SEA GRAPE PROPERTY OWNERS' ASSOCIATION

REPORT TO THE DIRECTORS

FOR THE MONTH OF:

MAY 2026

FOR MANAGEMENT PURPOSES ONLY

Sea Grape Property Owners Association

~~**MEETING MINUTES**~~

FINANCIAL STATEMENTS

- Statement of Financial Position (As of May 31, 2026)
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ACCOUNTS RECEIVABLE & COLLECTIONS

- Accounts Receivable Aging (As of May 31, 2026)
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- AMPM Collection Report and Update

SEA GRAPE PROPERTY OWNERS' ASSOCIATION

FINANCIAL STATEMENTS

MAY 2026

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

1. Cash:	Petty Cash	$0.00
	Operating Cash In Bank	23,145.72
	Balancing to/from Reserve Fund	9,200.00
	Deposits in Transit	444.00
	Total Operating Cash	$32,789.72

2. Reserve Cash:	Reserve Checking/Money Market	$302,301.65
	Reserve CD	0.00
	Balancing to/from Operating	-9,200.00
	Total Reserves	$293,101.65

3. Reserve Activity:	A. Reserves Funding (Including Interest)	$4,804.88
	B. Expenditures from Reserves	$0.00

4. Cash Flow:	Increase/(Decrease) in Total cash	05/31/26	$ 6,678.91

5. A/R Stats:	A. Total Accounts Receivable (all Types):	$ 14,059.21
	B. Increase/(Decrease) in Accounts Receivable:	$ (799.50)
	C. Bad Debts written off this month:	$ -

6. A/R Aging Summary:	5/31/26	4/30/26
1 to 30 days	$ 2,429.00	$ 3,161.57
31 to 60 Days	2,199.07	1,173.00
61 to 90 Days	758.81	2,150.81
> 90 Days	8,672.33	8,373.33
Total	$ 14,059.21	$ 14,858.71

7. Operating Expenditures:		
	Month-to-date	$ 10,394.25
	Year-to-Date	$ 53,820.82
	Average Monthly Expenses YTD	$ 10,764.16
	Budgeted Monthly Expenses	$ 11,851.96

8. Budgetary General Info.		
	Month-to-Date Budgetary Variance	$ 1,148.00
	Year-to-Date Budgetary Variance	$ 4,561.86

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

	This Month	Prior Month
ASSETS		
Current Assets		
Petty Cash	$ 0.00	$ 0.00
Operating Account - CNB	23,145.72	20,827.69
Funds due (to)/from Reserve Account	9,200.00	9,200.00
Undeposited Funds	444.00	888.00
Accounts Receivable, Net (Note I)	14,059.21	14,858.71
	46,848.93	45,774.40
Reserve Account - CNB	302,301.65	297,496.77
Funds due (to)/from Operating Account	(9,200.00)	(9,200.00)
	293,101.65	288,296.77
Other Assets		
Collections Account Suspense	0.00	0.00
Utility Deposits	651.00	651.00
Other Assets & Prepaid Expenses	334.37	170.00
Prepaid Insurance	8,582.20	9,692.57
	9,567.57	10,513.57
Total Assets	$ 349,518.15	$ 344,584.74
LIABILITIES & CAPITAL		
Current Liabilities		
Accounts Payable	$ 509.57	$ 693.59
Association Fees Paid in Advance	16,260.12	17,095.57
Long-term Liabilities		
Other Liabilities	0.00	0.00
Total Liabilities	16,769.69	17,789.16
Capital (Net Assets)		
Prior Year Retained Earnings	35,084.95	35,084.95
Appropriated Special Reserves	293,101.65	288,296.77
Current Year Surplus/Deficit	4,561.86	3,413.86
Total Capital	332,748.46	326,795.58
Total Liabilities & Capital	$ 349,518.15	$ 344,584.74

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

I. Accounts Receivable

The Composition of Accounts Receivable is as Follows:

