SEA GRAPE PROPERTY OWNERS' ASSOCIATION

REPORT TO THE DIRECTORS

FOR THE MONTH OF:

JANUARY 2026

FOR MANAGEMENT PURPOSES ONLY

Sea Grape Property Owners Association

MEETING MINUTES

FINANCIAL STATEMENTS

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

ACCOUNTS RECEIVABLE & COLLECTIONS

- Accounts Receivable Aging (As of January 31, 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 thestreet 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,

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Tanya Sullivan, Chair

SEA GRAPE PROPERTY OWNERS' ASSOCIATION

FINANCIAL STATEMENTS

JANUARY 2026

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

1. Cash:	Petty Cash	$0.00
	Operating Cash In Bank	38,742.43
	Balancing to/from Operating	0.00
	Deposits in Transit	1,060.00
	Total Operating Cash	$39,802.43

2. Reserve Cash:	Reserve Checking/Money Market	$283,082.14
	Reserve CD	0.00
	Balancing to/from Operating	0.00
	Total Reserves	$283,082.14

3. Reserve Activity:	A. Reserves Funding (Including Interest)	$4,804.48
	B. Expenditures from Reserves	$0.00

4. Cash Flow:	Increase/(Decrease) in Total cash	01/31/26	$ 1,868.28

5. A/R Stats:	A. Total Accounts Receivable (all Types):	$ 12,101.06
	B. Increase/(Decrease) in Accounts Receivable:	$ 708.00
	C. Bad Debts written off this month:	$ -

6. A/R Aging Summary:	1/31/26	12/31/25
1 to 30 days	$ 2,271.00	$ 5,243.17
31 to 60 Days	4,163.77	1,283.60
61 to 90 Days	800.00	800.00
> 90 Days	4,866.29	4,066.29
Total	$ 12,101.06	$ 11,393.06

7. Operating Expenditures:	
Month-to-date	$ 10,902.60
Year-to-Date	$ 10,902.60
Average Monthly Expenses YTD	$ 10,902.60
Budgeted Monthly Expenses	$ 11,851.96

8. Budgetary General Info.	
Month-to-Date Budgetary Variance	$ 781.42
Year-to-Date Budgetary Variance	$ 781.42

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

	This Month	Prior Month
ASSETS		
Current Assets		
Petty Cash	$ 0.00	$ 0.00
Operating Account - CNB	38,742.43	41,689.63
Funds due (to)/from Reserve Account	0.00	0.00
Undeposited Funds	1,060.00	1,049.00
Accounts Receivable, Net (Note I)	12,101.06	11,393.06
	51,903.49	54,131.69
Reserve Account - CNB	283,082.14	278,277.66
Funds due (to)/from Operating Account	0.00	0.00
	283,082.14	278,277.66
Other Assets		
Collections Account Suspense	0.00	0.00
Utility Deposits	651.00	651.00
Other Assets & Prepaid Expenses	170.00	252.20
Prepaid Insurance	2,097.25	3,186.55
	2,918.25	4,089.75
Total Assets	$ 337,903.88	$ 336,499.10
LIABILITIES & CAPITAL		
Current Liabilities		
Accounts Payable	$ 1,027.25	$ 6,441.91
Association Fees Paid in Advance	17,928.12	16,694.58
Long-term Liabilities		
Other Liabilities	0.00	0.00
Total Liabilities	18,955.37	23,136.49
Capital (Net Assets)		
Prior Year Retained Earnings	35,084.95	36,427.76
Appropriated Special Reserves	283,082.14	278,277.66
Current Year Surplus/Deficit	781.42	(1,342.81)
Total Capital	318,948.51	313,362.61
Total Liabilities & Capital	$ 337,903.88	$ 336,499.10

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

I. Accounts Receivable

The Composition of Accounts Receivable is as Follows:

	1/31/26	12/31/25	$ Change	% Change
Owners' Maint. Fees	$ 7,293.60	6,660.60	$ 633.00	9.5%
Late Fees	507.00	432.00	75.00	17.4%
Violation Fines	0.00	0.00	0.00	%N/A
Direct Charges	289.17	289.17	0.00	0.0%
Legal Fees/Costs	3,921.29	3,921.29	0.00	0.0%
NSF - Fees & Checks	90.00	90.00	0.00	0.0%
Subtotal	12,101.06	11,393.06	$ 708.00	6.2%
Less: Allowance for Bad Debts	0.00	0.00	0.00	%N/A
Total	$ 12,101.06	11,393.06	$ 708.00	6.2%

