AGENDA & NOTICE

BOARD OF DIRECTORS REGULAR MEETING
Seagrape Property Owners Association
Monday, October 26, 2026 – 7:00 PM
Cutler Bay Worship Center (8601 SW 199 Street in Cutler Bay)

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
  - Review Landscaping Proposals
- We Care signage – approved / in process (Saddys contacting CBPD)
- Lake Signage – approved / in process
- Wind Insurance – Terminated policy upon renewal in August 2026
- CPA Engagement 2025 – review engagement for approval
- Tree Trimming 2026
- Acct No. 010027 Notice to Cure – proceeding?
- Concrete Columns / Exterior Fence Replacement

New Business

- CPA Engagement 2026 – review proposal
- Holiday Lighting and Décor – review proposal for approval (incl tree cleaning)
- Gate Barrier Arms – review proposal
- Parking Enforcement Services – review proposal
- Camera System – Monthly preventative maintenance – review proposal
- Callbox – hardwire vs. antennae (existing) – review proposals
- 2027 Budget Wishlist – Budget meeting scheduled for November 11, 2026
- Annual Meeting – scheduled for January 13, 2027
- 2027 Meeting Schedule
- 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:

SEPTEMBER 2026

FOR MANAGEMENT PURPOSES ONLY

Sea Grape Property Owners Association

MEETING MINUTES

FINANCIAL STATEMENTS

- Statement of Financial Position (As of September 30, 2026)
- Notes to Statement of Financial Position (As of September 30, 2026)
- Statement of Homeowner's Equity (As of September 30, 2026)
- Statement of Activities (Period Ending September 30, 2026)
- Budget Report – Comparison Year 2026 (Period Ending September 30, 2026)
- Statement of Cash Flows (Period Endings September 30, 2026)
- Accounts Payable Aging Summary (As of September 30, 2026)
- Prepaid Insurance Schedule
- List of Disbursements (September 2026)
- Reconciliation Report (City Natl Bank – Operating Account)
- Reconciliation Report (City Natl Bank – Reserve Account)

ACCOUNTS RECEIVABLE & COLLECTIONS

- Accounts Receivable Aging (As of September 30, 2026)
- Siegfried Rivera, PA Report
- AMPM Collection Report and Update

SUMMARY MEMO
ORGANIZATIONAL MEETING OF THE BOARD OF DIRECTORS OF
SEAGPRAE PROPERTY OWNERS' ASSOCIATION

January14, 2026

The January 14, 2026 Organizational meeting of the Seagrape Property Owners Association's Board of Directors scheduled to be held at Cutler Bay Worship Center located in Cutler Bay (FL) on this day was cancelled due to lack of Quorum. The meeting will be rescheduled to March 11, 2026.

Respectfully submitted,

_____
Saddys Garcia, President

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 8 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

SEAGRAPE PROPERTY OWNERS ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS
March 11, 2026

The regularly scheduled March 2026 meeting of the Seagrape Property Owners Association's Board of Directors was held at 8601 SW 199 St, Cutler Bay, FL 33189. The meeting was called to order at 7:05 pm by Saddys Garcia; she welcomed all present, and it was determined that a quorum was present.

Present from the Board of Directors were Saddys Garcia, Loretta Durfey, and Tanya Sullivan.
Also, present Charles from Alton Madison Property Management.

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

Organizational Meeting - **Motion by Loretta and seconded by Tanya to keep current officers' titles as is at this time. Motion passed unanimously by those Directors present.**

Secretary Report – The November 12, 2025, meeting minutes were reviewed and approved. **Motion by Loretta and seconded by Tanya to approve the November 12, 2025 Minutes as presented. Motion passed unanimously by those Directors present.**

Treasurer's Report/Financials - Reviewed December 2025 through Feb 2026 Financials. **Motion by Loretta and seconded by Tanya to approve the December 2025 through Feb 2026 Financials. Motion passed unanimously by those Directors present.**

Grievance Committee- implemented, and violations process is ongoing- Need 3 owners to be appointed willing to meet monthly for approximately 30 minutes in order to proceed with violations. Currently 1 active member.

ACC Committee Report- The Board reviewed any/all applications brought before the ACC. ACC requests are sent to the Board of Directors.

Unfinished Business

-Landscape Workshop: Discussion of services and dissatisfaction of the community. Agreed to seek 2 proposals for lawn care.

-We Care: In process.

-Lake Signage: in process.

-Insurance (Windstorm) on the open pavilion only terminated as of August 2026.

-CPA Engagement 2024- Motion **by Tanya and seconded by Loretta to approve the finished CPA Engagement Report for 2024. Motion passed unanimously by those Directors present.**

-CPA Engagement 2025- **Motion by Loretta and seconded by Tanya to approve the CPA Engagement for 2025 to be completed at $1,400. Motion passed unanimously by those Directors present.**

New Business-

-2026 Meeting schedule 2nd Wed of May, Sept, Nov.

- Tree-trimming budget is currently at $15k for the year.

-Discussed account 010027 has a notice to cure as of October 16, 2025. The common area has homeowner belongings as well as homeowner-built structures on the common area. The next step is to send an additional letter and an attorney letter. CB PD may be included if POA needs to remove debris/structures. **Motion by**

Tanya and seconded by Loretta to proceed with the process. Motion passed unanimously by those Directors present.

-Concrete columns/Exterior Fence Replacement- Fence replacement fund currently around $33,000 and by the end of the year will have around $48,000 more or less. One small area of fence on the back side of the community (least traveled area, which is the highest cost section of the project) is $48,660.00. 19-20k additional for tree removal/work required in that area to proceed with a part of fencing. **Motion by Tanya and seconded by Loretta to move $10,000 from the operating account and $10,000 from the drain cleaning account for the fence project. Total of $75,000 is allocated for the fence project and its needed tree removal for 377 linear feet on SW 85 Ave. Motion passed unanimously by those Directors present.**

-Drain cleaning proposal for $1,300 reviewed. **Motion by Loretta and seconded by Tanya to approve drain cleaning for $1,300. Motion passed unanimously by those Directors present.**

Motion by Loretta and seconded by Tanya to adjourn the meeting at 8:05 pm. Motion passed unanimously by those Directors present.