	5/31/26	4/30/26	$ Change	% Change
Owners' Maint. Fees	$ 7,898.92	8,209.42	$ -310.50	-3.8%
Late Fees	383.00	413.00	-30.00	-7.3%
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	6,146.29	-369.00	-6.0%
NSF - Fees & Checks	0.00	90.00	-90.00	-100.0%
Subtotal	14,059.21	14,858.71	$ -799.50	-5.4%
Less: Allowance for Bad Debts	0.00	0.00	0.00	%N/A
Total	$ 14,059.21	14,858.71	$ -799.50	-5.4%

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

I. Changes in Homeowners' Equity

	Retained Earnings	Appropriated Reserves	Current Year Results
Balance 4/30/26	$35,084.95	$288,296.77	$3,413.86
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	$5,941.04
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	$11.84	$0.00
Other Adjustment(s) to Reserves	$0.00	$0.00	$0.00
Balance 5/31/26	**$35,084.95**	**$293,101.65**	**$4,561.86**

II. Appropriated Reserve Fund Consists of:

Fund Description	As of:	5/31/26	Incr / (Decr)	4/30/26
Reserve - Perimeter Wall		37,512.53	1,532.07	35,980.46
Reserve - Tree Trimming		(1,850.00)	1,250.00	(3,100.00)
Reserve - Entry System		12,648.63	499.51	12,149.12
Reserve - Insurance Deductible		9,999.96	0.00	9,999.96
Reserve - Emergency/Storm		21,276.20	121.48	21,154.72
Reserve - Community Improvement		(324.24)	237.46	(561.70)
Reserve - Paving		124,007.39	453.15	123,554.24
Reserve - Drain Cleaning & Repair		61,350.37	111.81	61,238.56
Reserve - Seal Coating		27,887.09	587.56	27,299.53
Subtotal (before interest reserve)		292,507.93	4,793.04	287,714.89
Reserve - Interest		593.72	11.84	581.88
	Totals	**293,101.65**	**4,804.88**	**288,296.77**

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

Revenues	Current Month	Year to Date
Association Maintenance Fees	$ 11,406.96	$ 57,034.80
Special Reserve Remittances	4,793.04	23,965.20
Fine Assessments	0.00	0.00
Keys & Gate Remotes	0.00	300.00
Late Fees/Charges	180.00	980.00
NSF Fees	30.00	225.05
Interest Income	81.69	159.18
Screening Income	0.00	75.00
Other Income	23.60	138.65
Allowances & Credit Memos	(180.00)	(530.00)
Total Revenues	$ 16,335.29	$ 82,347.88
Expenses		
Admin. Screening Fees	$ 0.00	$ 176.50
Auditing - CPA	0.00	1,400.00
Bank Charges	60.00	287.00
Bookkeeping & Accounting (Financial Management)	1,985.00	9,925.00
Interest Expense	0.00	0.00
Insurance	1,110.37	5,509.62
Inspections & Violations Assessor	0.00	0.00
Legal & Professional	0.00	766.45
Maintenance & Repairs - Storm related	0.00	0.00
Maintenance - Gate & Cameras	304.95	1,031.48
Maintenance - General	310.00	604.00
Maintenance - Lake	351.78	1,758.88
Maintenance - Other Landscape, Trees, & Sprinklers	0.00	0.00
Maintenance - Lawn	4,400.00	22,000.00
Meeting & Community Expense	0.00	337.50
Screening Fees	0.00	92.40
Postage, Delivery, Faxes, etc.	60.98	404.89
Provision for Bad Debts (A/R Losses)	0.00	0.00
Secretarial Services	0.00	0.00
Supplies (Office, Printing, Access, & Other)	23.71	416.29
Taxes, Licenses, & Permits	0.00	61.25
Telephone / Internet	369.86	1,849.30
Towing & Parking Enforcement	0.00	22.19
Utilities - Electric & Water	1,417.60	7,178.07
Total Expenses	$ 10,394.25	$ 53,820.82
Special Reserve Appropriations	(4,793.04)	(23,965.20)
Additional Special Reserve Transfer	0.00	0.00
Net Surplus/(Deficit)	$ 1,148.00	$ 4,561.86