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

I. Changes in Homeowners' Equity

	Retained Earnings	Appropriated Reserves	Current Year Results
Balance 12/31/25	$36,427.76	$278,277.66	($1,342.81)
Prior Period Adjustments	$0.00	$0.00	$0.00
Close Prior Year Surplus/Deficit	($1,342.81)	$0.00	$1,342.81
Current Period Gross Surplus/Deficit	$0.00	$0.00	$5,574.46
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	$11.44	$0.00
Other Adjustment(s) to Reserves	$0.00	$0.00	$0.00
Balance 1/31/26	**$35,084.95**	**$283,082.14**	**$781.42**

II. Appropriated Reserve Fund Consists of:

Fund Description	As of: 1/31/26	Incr / (Decr)	12/31/25
Reserve - Perimeter Wall	31,384.25	1,532.07	29,852.18
Reserve - Tree Trimming	1,250.00	1,250.00	0.00
Reserve - Entry System	10,650.59	499.51	10,151.08
Reserve - Insurance Deductible	9,999.96	0.00	9,999.96
Reserve - Emergency/Storm	20,790.28	121.48	20,668.80
Reserve - Community Improvement	(1,274.08)	237.46	(1,511.54)
Reserve - Paving	122,194.79	453.15	121,741.64
Reserve - Drain Cleaning & Repair	62,003.13	111.81	61,891.32
Reserve - Seal Coating	25,536.85	587.56	24,949.29
Subtotal (before interest reserve)	282,535.77	4,793.04	277,742.73
Reserve - Interest	546.37	11.44	534.93
Totals	**283,082.14**	**4,804.48**	**278,277.66**

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

Revenues	Current Month	Year to Date
Association Maintenance Fees	$ 11,406.96	$ 11,406.96
Special Reserve Remittances	4,793.04	4,793.04
Fine Assessments	0.00	0.00
Keys & Gate Remotes	75.00	75.00
Late Fees/Charges	200.00	200.00
NSF Fees	0.00	0.00
Interest Income	2.06	2.06
Screening Income	0.00	0.00
Other Income	0.00	0.00
Allowances & Credit Memos	0.00	0.00
Total Revenues	$ 16,477.06	$ 16,477.06
Expenses		
Admin. Screening Fees	$ 176.50	$ 176.50
Auditing - CPA	0.00	0.00
Bank Charges	45.00	45.00
Bookkeeping & Accounting (Financial Management)	1,985.00	1,985.00
Interest Expense	0.00	0.00
Insurance	1,089.30	1,089.30
Inspections & Violations Assessor	0.00	0.00
Legal & Professional	766.45	766.45
Maintenance & Repairs - Storm related	0.00	0.00
Maintenance - Gate & Cameras	0.00	0.00
Maintenance - General	0.00	0.00
Maintenance - Lake	351.73	351.73
Maintenance - Other Landscape, Trees, & Sprinklers	0.00	0.00
Maintenance - Lawn	4,400.00	4,400.00
Meeting & Community Expense	112.50	112.50
Screening Fees	0.00	0.00
Postage, Delivery, Faxes, etc.	73.26	73.26
Provision for Bad Debts (A/R Losses)	0.00	0.00
Secretarial Services	0.00	0.00
Supplies (Office, Printing, Access, & Other)	33.68	33.68
Taxes, Licenses, & Permits	0.00	0.00
Telephone / Internet	369.86	369.86
Towing & Parking Enforcement	0.00	0.00
Utilities - Electric & Water	1,499.32	1,499.32
Total Expenses	$ 10,902.60	$ 10,902.60
Special Reserve Appropriations	(4,793.04)	(4,793.04)
Additional Special Reserve Transfer	0.00	0.00
Net Surplus/(Deficit)	$ 781.42	$ 781.42