Respectfully Submitted,

Tanya Sullivan
Secretary

SEA GRAPE PROPERTY OWNERS' ASSOCIATION

FINANCIAL STATEMENTS

SEPTEMBER 2026

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

1. Cash:	Petty Cash	$0.00
	Operating Cash In Bank	38,760.65
	Balancing to/from Reserve Fund	7,880.00
	Deposits in Transit	1,498.43
	Total Operating Cash	$48,139.08

2. Reserve Cash:	Reserve Checking/Money Market	$314,660.98
	Reserve CD	0.00
	Balancing to/from Operating	-7,880.00
	Total Reserves	$306,780.98

3. Reserve Activity:	A. Reserves Funding (Including Interest)	$4,805.76
	B. Expenditures from Reserves	$0.00

4. Cash Flow:	Increase/(Decrease) in Total cash	09/30/26	$ 6,264.06

5. A/R Stats:	A. Total Accounts Receivable (all Types):	$ 13,950.64
	B. Increase/(Decrease) in Accounts Receivable:	$ 479.78
	C. Bad Debts written off this month:	$ -

6. A/R Aging Summary:	9/30/26	8/31/26
1 to 30 days	$ 2,574.00	$ 2,419.00
31 to 60 Days	1,058.00	1,048.50
61 to 90 Days	845.31	1,021.81
> 90 Days	9,473.33	8,981.55
Total	$ 13,950.64	$ 13,470.86

7. Operating Expenditures:	
Month-to-date	$ 9,725.73
Year-to-Date	$ 94,683.29
Average Monthly Expenses YTD	$ 10,520.37
Budgeted Monthly Expenses	$ 11,851.96

8. Budgetary General Info.	
Month-to-Date Budgetary Variance	$ 1,948.50
Year-to-Date Budgetary Variance	$ 14,582.00

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

	This Month	Prior Month
ASSETS		
Current Assets		
Petty Cash	$ 0.00	$ 0.00
Operating Account - CNB	38,760.65	37,756.78
Funds due (to)/from Reserve Account	7,880.00	7,880.00
Undeposited Funds	1,498.43	1,044.00
Accounts Receivable, Net (Note I)	13,950.64	13,470.86
	62,089.72	60,151.64
Reserve Account - CNB	314,660.98	309,855.22
Funds due (to)/from Operating Account	(7,880.00)	(7,880.00)
	306,780.98	301,975.22
Other Assets		
Collections Account Suspense	0.00	0.00
Utility Deposits	651.00	651.00
Other Assets & Prepaid Expenses	170.00	339.32
Prepaid Insurance	4,543.90	5,452.68
	5,364.90	6,443.00
Total Assets	$ 374,235.60	$ 368,569.86
LIABILITIES & CAPITAL		
Current Liabilities		
Accounts Payable	$ 1,358.05	$ 686.57
Association Fees Paid in Advance	16,429.62	18,189.62
Long-term Liabilities		
Other Liabilities	0.00	0.00
Total Liabilities	17,787.67	18,876.19
Capital (Net Assets)		
Prior Year Retained Earnings	35,084.95	35,084.95
Appropriated Special Reserves	306,780.98	301,975.22
Current Year Surplus/Deficit	14,582.00	12,633.50
Total Capital	356,447.93	349,693.67
Total Liabilities & Capital	$ 374,235.60	$ 368,569.86

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

I. Accounts Receivable

The Composition of Accounts Receivable is as Follows:

	9/30/26	8/31/26	$ Change	% Change
Owners' Maint. Fees	$ 7,785.35	7,959.57	$ -174.22	-2.2%
Late Fees	388.00	359.00	29.00	8.1%
Violation Fines	0.00	0.00	0.00	%N/A
Direct Charges	0.00	0.00	0.00	%N/A
Legal Fees/Costs	5,777.29	5,152.29	625.00	12.1%
NSF - Fees & Checks	0.00	0.00	0.00	%N/A
Subtotal	13,950.64	13,470.86	$ 479.78	3.6%
Less: Allowance for Bad Debts	0.00	0.00	0.00	%N/A
Total	$ 13,950.64	13,470.86	$ 479.78	3.6%

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

I. Changes in Homeowners' Equity

	Retained Earnings	Appropriated Reserves	Current Year Results
Balance 8/31/26	$35,084.95	$301,975.22	$12,633.50
Prior Period Adjustments	$0.00	$0.00	$0.00
Close Prior Year Surplus/Deficit	$0.00	$0.00	$0.00
Current Period Gross Surplus/Deficit	$0.00	$0.00	$6,741.54
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	$12.72	$0.00
Other Adjustment(s) to Reserves	$0.00	$0.00	$0.00
Balance 9/30/26	**$35,084.95**	**$306,780.98**	**$14,582.00**

II. Appropriated Reserve Fund Consists of:

Fund Description	**As of:**	**9/30/26**	**Incr / (Decr)**	**8/31/26**
Reserve - Perimeter Wall		43,640.81	1,532.07	42,108.74
Reserve - Tree Trimming		(4,730.00)	1,250.00	(5,980.00)
Reserve - Entry System		14,646.67	499.51	14,147.16
Reserve - Insurance Deductible		9,999.96	0.00	9,999.96
Reserve - Emergency/Storm		21,762.12	121.48	21,640.64
Reserve - Community Improvement		3,150.80	237.46	2,913.34
Reserve - Paving		125,819.99	453.15	125,366.84
Reserve - Drain Cleaning & Repair		61,607.61	111.81	61,495.80
Reserve - Seal Coating		30,237.33	587.56	29,649.77
Subtotal (before interest reserve)		306,135.29	4,793.04	301,342.25
Reserve - Interest		645.69	12.72	632.97
	Totals	**306,780.98**	**4,805.76**	**301,975.22**

