SEA GRAPE PROPERTY OWNERS' ASSOCIATION

REPORT TO THE DIRECTORS

FOR THE MONTH OF:

JULY 2026

FOR MANAGEMENT PURPOSES ONLY

Sea Grape Property Owners Association

~~**MEETING MINUTES**~~

FINANCIAL STATEMENTS

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ACCOUNTS RECEIVABLE & COLLECTIONS

- Accounts Receivable Aging (As of July 31, 2026)
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SEA GRAPE PROPERTY OWNERS' ASSOCIATION

FINANCIAL STATEMENTS

JULY 2026

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

1. Cash:	Petty Cash	$0.00
	Operating Cash In Bank	37,040.76
	Balancing to/from Reserve Fund	5,100.00
	Deposits in Transit	1,610.00
	Total Operating Cash	$43,750.76

2. Reserve Cash:	Reserve Checking/Money Market	$305,049.23
	Reserve CD	0.00
	Balancing to/from Operating	-5,100.00
	Total Reserves	$299,949.23

3. Reserve Activity:	A. Reserves Funding (Including Interest)	$4,805.96
	B. Expenditures from Reserves	$2,574.80

4. Cash Flow:	Increase/(Decrease) in Total cash	07/31/26	$ 8,669.69

5. A/R Stats:	A. Total Accounts Receivable (all Types):	$ 12,616.86
	B. Increase/(Decrease) in Accounts Receivable:	$ (1,297.85)
	C. Bad Debts written off this month:	$ -

6. A/R Aging Summary:	7/31/26	6/30/26
1 to 30 days	$ 2,150.50	$ 2,166.35
31 to 60 Days	1,369.00	1,093.00
61 to 90 Days	595.81	1,633.03
> 90 Days	8,501.55	9,022.33
Total	$ 12,616.86	$ 13,914.71

7. Operating Expenditures:	
Month-to-date	$ 11,370.09
Year-to-Date	$ 74,955.61
Average Monthly Expenses YTD	$ 10,707.94
Budgeted Monthly Expenses	$ 11,851.96

8. Budgetary General Info.	
Month-to-Date Budgetary Variance	$ 280.85
Year-to-Date Budgetary Variance	$ 6,636.40

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

	This Month	Prior Month
ASSETS		
Current Assets		
Petty Cash	$ 0.00	$ 0.00
Operating Account - CNB	37,040.76	27,333.23
Funds due (to)/from Reserve Account	5,100.00	9,390.00
Undeposited Funds	1,610.00	589.00
Accounts Receivable, Net (Note I)	12,616.86	13,914.71
	56,367.62	51,226.94
Reserve Account - CNB	305,049.23	307,108.07
Funds due (to)/from Operating Account	(5,100.00)	(9,390.00)
	299,949.23	297,718.07
Other Assets		
Collections Account Suspense	0.00	0.00
Utility Deposits	651.00	651.00
Other Assets & Prepaid Expenses	170.00	252.18
Prepaid Insurance	6,361.46	7,471.83
	7,182.46	8,375.01
Total Assets	$ 363,499.31	$ 357,320.02
LIABILITIES & CAPITAL		
Current Liabilities		
Accounts Payable	$ 3,110.11	$ 838.83
Association Fees Paid in Advance	18,718.62	17,322.62
Long-term Liabilities		
Other Liabilities	0.00	0.00
Total Liabilities	21,828.73	18,161.45
Capital (Net Assets)		
Prior Year Retained Earnings	35,084.95	35,084.95
Appropriated Special Reserves	299,949.23	297,718.07
Current Year Surplus/Deficit	6,636.40	6,355.55
Total Capital	341,670.58	339,158.57
Total Liabilities & Capital	$ 363,499.31	$ 357,320.02

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

I. Accounts Receivable

The Composition of Accounts Receivable is as Follows:

	7/31/26	6/30/26	$ Change	% Change
Owners' Maint. Fees	$ 7,161.57	7,777.42	$ -615.85	-7.9%
Late Fees	303.00	360.00	-57.00	-15.8%
Violation Fines	0.00	0.00	0.00	%N/A
Direct Charges	0.00	0.00	0.00	%N/A
Legal Fees/Costs	5,152.29	5,777.29	-625.00	-10.8%
NSF - Fees & Checks	0.00	0.00	0.00	%N/A
Subtotal	12,616.86	13,914.71	$ -1,297.85	-9.3%
Less: Allowance for Bad Debts	0.00	0.00	0.00	%N/A
Total	$ 12,616.86	13,914.71	$ -1,297.85	-9.3%