Seagrape Property Owners' Association

BUDGET REPORT

For the Period Ending January 31, 2026

	Reporting Period - Month 1				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	11,406.96	0.00	0.0%	11,406.96	136,883.52
Reserve Remittances	4,793.04	0.00	0.0%	4,793.04	4,793.04	0.00	0.0%	4,793.04	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	200.00	(25.00)	-12.5%	225.00	200.00	(25.00)	-12.5%	225.00	2,700.00
Allowances & Credit Memos	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
Property Revenues	16,400.00	(25.00)	-0.2%	16,425.00	16,400.00	(25.00)	-0.2%	16,425.00	197,100.00
NSF Fees	0.00	(10.00)	%N/A	10.00	0.00	(10.00)	%N/A	10.00	120.00
Interest Income	2.06	(42.94)	-2084.5%	45.00	2.06	(42.94)	-2084.5%	45.00	540.00
Screening Income	0.00	(15.00)	%N/A	15.00	0.00	(15.00)	%N/A	15.00	180.00
Keys & Gate Remotes	75.00	(75.00)	-100.0%	150.00	75.00	(75.00)	-100.0%	150.00	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	77.06	(142.94)	-185.5%	220.00	77.06	(142.94)	-185.5%	220.00	2,640.00
Total Revenues	16,477.06	(167.94)	-1.0%	16,645.00	16,477.06	(167.94)	-1.0%	16,645.00	199,740.00
Expenses									
Admin. Fees	176.50	144.00	81.6%	32.50	176.50	144.00	81.6%	32.50	390.00
Bank Charges	45.00	(40.00)	-88.9%	85.00	45.00	(40.00)	-88.9%	85.00	1,020.00
Meeting & Community	112.50	37.50	33.3%	75.00	112.50	37.50	33.3%	75.00	900.00
Supplies - gate access, etc	0.00	(25.00)	%N/A	25.00	0.00	(25.00)	%N/A	25.00	300.00
Holiday Décor	0.00	(500.00)	%N/A	500.00	0.00	(500.00)	%N/A	500.00	6,000.00
Printing & Supplies	33.68	(106.32)	-315.7%	140.00	33.68	(106.32)	-315.7%	140.00	1,680.00
Postage & Delivery	73.26	(31.74)	-43.3%	105.00	73.26	(31.74)	-43.3%	105.00	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	(5.10)	%N/A	5.10	61.20
Screeing Fees	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
Gen./Administrative	440.94	(526.66)	-119.4%	967.60	440.94	(526.66)	-119.4%	967.60	11,611.20
Insurance - D&O	163.45	(14.05)	-8.6%	177.50	163.45	(14.05)	-8.6%	177.50	2,130.00
Insurance - Liability/Package	724.26	(42.94)	-5.9%	767.20	724.26	(42.94)	-5.9%	767.20	9,206.40
Insurance - Wind	201.59	201.59	100.0%	0.00	201.59	201.59	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	1,089.30	144.60	13.3%	944.70	11,336.40
Managegment	1,985.00	0.00	0.0%	1,985.00	1,985.00	0.00	0.0%	1,985.00	23,820.00
Accounting/Auditing - CPA	0.00	(118.00)	%N/A	118.00	0.00	(118.00)	%N/A	118.00	1,416.00
Legal & Professional	766.45	636.45	83.0%	130.00	766.45	636.45	83.0%	130.00	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	2,751.45	518.45	18.8%	2,233.00	2,751.45	518.45	18.8%	2,233.00	26,796.00

Seagrape Property Owners' Association

BUDGET REPORT

For the Period Ending January 31, 2026

Expenses (cont'd.)	Reporting Period - Month 1				Year-to-Date				Annual
	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	(325.00)	%N/A	325.00	3,900.00
Maint-Lake & Fountain	351.73	(3.27)	-0.9%	355.00	351.73	(3.27)	-0.9%	355.00	4,260.00
Maint-Cameras	0.00	(25.00)	%N/A	25.00	0.00	(25.00)	%N/A	25.00	300.00
Maint-General/Common	0.00	(770.16)	%N/A	770.16	0.00	(770.16)	%N/A	770.16	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	(86.00)	%N/A	86.00	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	4,400.00	0.00	0.0%	4,400.00	52,800.00
Repairs / Maint.	4,751.73	(1,209.43)	-25.5%	5,961.16	4,751.73	(1,209.43)	-25.5%	5,961.16	71,533.92
Telephone/Communications	369.86	19.86	5.4%	350.00	369.86	19.86	5.4%	350.00	4,200.00
Website	0.00	(42.50)	%N/A	42.50	0.00	(42.50)	%N/A	42.50	510.00
Electricity (FPL)	1,499.32	146.32	9.8%	1,353.00	1,499.32	146.32	9.8%	1,353.00	16,236.00
Utilities	1,869.18	123.68	6.6%	1,745.50	1,869.18	123.68	6.6%	1,745.50	20,946.00
Total Expenses	10,902.60	(949.36)	-8.7%	11,851.96	10,902.60	(949.36)	-8.7%	11,851.96	142,223.52
Reserve Appropriation	-4,793.04	0.00	0.0%	-4,793.04	-4,793.04	0.00	0.0%	-4,793.04	-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)	**781.42**	**781.42**	**100.0%**	**0.00**	**781.42**	**781.42**	**100.0%**	**0.00**	**0.00**