Seagrape Property Owners' Association

BUDGET REPORT

For the Period Ending May 31, 2026

	Reporting Period - Month 5				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	57,034.80	0.00	0.0%	57,034.80	136,883.52
Reserve Remittances	4,793.04	0.00	0.0%	4,793.04	23,965.20	0.00	0.0%	23,965.20	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	980.00	(145.00)	-14.8%	1,125.00	2,700.00
Allowances & Credit Memos	-180.00	(180.00)	100.0%	0.00	-530.00	(530.00)	100.0%	0.00	0.00
Property Revenues	16,200.00	(225.00)	-1.4%	16,425.00	81,450.00	(675.00)	-0.8%	82,125.00	197,100.00
NSF Fees	30.00	20.00	66.7%	10.00	225.05	175.05	77.8%	50.00	120.00
Interest Income	81.69	36.69	44.9%	45.00	159.18	(65.82)	-41.3%	225.00	540.00
Screening Income	0.00	(15.00)	%N/A	15.00	75.00	0.00	0.0%	75.00	180.00
Keys & Gate Remotes	0.00	(150.00)	%N/A	150.00	300.00	(450.00)	-150.0%	750.00	1,800.00
Other Income	23.60	23.60	100.0%	0.00	138.65	138.65	100.0%	0.00	0.00
Other Income	135.29	(84.71)	-62.6%	220.00	897.88	(202.12)	-22.5%	1,100.00	2,640.00
Total Revenues	16,335.29	(309.71)	-1.9%	16,645.00	82,347.88	(877.12)	-1.1%	83,225.00	199,740.00
Expenses									
Admin. Fees	0.00	(32.50)	%N/A	32.50	176.50	14.00	7.9%	162.50	390.00
Bank Charges	60.00	(25.00)	-41.7%	85.00	287.00	(138.00)	-48.1%	425.00	1,020.00
Meeting & Community	0.00	(75.00)	%N/A	75.00	337.50	(37.50)	-11.1%	375.00	900.00
Supplies - gate access, etc	0.00	(25.00)	%N/A	25.00	0.00	(125.00)	%N/A	125.00	300.00
Holiday Décor	0.00	(500.00)	%N/A	500.00	0.00	(2,500.00)	%N/A	2,500.00	6,000.00
Printing & Supplies	23.71	(116.29)	-490.5%	140.00	416.29	(283.71)	-68.2%	700.00	1,680.00
Postage & Delivery	60.98	(44.02)	-72.2%	105.00	404.89	(120.11)	-29.7%	525.00	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	35.75	58.4%	25.50	61.20
Screeing Fees	0.00	0.00	%N/A	0.00	92.40	92.40	100.0%	0.00	0.00
Gen./Administrative	144.69	(822.91)	-568.7%	967.60	1,775.83	(3,062.17)	-172.4%	4,838.00	11,611.20
Insurance - D&O	193.42	15.92	8.2%	177.50	907.10	19.60	2.2%	887.50	2,130.00
Insurance - Liability/Package	715.36	(51.84)	-7.2%	767.20	3,594.57	(241.43)	-6.7%	3,836.00	9,206.40
Insurance - Wind	201.59	201.59	100.0%	0.00	1,007.95	1,007.95	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	5,509.62	786.12	14.3%	4,723.50	11,336.40
Managegment	1,985.00	0.00	0.0%	1,985.00	9,925.00	0.00	0.0%	9,925.00	23,820.00
Accounting/Auditing - CPA	0.00	(118.00)	%N/A	118.00	1,400.00	810.00	57.9%	590.00	1,416.00
Legal & Professional	0.00	(130.00)	%N/A	130.00	766.45	116.45	15.2%	650.00	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	12,091.45	926.45	7.7%	11,165.00	26,796.00