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

I. Changes in Homeowners' Equity

	Retained Earnings	Appropriated Reserves	Current Year Results
Balance 6/30/26	$35,084.95	$297,718.07	$6,355.55
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	$5,073.89
Current Special Reserve Appropriation	$0.00	$4,793.04	($4,793.04)
Expenditures from Special Reserves	$0.00	($2,574.80)	$0.00
Adjustment(s) - Reserves Interest	$0.00	$12.92	$0.00
Other Adjustment(s) to Reserves	$0.00	$0.00	$0.00
Balance 7/31/26	**$35,084.95**	**$299,949.23**	**$6,636.40**

II. Appropriated Reserve Fund Consists of:

Fund Description	As of:	7/31/26	Incr / (Decr)	6/30/26
Reserve - Perimeter Wall		40,576.67	1,532.07	39,044.60
Reserve - Tree Trimming		(4,450.00)	(3,850.00)	(600.00)
Reserve - Entry System		13,647.65	499.51	13,148.14
Reserve - Insurance Deductible		9,999.96	0.00	9,999.96
Reserve - Emergency/Storm		21,519.16	121.48	21,397.68
Reserve - Community Improvement		2,675.88	2,762.66	(86.78)
Reserve - Paving		124,913.69	453.15	124,460.54
Reserve - Drain Cleaning & Repair		61,383.99	111.81	61,272.18
Reserve - Seal Coating		29,062.21	587.56	28,474.65
Subtotal (before interest reserve)		299,329.21	2,218.24	297,110.97
Reserve - Interest		620.02	12.92	607.10
	Totals	**299,949.23**	**2,231.16**	**297,718.07**

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

Revenues	Current Month	Year to Date
Association Maintenance Fees	$ 11,406.96	$ 79,848.72
Special Reserve Remittances	4,793.04	33,551.28
Fine Assessments	0.00	0.00
Keys & Gate Remotes	35.00	335.00
Late Fees/Charges	170.00	1,310.00
NSF Fees	0.00	225.05
Interest Income	148.98	309.59
Screening Income	0.00	75.00
Other Income	0.00	138.65
Allowances & Credit Memos	(110.00)	(650.00)
Total Revenues	$ 16,443.98	$ 115,143.29
Expenses		
Admin. Screening Fees	$ 0.00	$ 176.50
Auditing - CPA	0.00	1,400.00
Bank Charges	45.00	392.00
Bookkeeping & Accounting (Financial Management)	1,985.00	13,895.00
Interest Expense	0.00	0.00
Insurance	1,110.37	7,730.36
Inspections & Violations Assessor	0.00	0.00
Legal & Professional	0.00	766.45
Maintenance & Repairs - Storm related	0.00	0.00
Maintenance - Gate & Cameras	171.20	1,202.68
Maintenance - General	1,151.84	1,755.84
Maintenance - Lake	351.77	2,462.43
Maintenance - Other Landscape, Trees, & Sprinklers	114.89	114.89
Maintenance - Lawn	4,400.00	30,800.00
Meeting & Community Expense	0.00	337.50
Screening Fees	0.00	92.40
Postage, Delivery, Faxes, etc.	99.83	534.76
Provision for Bad Debts (A/R Losses)	0.00	0.00
Secretarial Services	0.00	0.00
Supplies (Office, Printing, Access, & Other)	152.30	587.32
Taxes, Licenses, & Permits	0.00	61.25
Telephone / Internet	369.86	2,589.02
Towing & Parking Enforcement	0.00	22.19
Utilities - Electric & Water	1,418.03	10,035.02
Total Expenses	$ 11,370.09	$ 74,955.61
Special Reserve Appropriations	(4,793.04)	(33,551.28)
Additional Special Reserve Transfer	0.00	0.00
Net Surplus/(Deficit)	$ 280.85	$ 6,636.40