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

Revenues	Current Month	Year to Date
Association Maintenance Fees	$ 11,406.96	$ 102,662.64
Special Reserve Remittances	4,793.04	43,137.36
Fine Assessments	0.00	0.00
Keys & Gate Remotes	75.00	410.00
Late Fees/Charges	180.00	1,680.00
NSF Fees	0.00	225.05
Interest Income	62.27	373.95
Screening Income	0.00	75.00
Other Income	0.00	4,538.65
Allowances & Credit Memos	(50.00)	(700.00)
Total Revenues	$ 16,467.27	$ 152,402.65
Expenses		
Admin. Screening Fees	$ 0.00	$ 176.50
Auditing - CPA	0.00	1,400.00
Bank Charges	45.00	482.00
Bookkeeping & Accounting (Financial Management)	1,985.00	17,865.00
Interest Expense	0.00	0.00
Insurance	908.78	9,547.92
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	2,307.23
Maintenance - General	0.00	1,041.84
Maintenance - Lake	446.99	3,271.75
Maintenance - Other Landscape, Trees, & Sprinklers	82.22	197.11
Maintenance - Lawn	4,400.00	39,600.00
Meeting & Community Expense	0.00	337.50
Screening Fees	0.00	92.40
Postage, Delivery, Faxes, etc.	87.15	690.62
Provision for Bad Debts (A/R Losses)	0.00	0.00
Secretarial Services	0.00	0.00
Supplies (Office, Printing, Access, & Other)	28.45	645.47
Taxes, Licenses, & Permits	0.00	61.25
Telephone / Internet	369.86	3,328.74
Towing & Parking Enforcement	0.00	22.19
Utilities - Electric & Water	1,372.28	12,849.32
Total Expenses	$ 9,725.73	$ 94,683.29
Special Reserve Appropriations	(4,793.04)	(43,137.36)
Additional Special Reserve Transfer	0.00	0.00
Net Surplus/(Deficit)	$ 1,948.50	$ 14,582.00

Seagrape Property Owners' Association

BUDGET REPORT

For the Period Ending September 30, 2026

	Reporting Period - Month 9				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	102,662.64	0.00	0.0%	102,662.64	136,883.52
Reserve Remittances	4,793.04	0.00	0.0%	4,793.04	43,137.36	0.00	0.0%	43,137.36	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	180.00	(45.00)	-25.0%	225.00	1,680.00	(345.00)	-20.5%	2,025.00	2,700.00
Allowances & Credit Memos	-50.00	(50.00)	100.0%	0.00	-700.00	(700.00)	100.0%	0.00	0.00
Property Revenues	16,330.00	(95.00)	-0.6%	16,425.00	146,780.00	(1,045.00)	-0.7%	147,825.00	197,100.00
NSF Fees	0.00	(10.00)	%N/A	10.00	225.05	135.05	60.0%	90.00	120.00
Interest Income	62.27	17.27	27.7%	45.00	373.95	(31.05)	-8.3%	405.00	540.00
Screening Income	0.00	(15.00)	%N/A	15.00	75.00	(60.00)	-80.0%	135.00	180.00
Keys & Gate Remotes	75.00	(75.00)	-100.0%	150.00	410.00	(940.00)	-229.3%	1,350.00	1,800.00
Other Income	0.00	0.00	%N/A	0.00	4,538.65	4,538.65	100.0%	0.00	0.00
Other Income	137.27	(82.73)	-60.3%	220.00	5,622.65	3,642.65	64.8%	1,980.00	2,640.00
Total Revenues	16,467.27	(177.73)	-1.1%	16,645.00	152,402.65	2,597.65	1.7%	149,805.00	199,740.00
Expenses									
Admin. Fees	0.00	(32.50)	%N/A	32.50	176.50	(116.00)	-65.7%	292.50	390.00
Bank Charges	45.00	(40.00)	-88.9%	85.00	482.00	(283.00)	-58.7%	765.00	1,020.00
Meeting & Community	0.00	(75.00)	%N/A	75.00	337.50	(337.50)	-100.0%	675.00	900.00
Supplies - gate access, etc	0.00	(25.00)	%N/A	25.00	0.00	(225.00)	%N/A	225.00	300.00
Holiday Décor	0.00	(500.00)	%N/A	500.00	0.00	(4,500.00)	%N/A	4,500.00	6,000.00
Printing & Supplies	28.45	(111.55)	-392.1%	140.00	645.47	(614.53)	-95.2%	1,260.00	1,680.00
Postage & Delivery	87.15	(17.85)	-20.5%	105.00	690.62	(254.38)	-36.8%	945.00	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	15.35	25.1%	45.90	61.20
Screeing Fees	0.00	0.00	%N/A	0.00	92.40	92.40	100.0%	0.00	0.00
Gen./Administrative	160.60	(807.00)	-502.5%	967.60	2,485.74	(6,222.66)	-250.3%	8,708.40	11,611.20
Insurance - D&O	193.42	15.92	8.2%	177.50	1,680.78	83.28	5.0%	1,597.50	2,130.00
Insurance - Liability/Package	715.36	(51.84)	-7.2%	767.20	6,456.01	(448.79)	-7.0%	6,904.80	9,206.40
Insurance - Wind	0.00	0.00	%N/A	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	908.78	(35.92)	-4.0%	944.70	9,547.92	1,045.62	11.0%	8,502.30	11,336.40
Managegment	1,985.00	0.00	0.0%	1,985.00	17,865.00	0.00	0.0%	17,865.00	23,820.00
Accounting/Auditing - CPA	0.00	(118.00)	%N/A	118.00	1,400.00	338.00	24.1%	1,062.00	1,416.00
Legal & Professional	0.00	(130.00)	%N/A	130.00	766.45	(403.55)	-52.7%	1,170.00	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	20,031.45	(65.55)	-0.3%	20,097.00	26,796.00