Seagrape Property Owners' Association

BUDGET REPORT

For the Period Ending May 31, 2026

Expenses (cont'd.)	Reporting Period - Month 5				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	(1,625.00)	%N/A	1,625.00	3,900.00
Maint-Lake & Fountain	351.78	(3.22)	-0.9%	355.00	1,758.88	(16.12)	-0.9%	1,775.00	4,260.00
Maint-Cameras	304.95	279.95	91.8%	25.00	1,031.48	906.48	87.9%	125.00	300.00
Maint-General/Common	310.00	(460.16)	-148.4%	770.16	604.00	(3,246.80)	-537.5%	3,850.80	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	(430.00)	%N/A	430.00	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	22,000.00	0.00	0.0%	22,000.00	52,800.00
Repairs / Maint.	5,366.73	(594.43)	-11.1%	5,961.16	25,394.36	(4,411.44)	-17.4%	29,805.80	71,533.92
Telephone/Communications	369.86	19.86	5.4%	350.00	1,849.30	99.30	5.4%	1,750.00	4,200.00
Website	0.00	(42.50)	%N/A	42.50	22.19	(190.31)	-857.6%	212.50	510.00
Electricity (FPL)	1,417.60	64.60	4.6%	1,353.00	7,178.07	413.07	5.8%	6,765.00	16,236.00
Utilities	1,787.46	41.96	2.3%	1,745.50	9,049.56	322.06	3.6%	8,727.50	20,946.00
Total Expenses	10,394.25	(1,457.71)	-14.0%	11,851.96	53,820.82	(5,438.98)	-10.1%	59,259.80	142,223.52
Reserve Appropriation	-4,793.04	0.00	0.0%	-4,793.04	-23,965.20	0.00	0.0%	-23,965.20	-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)	**1,148.00**	**1,148.00**	**100.0%**	**0.00**	**4,561.86**	**4,561.86**	**100.0%**	**0.00**	**0.00**

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

CASH FLOWS FROM OPERATING ACTIVITIES:		
Net Income		$ 1,148.00
Adjustments to reconcile net income to net cash		
Change in Accounts Receivable		799.50
Change in Accounts Payable & Other Current Liabilities		(184.02)
Depreciation Expense		0.00
Net Cash Provided by (Used for) Operating Activities		$ 1,763.48
CASH FLOWS FROM INVESTING ACTIVITIES:		
Change in Prepaid Insurance		1,110.37
Change in Other Assets & Prepaid Expenses		(164.37)
Change in Capitalized Costs		0.00
(Purchase) or Sale/Disposal of Fixed Assets		0.00
Net Cash Provided by (Used for) Investing Activities		$ 946.00
CASH FLOWS FROM FINANCING ACTIVITIES		
Increase in Reserves Fund (Appropriation & Interest)		4,804.88
Expenditures from Reserves		0.00
Increase (Decrease) in Loan Payable		0.00
Increase (Decrease) in Maint. Fees paid in Advance		(835.45)
Net Cash Provided by (Used For) Financing Activities		$ 3,969.43
Net Increase (Decrease) in Cash & Cash Equivalents for Period		**$ 6,678.91**
Cash and Cash Equivalents at Beginning of Period	05/01/26	$ 319,212.46
Cash and Cash Equivalents at end of Period	05/31/26	$ 325,891.37

Supplemental Cash & Cash Equivalents Balance Schedule:

Operating Cash (Including Deposits in Transit)		$ 23,589.72
Restricted Cash - Reserves		$ 302,301.65
Restricted Cash - Reserves Investments		$ 0.00
Cash and Cash Equivalents at end of Period	05/31/26	$ 325,891.37

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

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
Alton Madison Property Management	99.69	0.00	0.00	0.00	0.00	99.69
FPL	409.88	0.00	0.00	0.00	0.00	409.88
TOTAL	**509.57**	**0.00**	**0.00**	**0.00**	**0.00**	**509.57**