Seagrape Property Owners' Association

BUDGET REPORT

For the Period Ending July 31, 2026

	Reporting Period - Month 7				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	79,848.72	0.00	0.0%	79,848.72	136,883.52
Reserve Remittances	4,793.04	0.00	0.0%	4,793.04	33,551.28	0.00	0.0%	33,551.28	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	1,310.00	(265.00)	-20.2%	1,575.00	2,700.00
Allowances & Credit Memos	-110.00	(110.00)	100.0%	0.00	-650.00	(650.00)	100.0%	0.00	0.00
Property Revenues	16,260.00	(165.00)	-1.0%	16,425.00	114,060.00	(915.00)	-0.8%	114,975.00	197,100.00
NSF Fees	0.00	(10.00)	%N/A	10.00	225.05	155.05	68.9%	70.00	120.00
Interest Income	148.98	103.98	69.8%	45.00	309.59	(5.41)	-1.7%	315.00	540.00
Screening Income	0.00	(15.00)	%N/A	15.00	75.00	(30.00)	-40.0%	105.00	180.00
Keys & Gate Remotes	35.00	(115.00)	-328.6%	150.00	335.00	(715.00)	-213.4%	1,050.00	1,800.00
Other Income	0.00	0.00	%N/A	0.00	138.65	138.65	100.0%	0.00	0.00
Other Income	183.98	(36.02)	-19.6%	220.00	1,083.29	(456.71)	-42.2%	1,540.00	2,640.00
Total Revenues	16,443.98	(201.02)	-1.2%	16,645.00	115,143.29	(1,371.71)	-1.2%	116,515.00	199,740.00
Expenses									
Admin. Fees	0.00	(32.50)	%N/A	32.50	176.50	(51.00)	-28.9%	227.50	390.00
Bank Charges	45.00	(40.00)	-88.9%	85.00	392.00	(203.00)	-51.8%	595.00	1,020.00
Meeting & Community	0.00	(75.00)	%N/A	75.00	337.50	(187.50)	-55.6%	525.00	900.00
Supplies - gate access, etc	0.00	(25.00)	%N/A	25.00	0.00	(175.00)	%N/A	175.00	300.00
Holiday Décor	0.00	(500.00)	%N/A	500.00	0.00	(3,500.00)	%N/A	3,500.00	6,000.00
Printing & Supplies	152.30	12.30	8.1%	140.00	587.32	(392.68)	-66.9%	980.00	1,680.00
Postage & Delivery	99.83	(5.17)	-5.2%	105.00	534.76	(200.24)	-37.4%	735.00	1,260.00
Provision for Bad Debts	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
Taxes, Licenses, & Permits	0.00	(5.10)	%N/A	5.10	61.25	25.55	41.7%	35.70	61.20
Screeing Fees	0.00	0.00	%N/A	0.00	92.40	92.40	100.0%	0.00	0.00
Gen./Administrative	297.13	(670.47)	-225.6%	967.60	2,181.73	(4,591.47)	-210.5%	6,773.20	11,611.20
Insurance - D&O	193.42	15.92	8.2%	177.50	1,293.94	51.44	4.0%	1,242.50	2,130.00
Insurance - Liability/Package	715.36	(51.84)	-7.2%	767.20	5,025.29	(345.11)	-6.9%	5,370.40	9,206.40
Insurance - Wind	201.59	201.59	100.0%	0.00	1,411.13	1,411.13	100.0%	0.00	0.00
Insurance-Claims/Deductible	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
Insurance	1,110.37	165.67	14.9%	944.70	7,730.36	1,117.46	14.5%	6,612.90	11,336.40
Managegment	1,985.00	0.00	0.0%	1,985.00	13,895.00	0.00	0.0%	13,895.00	23,820.00
Accounting/Auditing - CPA	0.00	(118.00)	%N/A	118.00	1,400.00	574.00	41.0%	826.00	1,416.00
Legal & Professional	0.00	(130.00)	%N/A	130.00	766.45	(143.55)	-18.7%	910.00	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	16,061.45	430.45	2.7%	15,631.00	26,796.00

Seagrape Property Owners' Association

BUDGET REPORT

For the Period Ending July 31, 2026

	Reporting Period - Month 7				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	(2,275.00)	%N/A	2,275.00	3,900.00
Maint-Lake & Fountain	351.77	(3.23)	-0.9%	355.00	2,462.43	(22.57)	-0.9%	2,485.00	4,260.00
Maint-Cameras	171.20	146.20	85.4%	25.00	1,202.68	1,027.68	85.4%	175.00	300.00
Maint-General/Common	1,151.84	381.68	33.1%	770.16	1,755.84	(3,635.28)	-207.0%	5,391.12	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	114.89	28.89	25.1%	86.00	114.89	(487.11)	-424.0%	602.00	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	30,800.00	0.00	0.0%	30,800.00	52,800.00
Repairs / Maint.	6,189.70	228.54	3.7%	5,961.16	36,335.84	(5,392.28)	-14.8%	41,728.12	71,533.92
Telephone/Communications	369.86	19.86	5.4%	350.00	2,589.02	139.02	5.4%	2,450.00	4,200.00
Website	0.00	(42.50)	%N/A	42.50	22.19	(275.31)	-1240.7%	297.50	510.00
Electricity (FPL)	1,418.03	65.03	4.6%	1,353.00	10,035.02	564.02	5.6%	9,471.00	16,236.00
Utilities	1,787.89	42.39	2.4%	1,745.50	12,646.23	427.73	3.4%	12,218.50	20,946.00
Total Expenses	11,370.09	(481.87)	-4.2%	11,851.96	74,955.61	(8,008.11)	-10.7%	82,963.72	142,223.52
Reserve Appropriation	-4,793.04	0.00	0.0%	-4,793.04	-33,551.28	0.00	0.0%	-33,551.28	-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)	**280.85**	**280.85**	**100.0%**	**0.00**	**6,636.40**	**6,636.40**	**100.0%**	**0.00**	**0.00**