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

CASH FLOWS FROM OPERATING ACTIVITIES:		
Net Income		$ 781.42
Adjustments to reconcile net income to net cash		
Change in Accounts Receivable		(708.00)
Change in Accounts Payable & Other Current Liabilities		(5,414.66)
Depreciation Expense		0.00
Net Cash Provided by (Used for) Operating Activities		$ (5,341.24)
CASH FLOWS FROM INVESTING ACTIVITIES:		
Change in Prepaid Insurance		1,089.30
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		$ 1,171.50
CASH FLOWS FROM FINANCING ACTIVITIES		
Increase in Reserves Fund (Appropriation & Interest)		4,804.48
Expenditures from Reserves		0.00
Increase (Decrease) in Loan Payable		0.00
Increase (Decrease) in Maint. Fees paid in Advance		1,233.54
Net Cash Provided by (Used For) Financing Activities		$ 6,038.02
Net Increase (Decrease) in Cash & Cash Equivalents for Period		**$ 1,868.28**
Cash and Cash Equivalents at Beginning of Period	01/01/26	$ 321,016.29
Cash and Cash Equivalents at end of Period	01/31/26	$ 322,884.57

Supplemental Cash & Cash Equivalents Balance Schedule:

Operating Cash (Including Deposits in Transit)		$ 39,802.43
Restricted Cash - Reserves		$ 283,082.14
Restricted Cash - Reserves Investments		$ 0.00
Cash and Cash Equivalents at end of Period	01/31/26	$ 322,884.57

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

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
Alton Madison Property Management	106.94	0.00	0.00	0.00	0.00	106.94
Comcast	153.86	0.00	0.00	0.00	0.00	153.86
Siegfried Rivera PA	766.45	0.00	0.00	0.00	0.00	766.45
TOTAL	**1,027.25**	**0.00**	**0.00**	**0.00**	**0.00**	**1,027.25**

SEAGRAPE POA
Prepaid Insurance Schedule

	D & O	Property (xwind)	Fidelity Bond	Gen Liab	Excess Liab	Wind	TOTAL
Renewal Date:	03/02/26	03/02/26	03/02/26	03/02/26	03/02/26	08/16/26	
Premium	$1,961.42	$1,797.40	$582.77	$5,211.15	$1,099.89	$2,419.00	$13,071.63
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						201.59	**$201.59**
April						201.59	**$201.59**
May						201.59	**$201.59**
June						201.59	**$201.59**
July						201.59	**$201.59**
August							**$0.00**
September							**$0.00**
October							**$0.00**
November							**$0.00**
December							**$0.00**
2027							
January							**$0.00**
February							**$0.00**
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		$2,097.25