Seagrape Property Owners' Association

BUDGET REPORT

For the Period Ending September 30, 2026

	Reporting Period - Month 9				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	714.00	(2,211.00)	-309.7%	2,925.00	3,900.00
Maint-Lake & Fountain	446.99	91.99	20.6%	355.00	3,271.75	76.75	2.3%	3,195.00	4,260.00
Maint-Cameras	0.00	(25.00)	%N/A	25.00	1,593.23	1,368.23	85.9%	225.00	300.00
Maint-General/Common	0.00	(770.16)	%N/A	770.16	1,041.84	(5,889.60)	-565.3%	6,931.44	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	82.22	(3.78)	-4.6%	86.00	197.11	(576.89)	-292.7%	774.00	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	39,600.00	0.00	0.0%	39,600.00	52,800.00
Repairs / Maint.	4,929.21	(1,031.95)	-20.9%	5,961.16	46,417.93	(7,232.51)	-15.6%	53,650.44	71,533.92
Telephone/Communications	369.86	19.86	5.4%	350.00	3,328.74	178.74	5.4%	3,150.00	4,200.00
Website	0.00	(42.50)	%N/A	42.50	22.19	(360.31)	-1623.7%	382.50	510.00
Electricity (FPL)	1,372.28	19.28	1.4%	1,353.00	12,849.32	672.32	5.2%	12,177.00	16,236.00
Utilities	1,742.14	(3.36)	-0.2%	1,745.50	16,200.25	490.75	3.0%	15,709.50	20,946.00
Total Expenses	9,725.73	(2,126.23)	-21.9%	11,851.96	94,683.29	(11,984.35)	-12.7%	106,667.64	142,223.52
Reserve Appropriation	-4,793.04	0.00	0.0%	-4,793.04	-43,137.36	0.00	0.0%	-43,137.36	-57,516.48
Additional Special Reserves	0.00	0.00	%N/A	0.00	0.00	0.00	%N/A	0.00	0.00
Surplus / (Deficit)	**1,948.50**	**1,948.50**	**100.0%**	**0.00**	**14,582.00**	**14,582.00**	**100.0%**	**0.00**	**0.00**

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

CASH FLOWS FROM OPERATING ACTIVITIES:		
Net Income		$ 1,948.50
Adjustments to reconcile net income to net cash		
Change in Accounts Receivable		(479.78)
Change in Accounts Payable & Other Current Liabilities		671.48
Depreciation Expense		0.00
Net Cash Provided by (Used for) Operating Activities		$ 2,140.20
CASH FLOWS FROM INVESTING ACTIVITIES:		
Change in Prepaid Insurance		908.78
Change in Other Assets & Prepaid Expenses		169.32
Change in Capitalized Costs		0.00
(Purchase) or Sale/Disposal of Fixed Assets		0.00
Net Cash Provided by (Used for) Investing Activities		$ 1,078.10
CASH FLOWS FROM FINANCING ACTIVITIES		
Increase in Reserves Fund (Appropriation & Interest)		4,805.76
Expenditures from Reserves		0.00
Increase (Decrease) in Loan Payable		0.00
Increase (Decrease) in Maint. Fees paid in Advance		(1,760.00)
Net Cash Provided by (Used For) Financing Activities		$ 3,045.76
Net Increase (Decrease) in Cash & Cash Equivalents for Period		**$ 6,264.06**
Cash and Cash Equivalents at Beginning of Period	09/01/26	$ 348,656.00
Cash and Cash Equivalents at end of Period	09/30/26	$ 354,920.06

Supplemental Cash & Cash Equivalents Balance Schedule:

Operating Cash (Including Deposits in Transit)		$ 40,259.08
Restricted Cash - Reserves		$ 314,660.98
Restricted Cash - Reserves Investments		$ 0.00
Cash and Cash Equivalents at end of Period	09/30/26	$ 354,920.06

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

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
Alton Madison Property Management	115.60	0.00	0.00	0.00	0.00	115.60
Comcast	153.86	0.00	0.00	0.00	0.00	153.86
FPL	381.37	0.00	0.00	0.00	0.00	381.37
Landscape Workshop LLC	82.22	0.00	0.00	0.00	0.00	82.22
Siegfried Rivera PA	625.00	0.00	0.00	0.00	0.00	625.00
TOTAL	**1,358.05**	**0.00**	**0.00**	**0.00**	**0.00**	**1,358.05**

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	CANCEL	**$908.78**
September	193.42	119.16	70.28	434.26	91.66	CANCEL	**$908.78**
October	193.42	119.16	70.28	434.26	91.66	CANCEL	**$908.78**
November	193.42	119.16	70.28	434.26	91.66	CANCEL	**$908.78**
December	193.42	119.16	70.28	434.26	91.66	CANCEL	**$908.78**
2027							
January	193.42	119.16	70.28	434.26	91.66	CANCEL	**$908.78**
February	193.42	119.16	70.28	434.26	91.66	CANCEL	**$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		$4,543.90