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

CASH FLOWS FROM OPERATING ACTIVITIES:		
Net Income		$ 280.85
Adjustments to reconcile net income to net cash		
Change in Accounts Receivable		1,297.85
Change in Accounts Payable & Other Current Liabilities		2,271.28
Depreciation Expense		0.00
Net Cash Provided by (Used for) Operating Activities		$ 3,849.98
CASH FLOWS FROM INVESTING ACTIVITIES:		
Change in Prepaid Insurance		1,110.37
Change in Other Assets & Prepaid Expenses		82.18
Change in Capitalized Costs		0.00
(Purchase) or Sale/Disposal of Fixed Assets		0.00
Net Cash Provided by (Used for) Investing Activities		$ 1,192.55
CASH FLOWS FROM FINANCING ACTIVITIES		
Increase in Reserves Fund (Appropriation & Interest)		4,805.96
Expenditures from Reserves		(2,574.80)
Increase (Decrease) in Loan Payable		0.00
Increase (Decrease) in Maint. Fees paid in Advance		1,396.00
Net Cash Provided by (Used For) Financing Activities		$ 3,627.16
Net Increase (Decrease) in Cash & Cash Equivalents for Period		**$ 8,669.69**
Cash and Cash Equivalents at Beginning of Period	07/01/26	$ 335,030.30
Cash and Cash Equivalents at end of Period	07/31/26	$ 343,699.99

Supplemental Cash & Cash Equivalents Balance Schedule:

Operating Cash (Including Deposits in Transit)		$ 38,650.76
Restricted Cash - Reserves		$ 305,049.23
Restricted Cash - Reserves Investments		$ 0.00
Cash and Cash Equivalents at end of Period	07/31/26	$ 343,699.99

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

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
Alton Madison Property Management	161.25	0.00	0.00	0.00	0.00	161.25
Comcast	153.86	0.00	0.00	0.00	0.00	153.86
Landscape Workshop LLC	85.00	0.00	0.00	0.00	0.00	85.00
Normal Operations Corp	110.00	0.00	0.00	0.00	0.00	110.00
Tropical South Landscaping	2,600.00	0.00	0.00	0.00	0.00	2,600.00
TOTAL	**3,110.11**	**0.00**	**0.00**	**0.00**	**0.00**	**3,110.11**