Seagrape POA
List of Disbursements
January 2026

	Type	Num	Date	Name	Memo	Item	Account	Paid Amount	Original Amount
	Check		**01/31/2026**		**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**	**01/01/2026**	**Liftmaster Chamberlain Group**	**MyQ Liftmaster Gate System**		**Operating SPOA CNB 3017**		**-216.00**
	Bill	JAN2026	01/01/2026		MyQ Storage and VOIP - 30 day video storage		Telephone & Communications	-216.00	216.00
TOTAL								-216.00	216.00
	Check	**DEBIT**	**01/31/2026**	**Miami Dade County**	**Miami Dade Annual Registration**		**Operating SPOA CNB 3017**		**-176.50**
					Miami Dade Annual Registration		MD CPRegistration	-176.50	176.50
TOTAL								-176.50	176.50
	Bill Pmt -Check	**FPL**	**01/07/2026**	**FPL**	**Electric Services**		**Operating SPOA CNB 3017**		**-40.53**
	Bill		12/19/2025		Electric Services		Electric Service	-40.53	40.53
TOTAL								-40.53	40.53
	Bill Pmt -Check	**FPL**	**01/07/2026**	**FPL**	**Electric Services**		**Operating SPOA CNB 3017**		**-78.04**
	Bill		12/19/2025		Electric Services		Electric Service	-78.04	78.04
TOTAL								-78.04	78.04
	Bill Pmt -Check	**FPL**	**01/07/2026**	**FPL**	**Electric Services**		**Operating SPOA CNB 3017**		**-308.37**
	Bill		12/19/2025		Electric Services		Electric Service	-308.37	308.37
TOTAL								-308.37	308.37
	Bill Pmt -Check	**FPL**	**01/14/2026**	**FPL**	**Electric Services**		**Operating SPOA CNB 3017**		**-1,007.72**
	Bill		01/06/2026		Electric Services		Electric Service	-1,007.72	1,007.72
TOTAL								-1,007.72	1,007.72
	Bill Pmt -Check	**FPL**	**01/28/2026**	**FPL**	**Electric Services**		**Operating SPOA CNB 3017**		**-46.47**
	Bill		01/22/2026		Electric Services		Electric Service	-46.47	46.47
TOTAL								-46.47	46.47
	Bill Pmt -Check	**FPL**	**01/28/2026**	**FPL**	**Electric Services**		**Operating SPOA CNB 3017**		**-76.43**
	Bill		01/22/2026		Electric Services		Electric Service	-76.43	76.43
TOTAL								-76.43	76.43
	Bill Pmt -Check	**FPL**	**01/28/2026**	**FPL**	**Electric Services**		**Operating SPOA CNB 3017**		**-368.70**
	Bill		01/22/2026		Electric Services		Electric Service	-368.70	368.70
TOTAL								-368.70	368.70
	Check	**4264**	**01/01/2026**	**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	**4265**	**01/14/2026**	**Alton Madison Property Management**	**Reimbursements 2025 December**		**Operating SPOA CNB 3017**		**-191.26**
	Bill		12/31/2025		Copies - Meeting Packets, GC Copies, etc		Printing & Supplies	-5.00	5.00
					Postage - AP		Postage and Delivery	-6.18	6.18
					Postage - Collection Letters		Postage and Delivery	-29.54	29.54
					Supplies - Collection Letters		Printing & Supplies	-9.25	9.25
					Postage - Violation Letters		Postage and Delivery	-38.20	38.20
					Supplies - Violation Letters		Printing & Supplies	-14.95	14.95
					Compuchecks		Bank Fees	-88.14	88.14
TOTAL								-191.26	191.26
	Bill Pmt -Check	**4266**	**01/14/2026**	**Alton Madison Property Management**	**Management Services 2026**		**Operating SPOA CNB 3017**		**-1,985.00**
	Bill		01/01/2026		Management Services 2026		Management Fees	-1,985.00	1,985.00
TOTAL								-1,985.00	1,985.00
	Bill Pmt -Check	**4267**	**01/14/2026**	**Comcast**	**Acct No. 8495 60 074 0597192**		**Operating SPOA CNB 3017**		**-153.86**
	Bill		12/19/2025		Acct No. 8495 60 074 0597192		Telephone & Communications	-153.86	153.86
TOTAL								-153.86	153.86
	Bill Pmt -Check	**4268**	**01/14/2026**	**DNCR, Inc**	**Community Repairs and Maintenance**		**Operating SPOA CNB 3017**		**-272.85**
	Bill	17004	12/29/2025		Installation of memory cards on 3 cameras		Camera System	-272.85	272.85
TOTAL								-272.85	272.85
	Bill Pmt -Check	**4269**	**01/14/2026**	**Landscape Workshop LLC**	**Landscaping Services 2024**		**Operating SPOA CNB 3017**		**-4,400.00**
	Bill	2919-10585815	01/01/2026		January		Lawn Maintenance	-4,400.00	4,400.00
TOTAL								-4,400.00	4,400.00
	Bill Pmt -Check	**4270**	**01/14/2026**	**Normal Operations Corp**	**Community Repairs and Maintenance**		**Operating SPOA CNB 3017**		**-2,580.00**
	Bill	251216	12/17/2025		Install 6 speed bumps at main entrance		Speed Bumps	-2,580.00	2,580.00
TOTAL								-2,580.00	2,580.00
	Bill Pmt -Check	**4271**	**01/14/2026**	**Siegfried Rivera PA**	**Legal Fees & Costs**		**Operating SPOA CNB 3017**		**-2,817.00**
	Bill	62500023	12/15/2025		Legal Fees - Demand letter / Claim of lien / foreclo		Legal Fees	-2,817.00	2,817.00
TOTAL								-2,817.00	2,817.00