Seagrape POA
List of Disbursements
September 2026

	Type	Num	Date	Name	Memo	Item	Account	Paid Amount	Original Amount
	Check		**09/08/2026**	**Towns at Seascape**	**TASH 1710 - Direct Biller posting error**		**Operating SPOA CNB 3017**		**-225.00**
					TASH 1710 - Direct Biller posting error		Adjusting Account	-225.00	225.00
TOTAL								-225.00	225.00
	Check		**09/15/2026**	**Atlantis at the Oais**	**ATLN 151429 - Direct Biller posting error**		**Operating SPOA CNB 3017**		**-437.00**
					ATLN 151429 - Direct Biller posting error		Adjusting Account	-437.00	437.00
TOTAL								-437.00	437.00
	Check		**09/30/2026**		**Service Charge**		**Operating SPOA CNB 3017**		**-45.00**
					Service Charge		Bank Fees	-45.00	45.00
TOTAL								-45.00	45.00
	Bill Pmt -Check	**DEBIT**	**09/01/2026**	**Liftmaster Chamberlain Group**	**MyQ Liftmaster Gate System**		**Operating SPOA CNB 3017**		**-216.00**
	Bill	SEPT2026	09/01/2026		MyQ Storage and VOIP - 30 day video storage		Telephone & Communications	-216.00	216.00
TOTAL								-216.00	216.00
	Bill Pmt -Check	**FPL**	**09/03/2026**	**FPL**	**Electric Services**		**Operating SPOA CNB 3017**		**-41.04**
	Bill		08/24/2026		Electric Services		Electric Service	-41.04	41.04
TOTAL								-41.04	41.04
	Bill Pmt -Check	**FPL**	**09/03/2026**	**FPL**	**Electric Services**		**Operating SPOA CNB 3017**		**-51.85**
	Bill		08/24/2026		Electric Services		Electric Service	-51.85	51.85
TOTAL								-51.85	51.85
	Bill Pmt -Check	**FPL**	**09/03/2026**	**FPL**	**Electric Services**		**Operating SPOA CNB 3017**		**-341.41**
	Bill		08/24/2026		Electric Services		Electric Service	-341.41	341.41
TOTAL								-341.41	341.41
	Bill Pmt -Check	**FPL**	**09/11/2026**	**FPL**	**Electric Services**		**Operating SPOA CNB 3017**		**-990.91**
	Bill		09/04/2026		Electric Services		Electric Service	-990.91	990.91
TOTAL								-990.91	990.91
	Check	**4354**	**09/01/2026**	**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	**4355**	**09/10/2026**	**Alton Madison Property Management**	**Reimbursements 2026 August**		**Operating SPOA CNB 3017**		**-98.41**
	Bill		08/31/2026		Postage - Collection Letters		Postage and Delivery	-23.32	23.32
					Supplies - Collection Letters		Printing & Supplies	-12.00	12.00
					Postage - Bulk Package to attorney (etc)		Postage and Delivery	-3.70	3.70
					Supplies - Bulk Package to attorney (etc)		Printing & Supplies	-1.25	1.25
					Postage - Violation Letters		Postage and Delivery	-41.69	41.69
					Supplies - Violation Letters		Printing & Supplies	-16.45	16.45
TOTAL								-98.41	98.41
	Bill Pmt -Check	**4356**	**09/10/2026**	**Alton Madison Property Management**	**Management Services 2026**		**Operating SPOA CNB 3017**		**-1,985.00**
	Bill		09/01/2026		Management Services 2026		Management Fees	-1,985.00	1,985.00
TOTAL								-1,985.00	1,985.00
	Bill Pmt -Check	**4357**	**09/10/2026**	**Comcast**	**Acct No. 8495 60 074 0597192**		**Operating SPOA CNB 3017**		**-153.86**
	Bill		08/19/2026		Acct No. 8495 60 074 0597192		Telephone & Communications	-153.86	153.86
TOTAL								-153.86	153.86
	Bill Pmt -Check	**4358**	**09/10/2026**	**Landscape Workshop LLC**	**Landscaping Services 2024**		**Operating SPOA CNB 3017**		**-4,400.00**
	Bill	2919-10627280	09/01/2026		September		Lawn Maintenance	-4,400.00	4,400.00
TOTAL								-4,400.00	4,400.00
	Bill Pmt -Check	**4359**	**09/10/2026**	**Solitude Lake Management**	**Lake Maintenance**		**Operating SPOA CNB 3017**		**-277.67**
	Bill	PSI299854	09/02/2026		September		Lake Maintenance	-277.67	277.67
TOTAL								-277.67	277.67

Seagrape POA
Reconciliation Summary
Operating SPOA CNB 3017, Period Ending 09/30/2026

	Sep 30, 26	
Beginning Balance		53,450.13
Cleared Transactions		
Checks and Payments - 24 items	-25,503.87	
Deposits and Credits - 45 items	15,854.06	
Total Cleared Transactions	-9,649.81	
Cleared Balance		**43,800.32**
Uncleared Transactions		
Checks and Payments - 4 items	-5,339.67	
Deposits and Credits - 1 item	300.00	
Total Uncleared Transactions	-5,039.67	
Register Balance as of 09/30/2026		**38,760.65**
New Transactions		
Checks and Payments - 7 items	-11,191.17	
Deposits and Credits - 34 items	13,396.43	
Total New Transactions	2,205.26	
Ending Balance		**40,965.91**

Seagrape POA
Reconciliation Detail
Operating SPOA CNB 3017, Period Ending 09/30/2026