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		$6,361.46

Seagrape POA
List of Disbursements
July 2026

	Type	Num	Date	Name	Memo	Item	Account	Paid Amount	Original Amount
	Check		**07/16/2026**	**Pebblebrook HOA**	**Direct Biller Adjustment (7/16/26)**		**Operating SPOA CNB 3017**		**-192.00**
					Direct Biller Adjustment (7/16/26)		Adjusting Account	-192.00	192.00
TOTAL								-192.00	192.00
	Check		**07/31/2026**		**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**	**07/01/2026**	**Liftmaster Chamberlain Group**	**MyQ Liftmaster Gate System**		**Operating SPOA CNB 3017**		**-216.00**
	Bill	JULY2026	07/01/2026		MyQ Storage and VOIP - 30 day video storage		Telephone & Communications	-216.00	216.00
TOTAL								-216.00	216.00
	Bill Pmt -Check	**FPL**	**07/08/2026**	**FPL**	**Electric Services**		**Operating SPOA CNB 3017**		**-40.94**
	Bill		06/23/2026		Electric Services		Electric Service	-40.94	40.94
TOTAL								-40.94	40.94
	Bill Pmt -Check	**FPL**	**07/08/2026**	**FPL**	**Electric Services**		**Operating SPOA CNB 3017**		**-47.27**
	Bill		06/23/2026		Electric Services		Electric Service	-47.27	47.27
TOTAL								-47.27	47.27
	Bill Pmt -Check	FPL	**07/08/2026**	**FPL**	**Electric Services**		**Operating SPOA CNB 3017**		**-342.99**
	Bill		06/23/2026		Electric Services		Electric Service	-342.99	342.99
TOTAL								-342.99	342.99
	Bill Pmt -Check	**FPL**	**07/16/2026**	**FPL**	**Electric Services**		**Operating SPOA CNB 3017**		**-1,007.72**
	Bill		07/07/2026		Electric Services		Electric Service	-1,007.72	1,007.72
TOTAL								-1,007.72	1,007.72
	Bill Pmt -Check	**FPL**	**07/28/2026**	**FPL**	**Electric Services**		**Operating SPOA CNB 3017**		**-40.94**
	Bill		07/23/2026		Electric Services		Electric Service	-40.94	40.94
TOTAL								-40.94	40.94
	Bill Pmt -Check	**FPL**	**07/28/2026**	**FPL**	**Electric Services**		**Operating SPOA CNB 3017**		**-47.55**
	Bill		07/23/2026		Electric Services		Electric Service	-47.55	47.55
TOTAL								-47.55	47.55
	Bill Pmt -Check	**FPL**	**07/28/2026**	**FPL**	**Electric Services**		**Operating SPOA CNB 3017**		**-321.82**
	Bill		07/23/2026		Electric Services		Electric Service	-321.82	321.82
TOTAL								-321.82	321.82
	Check	**4329**	**07/01/2026**	**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
	Check	**4330**	**07/08/2026**	**Windward Isles**	**Direct Biller mis-deposit**		**Operating SPOA CNB 3017**		**-1,407.00**
					Direct Biller Mis-deposit (Windward Isles)		Adjusting Account	-1,407.00	1,407.00
TOTAL								-1,407.00	1,407.00
	Bill Pmt -Check	**4331**	**07/16/2026**	**Allstate Resource Management**	**Community Repairs and Maintenance**		**Operating SPOA CNB 3017**		**-190.00**
	Bill	224410	06/11/2026		Drain Cleaning - adjust to actual		Reserve - Drain Clean / Repair	-190.00	190.00
TOTAL								-190.00	190.00
	Bill Pmt -Check	**4332**	**07/16/2026**	**Alton Madison Property Management**	**Reimbursements 2026 June**		**Operating SPOA CNB 3017**		**-63.77**
	Bill		06/30/2026		Postage - AP		Postage and Delivery	-2.06	2.06
					Postage - Collection Letters		Postage and Delivery	-27.98	27.98
					Supplies - Collection Letters		Printing & Supplies	-18.73	18.73
					Direct Biller Fee (returned payment)		Bank Fees	-15.00	15.00
TOTAL								-63.77	63.77
	Bill Pmt -Check	**4333**	**07/16/2026**	**Alton Madison Property Management**	**Management Services 2026**		**Operating SPOA CNB 3017**		**-1,985.00**
	Bill		07/01/2026		Management Services 2026		Management Fees	-1,985.00	1,985.00
TOTAL								-1,985.00	1,985.00
	Bill Pmt -Check	**4334**	**07/16/2026**	**Comcast**	**Acct No. 8495 60 074 0597192**		**Operating SPOA CNB 3017**		**-153.86**
	Bill		06/19/2026		Acct No. 8495 60 074 0597192		Telephone & Communications	-153.86	153.86
TOTAL								-153.86	153.86
	Bill Pmt -Check	**4335**	**07/16/2026**	**DNCR, Inc**	**Community Repairs and Maintenance**		**Operating SPOA CNB 3017**		**-171.20**
	Bill	17244	07/08/2026		Troubleshoot intermitten connectivity issues (rear s		Camera System	-171.20	171.20
TOTAL								-171.20	171.20
	Bill Pmt -Check	**4336**	**07/16/2026**	**Landscape Workshop LLC**	**Landscaping Services 2024**		**Operating SPOA CNB 3017**		**-4,400.00**
	Bill	2919-10617311	07/01/2026		July		Lawn Maintenance	-4,400.00	4,400.00
TOTAL								-4,400.00	4,400.00
	Bill Pmt -Check	**4337**	**07/16/2026**	**Solitude Lake Management**	**Lake Maintenance**		**Operating SPOA CNB 3017**		**-269.59**

Seagrape POA
List of Disbursements
July 2026

	Type	Num	Date	Name	Memo	Item	Account	Paid Amount	Original Amount
	Bill	PSI283223	07/02/2026		July		Lake Maintenance	-269.59	269.59
TOTAL								-269.59	269.59
	Check	**4338**	**07/27/2026**	**Saddys Garcia**	**Reimbursements**		**Operating SPOA CNB 3017**		**-1,162.61**
					Pinch-a-penny		Supplies Maintenance	-19.47	19.47
					Publix - trash bags		Supplies Maintenance	-21.38	21.38
					Amazon - Ink		Printing & Supplies	-48.14	48.14
					Amazon - waste bags		FIDO Stations	-196.00	196.00
					Amazon - exit gate sign		Signage	-67.17	67.17
					Ace Hardware		Supplies Maintenance	-222.55	222.55
					Walmart - July 4		Decoations	-113.98	113.98
					Harbor Freight - July 4		Decoations	-15.67	15.67
					Walmart - July 4		Decoations	-42.71	42.71
					Home Depot - weed killer		Fertilzation & Extras R&M	-29.89	29.89
					Ace Hardware		FIDO Stations	-34.23	34.23
					Target - cleaning supplies		Supplies Maintenance	-37.44	37.44
					Walmart - July 4		Decoations	-49.29	49.29
					Pinch-a-penny - chorline for cleaning		Supplies Maintenance	-22.68	22.68
					Publix		FIDO Stations	-16.40	16.40
					Amazon		FIDO Stations	-109.05	109.05
					Amazon		Supplies Maintenance	-17.11	17.11
					Dollar Tree		Decoations	-56.71	56.71
					Amazon		Printing & Supplies	-42.74	42.74
TOTAL								-1,162.61	1,162.61
	Bill Pmt -Check	**4339**	**07/27/2026**	**Tropical South Landscaping**	**Community Repairs and Maintenance**		**Operating SPOA CNB 3017**		**-2,500.00**
	Bill	EST1527	07/27/2026		8 Court - removal of 3 dead trees, 1 green buttonw		Reserve - Tree Trimming	-2,500.00	2,500.00
TOTAL								-2,500.00	2,500.00