Seagrape POA
List of Disbursements
January 2026

Type	Num	Date	Name	Memo	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	**4272**	**01/14/2026**	**Solitude Lake Management**	**Lake Maintenance**		**Operating SPOA CNB 3017**		**-269.53**
Bill	PSI231985	01/02/2026		January		Lake Maintenance	-269.53	269.53
TOTAL							-269.53	269.53
Bill Pmt -Check	**4273**	**01/14/2026**	**Cutler Bay Worship Center**	**Meeting Location**		**Operating SPOA CNB 3017**		**-112.50**
Bill		01/14/2026		2026 January		Meeting Location & Food	-112.50	112.50
TOTAL							-112.50	112.50

Seagrape POA
Reconciliation Summary
Operating SPOA CNB 3017, Period Ending 01/31/2026

	Jan 31, 26	
Beginning Balance		45,389.83
Cleared Transactions		
Checks and Payments - 15 items	-16,008.13	
Deposits and Credits - 40 items	15,817.60	
Total Cleared Transactions	-190.53	
Cleared Balance		**45,199.30**
Uncleared Transactions		
Checks and Payments - 8 items	-8,255.87	
Deposits and Credits - 6 items	1,799.00	
Total Uncleared Transactions	-6,456.87	
Register Balance as of 01/31/2026		**38,742.43**
New Transactions		
Checks and Payments - 3 items	-6,016.76	
Deposits and Credits - 17 items	7,240.80	
Total New Transactions	1,224.04	
Ending Balance		**39,966.47**

Seagrape POA
Reconciliation Detail
Operating SPOA CNB 3017, Period Ending 01/31/2026

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						45,389.83
Cleared Transactions						
Checks and Payments - 15 items						
Bill Pmt -Check	12/17/2025	4262	Tropical South Land...	X	-1,800.00	-1,800.00
Bill Pmt -Check	01/01/2026	DEBIT	Liftmaster Chamberl...	X	-216.00	-2,016.00
Bill Pmt -Check	01/07/2026	FPL	FPL	X	-308.37	-2,324.37
Bill Pmt -Check	01/07/2026	FPL	FPL	X	-78.04	-2,402.41
Bill Pmt -Check	01/07/2026	FPL	FPL	X	-40.53	-2,442.94
Bill Pmt -Check	01/14/2026	4269	Landscape Worksh...	X	-4,400.00	-6,842.94
Bill Pmt -Check	01/14/2026	4271	Siegfried Rivera PA	X	-2,817.00	-9,659.94
Bill Pmt -Check	01/14/2026	4270	Normal Operations ...	X	-2,580.00	-12,239.94
Bill Pmt -Check	01/14/2026	4266	Alton Madison Prop...	X	-1,985.00	-14,224.94
Bill Pmt -Check	01/14/2026	FPL	FPL	X	-1,007.72	-15,232.66
Bill Pmt -Check	01/14/2026	4268	DNCR, Inc	X	-272.85	-15,505.51
Bill Pmt -Check	01/14/2026	4265	Alton Madison Prop...	X	-191.26	-15,696.77
Bill Pmt -Check	01/14/2026	4267	Comcast	X	-153.86	-15,850.63
Bill Pmt -Check	01/14/2026	4273	Cutler Bay Worship ...	X	-112.50	-15,963.13
Check	01/31/2026			X	-45.00	-16,008.13
Total Checks and Payments					-16,008.13	-16,008.13
Deposits and Credits - 40 items						
Deposit	12/30/2025			X	589.00	589.00
Deposit	12/31/2025			X	36.00	625.00
Deposit	01/01/2026			X	719.00	1,344.00
Deposit	01/02/2026			X	154.00	1,498.00
Deposit	01/02/2026			X	600.00	2,098.00
Deposit	01/03/2026			X	155.00	2,253.00
Deposit	01/04/2026			X	455.54	2,708.54
Deposit	01/05/2026			X	898.00	3,606.54
Deposit	01/06/2026			X	294.00	3,900.54
Deposit	01/06/2026			X	1,339.00	5,239.54
Deposit	01/06/2026			X	1,500.00	6,739.54
Deposit	01/07/2026			X	150.00	6,889.54
Deposit	01/07/2026			X	154.00	7,043.54
Deposit	01/08/2026			X	139.00	7,182.54
Deposit	01/08/2026			X	150.00	7,332.54
Deposit	01/08/2026			X	1,200.00	8,532.54
Deposit	01/10/2026			X	307.00	8,839.54
Deposit	01/11/2026			X	150.00	8,989.54
Deposit	01/12/2026			X	300.00	9,289.54
Deposit	01/12/2026			X	460.00	9,749.54
Deposit	01/12/2026			X	600.00	10,349.54
Deposit	01/13/2026			X	150.00	10,499.54
Deposit	01/13/2026			X	150.00	10,649.54
Deposit	01/13/2026			X	300.00	10,949.54
Deposit	01/13/2026			X	300.00	11,249.54
Deposit	01/14/2026			X	36.00	11,285.54
Deposit	01/15/2026			X	145.00	11,430.54
Deposit	01/15/2026			X	294.00	11,724.54
Deposit	01/15/2026			X	305.00	12,029.54
Deposit	01/16/2026			X	300.00	12,329.54
Deposit	01/16/2026			X	1,800.00	14,129.54
Deposit	01/19/2026			X	75.00	14,204.54
Deposit	01/19/2026			X	257.00	14,461.54
Deposit	01/20/2026			X	170.00	14,631.54
Deposit	01/21/2026			X	120.00	14,751.54
Deposit	01/21/2026			X	150.00	14,901.54
Deposit	01/24/2026			X	150.00	15,051.54
Deposit	01/26/2026			X	620.00	15,671.54
Deposit	01/29/2026			X	144.00	15,815.54
Deposit	01/31/2026			X	2.06	15,817.60
Total Deposits and Credits					15,817.60	15,817.60
Total Cleared Transactions					-190.53	-190.53
Cleared Balance					-190.53	45,199.30