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						53,450.13
Cleared Transactions						
Checks and Payments - 24 items						
Check	07/16/2026	4340	Pebblebrook HOA	X	-192.00	-192.00
Bill Pmt -Check	07/27/2026	4339	Tropical South Land...	X	-2,500.00	-2,692.00
Check	08/01/2026	4341	Seagrape Property ...	X	-4,793.04	-7,485.04
Check	08/13/2026	4352	Audubon Village HOA	X	-320.00	-7,805.04
Check	08/19/2026	4353	Cutler Landings POA	X	-185.00	-7,990.04
Bill Pmt -Check	08/20/2026	4351	Tropical South Land...	X	-5,380.00	-13,370.04
Bill Pmt -Check	08/20/2026	4344	Alton Madison Prop...	X	-1,985.00	-15,355.04
Bill Pmt -Check	08/20/2026	4346	DNCR, Inc	X	-390.55	-15,745.59
Bill Pmt -Check	08/20/2026	4350	Solitude Lake Mana...	X	-277.67	-16,023.26
Bill Pmt -Check	08/20/2026	4349	Solitude Lake Mana...	X	-253.98	-16,277.24
Bill Pmt -Check	08/20/2026	4343	Alton Madison Prop...	X	-161.25	-16,438.49
Bill Pmt -Check	08/20/2026	4345	Comcast	X	-153.86	-16,592.35
Bill Pmt -Check	08/20/2026	4348	Normal Operations ...	X	-110.00	-16,702.35
Bill Pmt -Check	08/20/2026	4347	Landscape Worksh...	X	-85.00	-16,787.35
Check	09/01/2026	4354	Seagrape Property ...	X	-4,793.04	-21,580.39
Bill Pmt -Check	09/01/2026	DEBIT	Liftmaster Chamberl...	X	-216.00	-21,796.39
Bill Pmt -Check	09/03/2026	FPL	FPL	X	-341.41	-22,137.80
Bill Pmt -Check	09/03/2026	FPL	FPL	X	-51.85	-22,189.65
Bill Pmt -Check	09/03/2026	FPL	FPL	X	-41.04	-22,230.69
Bill Pmt -Check	09/10/2026	4356	Alton Madison Prop...	X	-1,985.00	-24,215.69
Bill Pmt -Check	09/10/2026	4357	Comcast	X	-153.86	-24,369.55
Bill Pmt -Check	09/10/2026	4355	Alton Madison Prop...	X	-98.41	-24,467.96
Bill Pmt -Check	09/11/2026	FPL	FPL	X	-990.91	-25,458.87
Check	09/30/2026			X	-45.00	-25,503.87
Total Checks and Payments					-25,503.87	-25,503.87
Deposits and Credits - 45 items						
Deposit	08/28/2026			X	289.00	289.00
Deposit	08/31/2026			X	350.00	639.00
Deposit	08/31/2026			X	455.00	1,094.00
Deposit	09/01/2026			X	160.00	1,254.00
Deposit	09/01/2026			X	425.00	1,679.00
Deposit	09/01/2026			X	450.00	2,129.00
Deposit	09/02/2026			X	150.00	2,279.00
Deposit	09/03/2026			X	150.00	2,429.00
Deposit	09/04/2026			X	150.00	2,579.00
Deposit	09/04/2026			X	594.00	3,173.00
Deposit	09/05/2026			X	588.00	3,761.00
Deposit	09/07/2026			X	144.00	3,905.00
Deposit	09/08/2026			X	225.00	4,130.00
Deposit	09/08/2026			X	289.00	4,419.00
Deposit	09/08/2026			X	600.00	5,019.00
Deposit	09/08/2026			X	1,938.00	6,957.00
Deposit	09/09/2026			X	210.00	7,167.00
Deposit	09/09/2026			X	1,200.00	8,367.00
Deposit	09/10/2026			X	75.00	8,442.00
Deposit	09/10/2026			X	150.00	8,592.00
Deposit	09/10/2026			X	450.00	9,042.00
Deposit	09/10/2026			X	471.00	9,513.00
Deposit	09/11/2026			X	300.00	9,813.00
Deposit	09/12/2026			X	160.00	9,973.00
Deposit	09/13/2026			X	450.00	10,423.00
Deposit	09/14/2026			X	150.00	10,573.00
Deposit	09/14/2026			X	322.00	10,895.00
Deposit	09/15/2026			X	150.00	11,045.00
Deposit	09/15/2026			X	437.00	11,482.00
Deposit	09/15/2026			X	450.00	11,932.00
Deposit	09/15/2026			X	600.00	12,532.00
Deposit	09/17/2026			X	150.00	12,682.00
Deposit	09/21/2026			X	150.00	12,832.00
Deposit	09/21/2026			X	166.00	12,998.00
Deposit	09/21/2026			X	170.00	13,168.00
Deposit	09/21/2026			X	320.00	13,488.00
Deposit	09/23/2026			X	150.00	13,638.00

Seagrape POA
Reconciliation Detail
Operating SPOA CNB 3017, Period Ending 09/30/2026

Type	Date	Num	Name	Clr	Amount	Balance
Deposit	09/24/2026			X	150.00	13,788.00
Deposit	09/26/2026			X	150.00	13,938.00
Deposit	09/28/2026			X	150.00	14,088.00
Deposit	09/29/2026			X	155.00	14,243.00
Deposit	09/29/2026			X	450.00	14,693.00
Deposit	09/29/2026			X	1,009.00	15,702.00
Deposit	09/30/2026			X	2.06	15,704.06
Deposit	09/30/2026			X	150.00	15,854.06
Total Deposits and Credits					15,854.06	15,854.06
Total Cleared Transactions					-9,649.81	-9,649.81
Cleared Balance					-9,649.81	43,800.32
Uncleared Transactions						
Checks and Payments - 4 items						
Check	09/08/2026		Towns at Seascape		-225.00	-225.00
Bill Pmt -Check	09/10/2026	4358	Landscape Worksh...		-4,400.00	-4,625.00
Bill Pmt -Check	09/10/2026	4359	Solitude Lake Mana...		-277.67	-4,902.67
Check	09/15/2026		Atlantis at the Oais		-437.00	-5,339.67
Total Checks and Payments					-5,339.67	-5,339.67
Deposits and Credits - 1 item						
Deposit	09/30/2026				300.00	300.00
Total Deposits and Credits					300.00	300.00
Total Uncleared Transactions					-5,039.67	-5,039.67
Register Balance as of 09/30/2026					-14,689.48	38,760.65
New Transactions						
Checks and Payments - 7 items						
Check	10/01/2026		Seagrape Property ...		-4,793.04	-4,793.04
Bill Pmt -Check	10/01/2026	DEBIT	Liftmaster Chamberl...		-216.00	-5,009.04
Bill Pmt -Check	10/07/2026	FPL	FPL		-293.52	-5,302.56
Bill Pmt -Check	10/07/2026	FPL	FPL		-47.36	-5,349.92
Bill Pmt -Check	10/07/2026	FPL	FPL		-40.49	-5,390.41
Bill Pmt -Check	10/13/2026	FPL	FPL		-1,007.72	-6,398.13
Check	11/01/2026		Seagrape Property ...		-4,793.04	-11,191.17
Total Checks and Payments					-11,191.17	-11,191.17
Deposits and Credits - 34 items						
Deposit	10/01/2026				150.00	150.00
Deposit	10/01/2026				725.00	875.00
Deposit	10/02/2026				300.00	1,175.00
Deposit	10/04/2026				144.00	1,319.00
Deposit	10/05/2026				738.00	2,057.00
Deposit	10/06/2026				150.00	2,207.00
Deposit	10/06/2026				894.43	3,101.43
Deposit	10/06/2026				1,038.00	4,139.43
Deposit	10/07/2026				150.00	4,289.43
Deposit	10/08/2026				139.00	4,428.43
Deposit	10/08/2026				150.00	4,578.43
Deposit	10/08/2026				1,200.00	5,778.43
Deposit	10/09/2026				460.00	6,238.43
Deposit	10/09/2026				470.00	6,708.43
Deposit	10/09/2026				600.00	7,308.43
Deposit	10/10/2026				150.00	7,458.43
Deposit	10/11/2026				150.00	7,608.43
Deposit	10/12/2026				450.00	8,058.43
Deposit	10/12/2026				460.00	8,518.43
Deposit	10/13/2026				50.00	8,568.43
Deposit	10/13/2026				129.00	8,697.43
Deposit	10/13/2026				445.00	9,142.43
Deposit	10/13/2026				750.00	9,892.43
Deposit	10/14/2026				156.00	10,048.43