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		**$8,582.20**

Seagrape POA
List of Disbursements
May 2026

	Type	Num	Date	Name	Memo	Item	Account	Paid Amount	Original Amount
	Check		**05/31/2026**		**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**	**05/01/2026**	**Liftmaster Chamberlain Group**	**MyQ Liftmaster Gate System**		**Operating SPOA CNB 3017**		**-216.00**
	Bill	MAY2026	05/01/2026		MyQ Storage and VOIP - 30 day video storage		Telephone & Communications	-216.00	216.00
TOTAL								-216.00	216.00
	Bill Pmt -Check	**FPL**	**05/11/2026**	**FPL**	**Electric Services**		**Operating SPOA CNB 3017**		**-40.70**
	Bill		04/22/2026		Electric Services		Electric Service	-40.70	40.70
TOTAL								-40.70	40.70
	Bill Pmt -Check	**FPL**	**05/11/2026**	**FPL**	**Electric Services**		**Operating SPOA CNB 3017**		**-46.57**
	Bill		04/22/2026		Electric Services		Electric Service	-46.57	46.57
TOTAL								-46.57	46.57
	Bill Pmt -Check	**FPL**	**05/11/2026**	**FPL**	**Electric Services**		**Operating SPOA CNB 3017**		**-313.47**
	Bill		04/22/2026		Electric Services		Electric Service	-313.47	313.47
TOTAL								-313.47	313.47
	Bill Pmt -Check	**FPL**	**05/11/2026**	**FPL**	**Electric Services**		**Operating SPOA CNB 3017**		**-1,007.72**
	Bill		05/06/2026		Electric Services		Electric Service	-1,007.72	1,007.72
TOTAL								-1,007.72	1,007.72
	Check	**4312**	**05/01/2026**	**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	**4313**	**05/01/2026**	**Cutler Landings POA**	**Direct Biller Mis-deposit**		**Operating SPOA CNB 3017**		**-286.00**
					Direct Biller Mis-deposit (Cutler Landings) (May 1, ;		Adjusting Account	-286.00	286.00
TOTAL								-286.00	286.00
	Check	**4314**	**05/04/2026**	**Cutler Landings POA**	**Direct Biller Mis-deposit**		**Operating SPOA CNB 3017**		**-150.00**
					Direct Biller Mis-deposit (Cutler Landings) (May 4, ;		Adjusting Account	-150.00	150.00
TOTAL								-150.00	150.00
	Bill Pmt -Check	**4315**	**05/28/2026**	**Alton Madison Property Management**	**Reimbursements 2026 April**		**Operating SPOA CNB 3017**		**-200.45**
	Bill		04/30/2026		Copies - Meeting Packets, GC Copies, etc		Printing & Supplies	-1.25	1.25
					Postage - AP		Postage and Delivery	-6.18	6.18
					Postage - Collection Letters		Postage and Delivery	-7.80	7.80
					Supplies - Collection Letters		Printing & Supplies	-7.50	7.50
					Postage - Bulk Package to attorney (etc)		Postage and Delivery	-3.50	3.50
					Supplies - Bulk Package to attorney (etc)		Printing & Supplies	-1.25	1.25
					Supplies - new owners		Printing & Supplies	-2.50	2.50
					Postage - Violation Letters		Postage and Delivery	-65.80	65.80
					Supplies - Violation Letters		Printing & Supplies	-28.42	28.42
					Direct Biller Fee (returned payment)		Bank Fees	-15.00	15.00
					2026		UBR FL	-61.25	61.25
TOTAL								-200.45	200.45
	Bill Pmt -Check	**4316**	**05/28/2026**	**Alton Madison Property Management**	**Management Services 2026**		**Operating SPOA CNB 3017**		**-1,985.00**
	Bill		05/01/2026		Management Services 2026		Management Fees	-1,985.00	1,985.00
TOTAL								-1,985.00	1,985.00
	Bill Pmt -Check	**4317**	**05/28/2026**	**Comcast**	**Acct No. 8495 60 074 0597192**		**Operating SPOA CNB 3017**		**-153.86**
	Bill		05/19/2026		Acct No. 8495 60 074 0597192		Telephone & Communications	-153.86	153.86
TOTAL								-153.86	153.86
	Bill Pmt -Check	**4318**	**05/28/2026**	**DNCR, Inc**	**Community Repairs and Maintenance**		**Operating SPOA CNB 3017**		**-304.95**
	Bill	17174	05/12/2026		replace faulty underground network cable (225 fee		Camera System	-304.95	304.95
TOTAL								-304.95	304.95
	Bill Pmt -Check	**4319**	**05/28/2026**	**Landscape Workshop LLC**	**Landscaping Services 2024**		**Operating SPOA CNB 3017**		**-4,400.00**
	Bill	2919-10606720	05/01/2026		May		Lawn Maintenance	-4,400.00	4,400.00
TOTAL								-4,400.00	4,400.00
	Bill Pmt -Check	**4320**	**05/28/2026**	**Normal Operations Corp**			**Operating SPOA CNB 3017**		**-310.00**
	Bill	260501	05/02/2026		Main - replaced loop rack and changed to horizont		Speed Bumps	-170.00	170.00
	Bill	260523	05/23/2026		Main Exit - install custom fabricated support bracke		Speed Bumps	-140.00	140.00
TOTAL								-310.00	310.00
	Bill Pmt -Check	**4321**	**05/28/2026**	**Sarma**	**Screening Costs**		**Operating SPOA CNB 3017**		**-92.40**
	Bill	24584	04/30/2026		Screening Costs		Screening Costs	-92.40	92.40
TOTAL								-92.40	92.40
	Bill Pmt -Check	**4322**	**05/28/2026**	**Siegfried Rivera PA**	**Legal Fees & Costs**		**Operating SPOA CNB 3017**		**-256.00**
	Bill	62600292	05/21/2026		Legal Fees - Demand letter		Legal Fees	-256.00	256.00
TOTAL								-256.00	256.00