Seagrape POA
Reconciliation Summary
Operating SPOA CNB 3017, Period Ending 07/31/2026

	Jul 31, 26	
Beginning Balance		33,974.71
Cleared Transactions		
Checks and Payments - 19 items	-24,980.82	
Deposits and Credits - 52 items	31,155.83	
Total Cleared Transactions	6,175.01	
Cleared Balance		**40,149.72**
Uncleared Transactions		
Checks and Payments - 8 items	-3,696.96	
Deposits and Credits - 2 items	588.00	
Total Uncleared Transactions	-3,108.96	
Register Balance as of 07/31/2026		**37,040.76**
New Transactions		
Checks and Payments - 3 items	-6,016.76	
Deposits and Credits - 31 items	12,296.00	
Total New Transactions	6,279.24	
Ending Balance		**43,320.00**

Seagrape POA
Reconciliation Detail
Operating SPOA CNB 3017, Period Ending 07/31/2026

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						33,974.71
Cleared Transactions						
Checks and Payments - 19 items						
Bill Pmt -Check	12/13/2025	4260	Beautiful Mailbox C...	X	-1,262.60	-1,262.60
Bill Pmt -Check	12/13/2025	4261	Beautiful Mailbox C...	X	-1,262.60	-2,525.20
Bill Pmt -Check	06/10/2026	4327	Landscape Worksh...	X	-4,400.00	-6,925.20
Bill Pmt -Check	06/10/2026	4326	Alton Madison Prop...	X	-1,985.00	-8,910.20
Bill Pmt -Check	06/10/2026	4328	Solitude Lake Mana...	X	-269.59	-9,179.79
Bill Pmt -Check	06/10/2026	4325	Alton Madison Prop...	X	-99.69	-9,279.48
Check	07/01/2026	4329	Seagrape Property ...	X	-4,793.04	-14,072.52
Bill Pmt -Check	07/01/2026	DEBIT	Liftmaster Chamberl...	X	-216.00	-14,288.52
Check	07/08/2026	4330	Windward Isles	X	-1,407.00	-15,695.52
Bill Pmt -Check	07/08/2026	FPL	FPL	X	-342.99	-16,038.51
Bill Pmt -Check	07/08/2026	FPL	FPL	X	-47.27	-16,085.78
Bill Pmt -Check	07/08/2026	FPL	FPL	X	-40.94	-16,126.72
Bill Pmt -Check	07/16/2026	4336	Landscape Worksh...	X	-4,400.00	-20,526.72
Bill Pmt -Check	07/16/2026	4333	Alton Madison Prop...	X	-1,985.00	-22,511.72
Bill Pmt -Check	07/16/2026	FPL	FPL	X	-1,007.72	-23,519.44
Bill Pmt -Check	07/16/2026	4331	Allstate Resource M...	X	-190.00	-23,709.44
Bill Pmt -Check	07/16/2026	4332	Alton Madison Prop...	X	-63.77	-23,773.21
Check	07/27/2026	4338	Saddys Garcia	X	-1,162.61	-24,935.82
Check	07/31/2026			X	-45.00	-24,980.82
Total Checks and Payments					-24,980.82	-24,980.82
Deposits and Credits - 52 items						
Deposit	06/22/2026			X	1,044.00	1,044.00
Deposit	06/24/2026			X	300.00	1,344.00
Deposit	06/26/2026			X	350.00	1,694.00
Deposit	06/29/2026			X	350.00	2,044.00
Deposit	06/30/2026			X	144.00	2,188.00
Deposit	06/30/2026			X	150.00	2,338.00
Deposit	06/30/2026			X	300.00	2,638.00
Deposit	07/01/2026			X	310.00	2,948.00
Deposit	07/01/2026			X	725.00	3,673.00
Deposit	07/02/2026			X	295.00	3,968.00
Deposit	07/04/2026			X	444.00	4,412.00
Deposit	07/05/2026			X	738.00	5,150.00
Deposit	07/06/2026			X	300.00	5,450.00
Deposit	07/06/2026			X	450.00	5,900.00
Deposit	07/07/2026			X	438.00	6,338.00
Deposit	07/07/2026			X	489.85	6,827.85
Deposit	07/07/2026			X	1,060.00	7,887.85
Deposit	07/07/2026			X	1,200.00	9,087.85
Deposit	07/08/2026			X	139.00	9,226.85
Deposit	07/08/2026			X	1,407.00	10,633.85
Deposit	07/09/2026			X	300.00	10,933.85
Deposit	07/09/2026			X	450.00	11,383.85
Deposit	07/10/2026			X	150.00	11,533.85
Deposit	07/10/2026			X	450.00	11,983.85
Deposit	07/12/2026			X	160.00	12,143.85
Deposit	07/13/2026			X	150.00	12,293.85
Deposit	07/13/2026			X	150.00	12,443.85
Deposit	07/13/2026			X	301.00	12,744.85
Deposit	07/14/2026			X	150.00	12,894.85
Deposit	07/14/2026			X	600.00	13,494.85
Deposit	07/14/2026			X	1,950.00	15,444.85
Deposit	07/15/2026			X	300.00	15,744.85
Deposit	07/15/2026			X	600.00	16,344.85
Deposit	07/16/2026			X	150.00	16,494.85
Deposit	07/16/2026			X	192.00	16,686.85
General Journal	07/16/2026	VOID ...	Beautiful Mailbox C...	X	1,262.60	17,949.45
General Journal	07/16/2026	VOID ...	Beautiful Mailbox C...	X	1,262.60	19,212.05
Deposit	07/16/2026			X	2,392.15	21,604.20
Deposit	07/17/2026			X	16.00	21,620.20
Transfer	07/17/2026			X	6,864.80	28,485.00
Deposit	07/18/2026			X	160.00	28,645.00
Deposit	07/19/2026			X	160.00	28,805.00