Seagrape POA
Reconciliation Detail
Operating SPOA CNB 3017, Period Ending 09/30/2026

Type	Date	Num	Name	Clr	Amount	Balance
Deposit	10/14/2026				300.00	10,348.43
Deposit	10/14/2026				350.00	10,698.43
Deposit	10/15/2026				150.00	10,848.43
Deposit	10/15/2026				300.00	11,148.43
Deposit	10/15/2026				638.00	11,786.43
Deposit	10/19/2026				130.00	11,916.43
Deposit	10/19/2026				150.00	12,066.43
Deposit	10/19/2026				570.00	12,636.43
Deposit	10/20/2026				610.00	13,246.43
Deposit	10/21/2026				150.00	13,396.43
Total Deposits and Credits					13,396.43	13,396.43
Total New Transactions					2,205.26	2,205.26
Ending Balance					**-12,484.22**	**40,965.91**

Seagrape POA
Reconciliation Summary
Reserve SPOA CNB 2476, Period Ending 09/30/2026

	Sep 30, 26	
Beginning Balance		305,062.18
Cleared Transactions		
Deposits and Credits - 3 items	9,598.80	
Total Cleared Transactions	9,598.80	
Cleared Balance		**314,660.98**
Register Balance as of 09/30/2026		314,660.98
New Transactions		
Deposits and Credits - 2 items	9,586.08	
Total New Transactions	9,586.08	
Ending Balance		**324,247.06**

Seagrape POA
Reconciliation Detail
Reserve SPOA CNB 2476, Period Ending 09/30/2026

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						305,062.18
Cleared Transactions						
Deposits and Credits - 3 items						
Check	08/01/2026	4341	Seagrape Property ...	X	4,793.04	4,793.04
Check	09/01/2026	4354	Seagrape Property ...	X	4,793.04	9,586.08
Deposit	09/30/2026			X	12.72	9,598.80
Total Deposits and Credits					9,598.80	9,598.80
Total Cleared Transactions					9,598.80	9,598.80
Cleared Balance					9,598.80	314,660.98
Register Balance as of 09/30/2026					9,598.80	314,660.98
New Transactions						
Deposits and Credits - 2 items						
Check	10/01/2026		Seagrape Property ...		4,793.04	4,793.04
Check	11/01/2026		Seagrape Property ...		4,793.04	9,586.08
Total Deposits and Credits					9,586.08	9,586.08
Total New Transactions					9,586.08	9,586.08
Ending Balance					**19,184.88**	**324,247.06**

SEAGRAPE PROPERTY OWNERS ASSOCIATON

ACCOUNTS RECEIVABLES & COLLECTIONS

SEPTEMBER 2026

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

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
010007	10.00	18.00	0.00	0.00	0.00	28.00
010010	10.00	10.00	0.00	0.00	0.00	20.00
010011	0.00	10.00	0.00	0.00	0.00	10.00
010013	10.00	120.00	0.00	0.00	0.00	130.00
010024	10.00	150.00	100.00	0.00	0.00	260.00
010026	0.00	10.00	0.00	0.00	0.00	10.00
010037	10.00	150.00	160.00	79.50	0.00	399.50
010043	10.00	150.00	5.00	0.00	0.00	165.00
010045	0.00	20.00	0.00	0.00	0.00	20.00
010050	10.00	0.00	0.00	0.00	0.00	10.00
010064	10.00	123.00	0.00	0.00	0.00	133.00
010074	0.00	38.00	0.00	0.00	0.00	38.00
010080	0.00	19.00	0.00	0.00	0.00	19.00
010087	0.00	6.00	0.00	0.00	0.00	6.00
010091	0.00	10.00	0.00	0.00	0.00	10.00
010097	0.00	50.00	0.00	0.00	0.00	50.00
010102	10.00	5.00	0.00	0.00	0.00	15.00
010103	10.00	0.00	0.00	0.00	0.00	10.00
010104	10.00	150.00	3.00	0.00	0.00	163.00
Attorney Files						
A010018	635.00	150.00	160.00	160.00	1,332.04	2,437.04
A010054	10.00	150.00	150.00	125.81	0.00	435.81
A010061	10.00	150.00	160.00	160.00	7,981.29	8,461.29
A010099	10.00	150.00	160.00	160.00	160.00	640.00
A010108	10.00	150.00	160.00	160.00	0.00	480.00
TOTAL	**785.00**	**1,789.00**	**1,058.00**	**845.31**	**9,473.33**	**13,950.64**

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

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

- **Claim of Lien / Demand Letter**
  - **010054**
  - **010018**
  - **010099**
  - **010108**

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

Alton Madison Property Management

- **Sent 9 Collection Letters ("Friendly Reminder") as of September 30, 2026**
- **Sent 2 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**

