions		
Deposits and Credits - 2 items	4,803.88	
Total Cleared Transactions	4,803.88	
Cleared Balance		**283,092.98**
Uncleared Transactions		
Deposits and Credits - 1 item	4,793.04	
Total Uncleared Transactions	4,793.04	
Register Balance as of 02/28/2026		**287,886.02**
New Transactions		
Deposits and Credits - 1 item	4,793.04	
Total New Transactions	4,793.04	
Ending Balance		**292,679.06**

Seagrape POA
Reconciliation Detail
Reserve SPOA CNB 2476, Period Ending 02/28/2026

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						278,289.10
Cleared Transactions						
Deposits and Credits - 2 items						
Check	01/01/2026	4264	Seagrape Property ...	X	4,793.04	4,793.04
Deposit	02/28/2026			X	10.84	4,803.88
Total Deposits and Credits					4,803.88	4,803.88
Total Cleared Transactions					4,803.88	4,803.88
Cleared Balance					4,803.88	283,092.98
Uncleared Transactions						
Deposits and Credits - 1 item						
Check	02/01/2026	4274	Seagrape Property ...		4,793.04	4,793.04
Total Deposits and Credits					4,793.04	4,793.04
Total Uncleared Transactions					4,793.04	4,793.04
Register Balance as of 02/28/2026					9,596.92	287,886.02
New Transactions						
Deposits and Credits - 1 item						
Check	03/01/2026		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					**14,389.96**	**292,679.06**

SEAGRAPE PROPERTY OWNERS ASSOCIATON

ACCOUNTS RECEIVABLES & COLLECTIONS

FEBRUARY 2026

Seagrape POA
A/R Aging Summary
As of February 28, 2026

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
010001	10.00	160.00	4.00	0.00	0.00	174.00
010007	0.00	18.00	0.00	0.00	0.00	18.00
010017	0.00	19.85	0.00	0.00	0.00	19.85
010024	10.00	150.00	0.00	0.00	0.00	160.00
010026	10.00	18.00	0.00	0.00	0.00	28.00
010027	10.00	160.00	150.00	289.17	0.00	609.17
010032	10.00	20.00	0.00	0.00	0.00	30.00
010037	0.00	10.00	0.00	0.00	0.00	10.00
010043	10.00	148.00	0.00	0.00	0.00	158.00
010045	0.00	20.00	0.00	0.00	0.00	20.00
010062	10.00	150.00	0.00	0.00	0.00	160.00
010064	10.00	160.00	27.00	0.00	0.00	197.00
010069	0.00	7.00	0.00	0.00	0.00	7.00
010071	0.00	20.00	0.00	0.00	0.00	20.00
010072	10.00	150.00	0.00	0.00	0.00	160.00
010091	0.00	10.00	0.00	0.00	0.00	10.00
010097	10.00	160.00	150.00	0.00	0.00	320.00
010100	0.00	6.00	0.00	0.00	0.00	6.00
010103	10.00	10.00	0.00	0.00	0.00	20.00
010104	10.00	160.00	153.00	0.00	0.00	323.00
Attorney Files						
A010018	10.00	160.00	160.00	106.04	0.00	436.04
A010054	10.00	150.00	144.56	0.00	0.00	304.56
A010061	0.00	800.00	2,967.00	144.00	3,105.29	7,016.29
A010099	10.00	785.00	160.00	184.00	627.00	1,766.00
A010108	10.00	160.00	160.00	154.00	606.00	1,090.00
TOTAL	**160.00**	**3,611.85**	**4,075.56**	**877.21**	**4,338.29**	**13,062.91**

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 13 Collection Letters ("Friendly Reminder") as of February 28, 2026**
- **Sent 3 Collection Letters (2nd request) Sent (Certified/Return Receipt)**
- **Sent 1 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**