Seagrape POA
Reconciliation Detail
Operating SPOA CNB 3017, Period Ending 07/31/2026

Type	Date	Num	Name	Clr	Amount	Balance
Deposit	07/21/2026			X	150.00	28,955.00
Deposit	07/21/2026			X	300.00	29,255.00
Deposit	07/26/2026			X	150.00	29,405.00
Deposit	07/27/2026			X	155.00	29,560.00
Deposit	07/28/2026			X	35.00	29,595.00
Deposit	07/28/2026			X	150.00	29,745.00
Deposit	07/28/2026			X	789.00	30,534.00
Deposit	07/29/2026			X	150.00	30,684.00
Deposit	07/29/2026			X	470.00	31,154.00
Deposit	07/31/2026			X	1.83	31,155.83
Total Deposits and Credits					31,155.83	31,155.83
Total Cleared Transactions					6,175.01	6,175.01
Cleared Balance					6,175.01	40,149.72
Uncleared Transactions						
Checks and Payments - 8 items						
Bill Pmt -Check	07/16/2026	4337	Solitude Lake Mana...		-269.59	-269.59
Check	07/16/2026		Pebblebrook HOA		-192.00	-461.59
Bill Pmt -Check	07/16/2026	4335	DNCR, Inc		-171.20	-632.79
Bill Pmt -Check	07/16/2026	4334	Comcast		-153.86	-786.65
Bill Pmt -Check	07/27/2026	4339	Tropical South Land...		-2,500.00	-3,286.65
Bill Pmt -Check	07/28/2026	FPL	FPL		-321.82	-3,608.47
Bill Pmt -Check	07/28/2026	FPL	FPL		-47.55	-3,656.02
Bill Pmt -Check	07/28/2026	FPL	FPL		-40.94	-3,696.96
Total Checks and Payments					-3,696.96	-3,696.96
Deposits and Credits - 2 items						
Deposit	07/31/2026				150.00	150.00
Deposit	07/31/2026				438.00	588.00
Total Deposits and Credits					588.00	588.00
Total Uncleared Transactions					-3,108.96	-3,108.96
Register Balance as of 07/31/2026					3,066.05	37,040.76
New Transactions						
Checks and Payments - 3 items						
Check	08/01/2026		Seagrape Property ...		-4,793.04	-4,793.04
Bill Pmt -Check	08/01/2026	DEBIT	Liftmaster Chamberl...		-216.00	-5,009.04
Bill Pmt -Check	08/21/2026	FPL	FPL		-1,007.72	-6,016.76
Total Checks and Payments					-6,016.76	-6,016.76
Deposits and Credits - 31 items						
Deposit	08/01/2026				725.00	725.00
Deposit	08/03/2026				825.00	1,550.00
Deposit	08/04/2026				300.00	1,850.00
Deposit	08/04/2026				400.00	2,250.00
Deposit	08/04/2026				593.00	2,843.00
Deposit	08/04/2026				1,200.00	4,043.00
Deposit	08/05/2026				588.00	4,631.00
Deposit	08/05/2026				760.00	5,391.00
Deposit	08/06/2026				1,200.00	6,591.00
Deposit	08/07/2026				150.00	6,741.00
Deposit	08/07/2026				160.00	6,901.00
Deposit	08/07/2026				620.00	7,521.00
Deposit	08/08/2026				499.00	8,020.00
Deposit	08/10/2026				300.00	8,320.00
Deposit	08/10/2026				300.00	8,620.00
Deposit	08/11/2026				300.00	8,920.00
Deposit	08/11/2026				450.00	9,370.00
Deposit	08/11/2026				470.00	9,840.00
Deposit	08/12/2026				150.00	9,990.00
Deposit	08/12/2026				151.00	10,141.00
Deposit	08/12/2026				160.00	10,301.00