Seagrape POA
List of Disbursements
May 2026

Type	Num	Date	Name	Memo	Item	Account	Paid Amount	Original Amount
Bill Pmt -Check	**4323**	**05/26/2026**	**Solitude Lake Management**			**Operating SPOA CNB 3017**		**-516.15**
Bill	PSI265155	05/02/2026		May - July		Solitude Lake Mgmt	-246.56	246.56
Bill	PSI265051	05/02/2026		May		Lake Maintenance	-269.59	269.59
TOTAL							-516.15	516.15

Seagrape POA
Reconciliation Summary
Operating SPOA CNB 3017, Period Ending 05/31/2026

	May 31, 26	
Beginning Balance		46,190.52
Cleared Transactions		
Checks and Payments - 24 items	-31,181.13	
Deposits and Credits - 48 items	16,131.24	
Total Cleared Transactions	-15,049.89	
Cleared Balance		**31,140.63**
Uncleared Transactions		
Checks and Payments - 13 items	-11,180.01	
Deposits and Credits - 4 items	3,185.10	
Total Uncleared Transactions	-7,994.91	
Register Balance as of 05/31/2026		**23,145.72**
New Transactions		
Checks and Payments - 5 items	-5,418.92	
Deposits and Credits - 4 items	2,578.00	
Total New Transactions	-2,840.92	
Ending Balance		**20,304.80**

Seagrape POA
Reconciliation Detail
Operating SPOA CNB 3017, Period Ending 05/31/2026