Seagrape POA
Reconciliation Detail
Operating SPOA CNB 3017, Period Ending 01/31/2026

Type	Date	Num	Name	Clr	Amount	Balance
Uncleared Transactions						
Checks and Payments - 8 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
Check	01/01/2026	4264	Seagrape Property ...		-4,793.04	-7,318.24
Bill Pmt -Check	01/14/2026	4272	Solitude Lake Mana...		-269.53	-7,587.77
Bill Pmt -Check	01/28/2026	FPL	FPL		-368.70	-7,956.47
Bill Pmt -Check	01/28/2026	FPL	FPL		-76.43	-8,032.90
Bill Pmt -Check	01/28/2026	FPL	FPL		-46.47	-8,079.37
Check	01/31/2026	DEBIT	Miami Dade County		-176.50	-8,255.87
Total Checks and Payments					-8,255.87	-8,255.87
Deposits and Credits - 6 items						
Deposit	01/22/2026				150.00	150.00
Deposit	01/27/2026				295.00	445.00
Deposit	01/29/2026				150.00	595.00
Deposit	01/30/2026				150.00	745.00
Deposit	01/30/2026				754.00	1,499.00
Deposit	01/31/2026				300.00	1,799.00
Total Deposits and Credits					1,799.00	1,799.00
Total Uncleared Transactions					-6,456.87	-6,456.87
Register Balance as of 01/31/2026					-6,647.40	38,742.43
New Transactions						
Checks and Payments - 3 items						
Check	02/01/2026		Seagrape Property ...		-4,793.04	-4,793.04
Bill Pmt -Check	02/01/2026	DEBIT	Liftmaster Chamberl...		-216.00	-5,009.04
Bill Pmt -Check	02/11/2026	FPL	FPL		-1,007.72	-6,016.76
Total Checks and Payments					-6,016.76	-6,016.76
Deposits and Credits - 17 items						
Deposit	02/01/2026				419.00	419.00
Deposit	02/02/2026				450.00	869.00
Deposit	02/02/2026				760.00	1,629.00
Deposit	02/03/2026				150.00	1,779.00
Deposit	02/03/2026				439.00	2,218.00
Deposit	02/03/2026				444.00	2,662.00
Deposit	02/04/2026				444.00	3,106.00
Deposit	02/05/2026				288.00	3,394.00
Deposit	02/05/2026				600.00	3,994.00
Deposit	02/05/2026				1,200.00	5,194.00
Deposit	02/06/2026				30.00	5,224.00
Deposit	02/06/2026				150.00	5,374.00
Deposit	02/06/2026				817.80	6,191.80
Deposit	02/08/2026				289.00	6,480.80
Deposit	02/09/2026				150.00	6,630.80
Deposit	02/09/2026				460.00	7,090.80
Deposit	02/10/2026				150.00	7,240.80
Total Deposits and Credits					7,240.80	7,240.80
Total New Transactions					1,224.04	1,224.04
Ending Balance					**-5,423.36**	**39,966.47**