Seagrape POA
Reconciliation Detail
Operating SPOA CNB 3017, Period Ending 07/31/2026

Type	Date	Num	Name	Clr	Amount	Balance
Deposit	08/13/2026				150.00	10,451.00
Deposit	08/13/2026				150.00	10,601.00
Deposit	08/13/2026				150.00	10,751.00
Deposit	08/13/2026				295.00	11,046.00
Deposit	08/14/2026				150.00	11,196.00
Deposit	08/14/2026				150.00	11,346.00
Deposit	08/15/2026				150.00	11,496.00
Deposit	08/16/2026				490.00	11,986.00
Deposit	08/18/2026				150.00	12,136.00
Deposit	08/18/2026				160.00	12,296.00
Total Deposits and Credits					12,296.00	12,296.00
Total New Transactions					6,279.24	6,279.24
Ending Balance					**9,345.29**	**43,320.00**

Seagrape POA
Reconciliation Summary
Reserve SPOA CNB 2476, Period Ending 07/31/2026

	Jul 31, 26	
Beginning Balance		307,108.07
Cleared Transactions		
Checks and Payments - 1 item	-6,864.80	
Deposits and Credits - 2 items	4,805.96	
Total Cleared Transactions	-2,058.84	
Cleared Balance		**305,049.23**
Register Balance as of 07/31/2026		305,049.23
New Transactions		
Deposits and Credits - 1 item	4,793.04	
Total New Transactions	4,793.04	
Ending Balance		**309,842.27**

Seagrape POA
Reconciliation Detail
Reserve SPOA CNB 2476, Period Ending 07/31/2026

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						307,108.07
Cleared Transactions						
Checks and Payments - 1 item						
Transfer	07/17/2026			X	-6,864.80	-6,864.80
Total Checks and Payments					-6,864.80	-6,864.80
Deposits and Credits - 2 items						
Check	07/01/2026	4329	Seagrape Property ...	X	4,793.04	4,793.04
Deposit	07/31/2026			X	12.92	4,805.96
Total Deposits and Credits					4,805.96	4,805.96
Total Cleared Transactions					-2,058.84	-2,058.84
Cleared Balance					-2,058.84	305,049.23
Register Balance as of 07/31/2026					-2,058.84	305,049.23
New Transactions						
Deposits and Credits - 1 item						
Check	08/01/2026		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					**2,734.20**	**309,842.27**

SEAGRAPE PROPERTY OWNERS ASSOCIATON

ACCOUNTS RECEIVABLES & COLLECTIONS

JULY 2026

Seagrape POA
A/R Aging Summary
As of July 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	10.00	0.00	0.00	0.00	10.00
010011	0.00	10.00	0.00	0.00	0.00	10.00
010024	0.00	160.00	130.00	0.00	0.00	290.00
010026	0.00	160.00	0.00	0.00	0.00	160.00
010037	0.00	79.50	0.00	0.00	0.00	79.50
010043	0.00	160.00	33.00	0.00	0.00	193.00
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
010050	0.00	156.00	0.00	0.00	0.00	156.00
010064	0.00	113.00	0.00	0.00	0.00	113.00
010069	0.00	26.00	0.00	0.00	0.00	26.00
010080	0.00	49.00	0.00	0.00	0.00	49.00
010087	0.00	6.00	0.00	0.00	0.00	6.00
010088	0.00	10.00	0.00	0.00	0.00	10.00
010091	0.00	10.00	0.00	0.00	0.00	10.00
010096	0.00	20.00	0.00	0.00	0.00	20.00
010097	0.00	160.00	160.00	0.00	0.00	320.00
010099	0.00	160.00	160.00	0.00	0.00	320.00
010103	0.00	20.00	0.00	0.00	0.00	20.00
010104	0.00	3.00	0.00	0.00	0.00	3.00
010108	0.00	160.00	0.00	0.00	0.00	160.00
Attorney Files						
A010018	0.00	160.00	416.00	160.00	756.04	1,492.04
A010027	0.00	160.00	160.00	160.00	84.22	564.22
A010054	0.00	150.00	150.00	115.81	0.00	415.81
A010061	0.00	160.00	160.00	160.00	7,661.29	8,141.29
TOTAL	**0.00**	**2,150.50**	**1,369.00**	**595.81**	**8,501.55**	**12,616.86**

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

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

- **Claim of Lien / Demand Letter**
  - **010054**
  - **010018**
  - **010027**

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

Alton Madison Property Management

- **Sent 11 Collection Letters ("Friendly Reminder") as of July 31, 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**