SEAGRAPE POA
2027 PROPOSED BUDGET WORKSHEET

	A	B	C	D	E	F	G
DRAFT - For Discussion Only	**2026 Annual Budget**	**9 Months Ending 9/30/26**	**2026 Monthly Average**	**Projected to 12/31/26**	**2027 Proposed Mo. Budget**	**2027 Proposed Year Budget**	**Budget Meeting 11/11/26**
Revenues							
Association Maint. Fees	136,883.52	102,662.64	11,406.96	136,883.52	13,660.92	163,931.04	
Special Reserve Remittances	57,516.48	43,137.36	4,793.04	57,516.48	3,295.08	39,540.96	
Fine Assessments	0.00	0.00	0.00	0.00	0.00	0.00	
Keys & Gate Remotes	1,800.00	410.00	45.56	546.67	75.00	900.00	
Late Fees / Charges	2,700.00	1,680.00	186.67	2,740.00	225.00	2,700.00	
NSF Fees	120.00	225.05	25.01	300.07	25.00	300.00	
Interest Income	540.00	373.95	41.55	373.95	35.00	420.00	
Screening Income	180.00	75.00	8.33	100.00	15.00	180.00	
Other Income	0.00	4,538.65	504.29	4,538.65	0.00	0.00	
Less: Allowances/Credit Memos	0.00	(700.00)	(77.78)	(700.00)	0.00	0.00	
TOTAL REVENUES	199,740.00	152,402.65	16,933.63	202,299.33	17,331.00	207,972.00	
Expenses							
Admin & Screening Fees	390.00	268.90	29.88	358.53	32.50	390.00	
Accounting / CPA	1,416.00	1,400.00	155.56	1,400.00	125.00	1,500.00	
Bank Charges	1,020.00	482.00	53.56	1,022.67	85.00	1,020.00	
Management	23,820.00	17,865.00	1,985.00	23,820.00	2,050.00	24,600.00	
Insurance-D&O	2,130.00	1,680.78	186.75	2,341.04	192.50	2,310.00	
Insurance-Liability,Fidelity,Umb.	9,206.40	6,456.01	717.33	8,808.01	746.82	8,961.84	
Insurance-Wind	0.00	1,411.13	156.79	1,411.13	0.00	0.00	0.00
Attorney, Legal, & Professional	1,560.00	766.45	85.16	1,866.45	125.00	1,500.00	
Other Prof. (Engineer/AUP/etc)	0.00	0.00	0.00	0.00	0.00	0.00	
Maintenance-Storm Related	0.00	0.00	0.00	0.00	0.00	0.00	
Maintenance-Gate	1,800.00	714.00	79.33	952.00	100.00	1,200.00	
Maintenance-Cameras	2,400.00	1,593.23	177.03	2,124.31	180.00	2,160.00	
Maintenance-General/Common	9,241.92	1,041.84	115.76	1,389.12	200.00	2,400.00	
Maintenance-Lake	3,180.00	2,442.41	271.38	3,256.55	275.00	3,300.00	
Maintenance-Fountain	1,080.00	829.34	92.15	1,105.79	95.00	1,140.00	
Maint-Lndscp Extras	1,032.00	197.11	21.90	197.11	25.00	300.00	
Maintenance-Lawn (Contract)	52,800.00	39,600.00	4,400.00	52,800.00	6,868.00	82,416.00	
Maintenance - Holiday Décor	6,000.00	0.00	0.00	9,100.00	762.50	9,150.00	
Meeting & Community Expense	900.00	337.50	37.50	450.00	50.00	600.00	
Miscellaneous	0.00	0.00	0.00	0.00	0.00	0.00	
Postage & Delivery	1,260.00	690.62	76.74	1,170.83	105.00	1,260.00	
Provisions for Bad Debts	0.00	0.00	0.00	0.00	0.00	0.00	
Printing & Supplies	1,680.00	645.47	71.72	968.63	81.00	972.00	
Secretarial Services	0.00	0.00	0.00	0.00	0.00	0.00	
Supplies - Access & Other	300.00	0.00	0.00	0.00	25.00	300.00	
Taxes, Licenses, Other	61.20	61.25	6.81	61.25	5.10	61.20	
Internet & Telephone - Gate	4,200.00	3,328.74	369.86	4,438.32	377.50	4,530.00	
Parking Enforcement	0.00	0.00	0.00	0.00	0.00	0.00	
Utilities - Electric (FPL)	16,236.00	12,849.32	1,427.70	17,132.43	1,480.00	17,760.00	
Website	510.00	22.19	2.47	22.19	50.00	600.00	
TOTAL EXPENSES	142,223.52	94,683.29	10,520.37	136,196.34	14,035.92	168,431.04	
Reserve Appropriations	(57,516.48)	(43,137.36)	(4,793.04)	(57,516.48)	(3,295.08)	(39,540.96)	
Surplus / (Deficit)	**0.00**	**14,582.00**	**1,620.22**	**8,586.51**	**0.00**	**0.00**	

2027 Based on 108 Contributing units **$157.00** **/ month** Change = $7.00

% Change 4.67%

2026 Budget for information purposes 2026 = $150.00

SEAGRAPE POA
2027
RESERVE ANALYSIS SCHEDULE
108 UNITS

Appropriated Special Reserve

	A	B	C	D	E	F	G	H	I	J
	Actual 9/30/26	**Monthly Funding**	**Projected 12/31/26**	**Estimated Cost**	**Original Life**	**Year Done**	**Remaining Life**	**2027 Est'd. Funding**	**Projected 12/31/27**	**Alternate Amount**
1 Insurance Deducible	9,999.96	0.00	9,999.96	10,000.00	3	N/A	1	0.00	9,999.96	
2 Perimeter Fence,Wall, & Columns	43,640.81	1,532.07	48,237.02	48,500.00	5	2025/26	4	0.00	48,237.02	
3 Entry System / Gate / Cameras	14,646.67	499.51	16,145.20	38,000.00	6	2023/25	4	455.31	21,608.92	
4 Seal Coating & Project Security	30,237.33	587.56	32,000.01	35,000.00	6	2021	1	250.00	35,000.01	
5 Paving & Project Security	125,819.99	453.15	127,179.44	274,000.00	45	N/A	27	453.13	132,617.00	
6 Drain Cleaning / Repair	61,607.61	111.81	61,943.04	65,000.00	6	2025/26	3	84.92	62,962.08	
7 Community / Operating / Improvements	3,150.80	237.46	3,863.18	35,500.00	12	2022	8	329.55	7,817.78	
8 Emergency Op / Storm Related	21,762.12	121.48	22,126.56	26,500.00	5	2024/25	3	121.48	23,584.32	
9 Tree Trimming	(4,730.00)	1,250.00	(980.00)	36,000.00	3	2026	2	1,600.69	18,228.28	
10 Interest Earned	645.69	0.00	645.69	0.00	N/A	N/A	N/A	N/A	N/A	
11 **TOTALS**	**306,780.98**	**4,793.04**	**321,160.10**	**568,500.00**				**3,295.08**	**360,055.37**	

12
13
14
15 Notes:

2027 Appropriated Per Month	**3,295.08**
2027 Annual Contribution	**39,540.96**
2027 Contribution per Unit	**30.510000**