Seagrape POA
Reconciliation Summary
Reserve SPOA CNB 2476, Period Ending 01/31/2026

	Jan 31, 26	
Beginning Balance		278,277.66
Cleared Transactions		
Deposits and Credits - 1 item	11.44	
Total Cleared Transactions		11.44
Cleared Balance		**278,289.10**
Uncleared Transactions		
Deposits and Credits - 1 item	4,793.04	
Total Uncleared Transactions		4,793.04
Register Balance as of 01/31/2026		**283,082.14**
New Transactions		
Deposits and Credits - 1 item	4,793.04	
Total New Transactions		4,793.04
Ending Balance		**287,875.18**

Seagrape POA
Reconciliation Detail
Reserve SPOA CNB 2476, Period Ending 01/31/2026

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						278,277.66
Cleared Transactions						
Deposits and Credits - 1 item						
Deposit	01/31/2026			X	11.44	11.44
Total Deposits and Credits					11.44	11.44
Total Cleared Transactions					11.44	11.44
Cleared Balance					11.44	278,289.10
Uncleared Transactions						
Deposits and Credits - 1 item						
Check	01/01/2026	4264	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 01/31/2026					4,804.48	283,082.14
New Transactions						
Deposits and Credits - 1 item						
Check	02/01/2026		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					**9,597.52**	**287,875.18**

SEAGRAPE PROPERTY OWNERS ASSOCIATON

ACCOUNTS RECEIVABLES & COLLECTIONS

JANUARY 2026

Seagrape POA
A/R Aging Summary
As of January 31, 2026

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
010001	0.00	160.00	4.00	0.00	0.00	164.00
010004	0.00	160.00	0.00	0.00	0.00	160.00
010007	0.00	18.00	0.00	0.00	0.00	18.00
010018	0.00	160.00	116.04	0.00	0.00	276.04
010022	0.00	160.00	0.00	0.00	0.00	160.00
010027	0.00	160.00	289.17	0.00	0.00	449.17
010032	0.00	20.00	0.00	0.00	0.00	20.00
010033	0.00	6.00	0.00	0.00	0.00	6.00
010036	0.00	6.00	0.00	0.00	0.00	6.00
010045	0.00	20.00	0.00	0.00	0.00	20.00
010064	0.00	37.00	0.00	0.00	0.00	37.00
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	0.00	42.00	0.00	0.00	0.00	42.00
010080	0.00	149.00	0.00	0.00	0.00	149.00
010091	0.00	10.00	0.00	0.00	0.00	10.00
010103	0.00	10.00	0.00	0.00	0.00	10.00
010104	0.00	160.00	3.00	0.00	0.00	163.00
010106	0.00	6.00	0.00	0.00	0.00	6.00
Attorney Files						
A010024	0.00	160.00	154.00	154.00	308.00	776.00
A010054	0.00	160.00	134.56	0.00	0.00	294.56
A010061	0.00	160.00	2,971.00	154.00	3,091.29	6,376.29
A010099	0.00	160.00	184.00	184.00	453.00	981.00
A010108	0.00	160.00	154.00	154.00	462.00	930.00
P010097	0.00	160.00	154.00	154.00	552.00	1,020.00
TOTAL	**0.00**	**2,271.00**	**4,163.77**	**800.00**	**4,866.29**	**12,101.06**

Accounts Receivable and Collections - Siegfried Rivera PA

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

- **Claim of Lien / Demand Letter**
  - **010054**
  - **010024**
  - **010099**
  - **010108**

- **Miscellaneous Collection Matters**
  - **010097 – Paid in full**

Alton Madison Property Management

- **Sent 14 Collection Letters ("Friendly Reminder") as of January 31, 2026**
- **Sent 1 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**