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						46,190.52
Cleared Transactions						
Checks and Payments - 24 items						
Check	04/01/2026	4296	Seagrape Property ...	X	-4,793.04	-4,793.04
Check	04/02/2026	4297	Cutler Landings POA	X	-150.00	-4,943.04
Check	04/04/2026	4298	Cutler Landings POA	X	-150.00	-5,093.04
Bill Pmt -Check	04/30/2026	4304	Landscape Worksh...	X	-4,400.00	-9,493.04
Bill Pmt -Check	04/30/2026	4310	Tropical South Land...	X	-2,800.00	-12,293.04
Bill Pmt -Check	04/30/2026	4309	Tropical South Land...	X	-2,700.00	-14,993.04
Bill Pmt -Check	04/30/2026	4311	Tropical South Land...	X	-2,600.00	-17,593.04
Bill Pmt -Check	04/30/2026	4301	Alton Madison Prop...	X	-1,985.00	-19,578.04
Bill Pmt -Check	04/30/2026	4305	Manuel E. Villate, C...	X	-1,400.00	-20,978.04
Bill Pmt -Check	04/30/2026	4299	Allstate Resource M...	X	-1,100.00	-22,078.04
Bill Pmt -Check	04/30/2026	4303	DNCR, Inc	X	-726.53	-22,804.57
Bill Pmt -Check	04/30/2026	4307	Siegfried Rivera PA	X	-625.00	-23,429.57
Bill Pmt -Check	04/30/2026	4306	Siegfried Rivera PA	X	-406.25	-23,835.82
Bill Pmt -Check	04/30/2026	4302	Comcast	X	-307.72	-24,143.54
Bill Pmt -Check	04/30/2026	4308	Solitude Lake Mana...	X	-269.59	-24,413.13
Bill Pmt -Check	04/30/2026	4300	Alton Madison Prop...	X	-161.50	-24,574.63
Check	05/01/2026	4312	Seagrape Property ...	X	-4,793.04	-29,367.67
Bill Pmt -Check	05/01/2026	DEBIT	Liftmaster Chamberl...	X	-216.00	-29,583.67
General Journal	05/04/2026	DB R...		X	-144.00	-29,727.67
Bill Pmt -Check	05/11/2026	FPL	FPL	X	-1,007.72	-30,735.39
Bill Pmt -Check	05/11/2026	FPL	FPL	X	-313.47	-31,048.86
Bill Pmt -Check	05/11/2026	FPL	FPL	X	-46.57	-31,095.43
Bill Pmt -Check	05/11/2026	FPL	FPL	X	-40.70	-31,136.13
Check	05/31/2026			X	-45.00	-31,181.13
Total Checks and Payments					-31,181.13	-31,181.13
Deposits and Credits - 48 items						
Deposit	04/27/2026			X	465.00	465.00
Deposit	04/28/2026			X	150.00	615.00
Deposit	04/29/2026			X	150.00	765.00
Deposit	04/29/2026			X	357.00	1,122.00
Deposit	04/30/2026			X	155.00	1,277.00
Deposit	04/30/2026			X	460.00	1,737.00
Deposit	05/01/2026			X	286.00	2,023.00
Deposit	05/01/2026			X	575.00	2,598.00
Deposit	05/01/2026			X	738.00	3,336.00
Deposit	05/03/2026			X	150.00	3,486.00
Deposit	05/04/2026			X	150.00	3,636.00
Deposit	05/04/2026			X	738.00	4,374.00
Deposit	05/05/2026			X	438.00	4,812.00
Deposit	05/06/2026			X	750.00	5,562.00
Deposit	05/07/2026			X	300.00	5,862.00
Deposit	05/07/2026			X	1,200.00	7,062.00
Deposit	05/08/2026			X	300.00	7,362.00
Deposit	05/08/2026			X	593.00	7,955.00
Deposit	05/09/2026			X	1,188.00	9,143.00
Deposit	05/10/2026			X	300.00	9,443.00
Deposit	05/11/2026			X	150.00	9,593.00
Deposit	05/11/2026			X	160.00	9,753.00
Deposit	05/11/2026			X	450.00	10,203.00
Deposit	05/12/2026			X	150.00	10,353.00
Deposit	05/12/2026			X	300.00	10,653.00
Deposit	05/12/2026			X	310.00	10,963.00
Deposit	05/13/2026			X	150.00	11,113.00
Deposit	05/13/2026			X	150.00	11,263.00
Deposit	05/13/2026			X	288.00	11,551.00
Deposit	05/14/2026			X	3.05	11,554.05
Deposit	05/14/2026			X	300.00	11,854.05
Deposit	05/14/2026			X	450.00	12,304.05
Deposit	05/15/2026			X	156.00	12,460.05
Deposit	05/15/2026			X	305.00	12,765.05
Deposit	05/18/2026			X	150.00	12,915.05
Deposit	05/18/2026			X	301.00	13,216.05
Deposit	05/19/2026			X	320.00	13,536.05

Seagrape POA
Reconciliation Detail
Operating SPOA CNB 3017, Period Ending 05/31/2026

Type	Date	Num	Name	Clr	Amount	Balance
Deposit	05/20/2026			X	150.00	13,686.05
Deposit	05/20/2026			X	900.00	14,586.05
Deposit	05/21/2026			X	150.00	14,736.05
Deposit	05/22/2026			X	600.00	15,336.05
Deposit	05/26/2026			X	150.00	15,486.05
Deposit	05/26/2026			X	150.00	15,636.05
Deposit	05/26/2026			X	160.00	15,796.05
Deposit	05/28/2026			X	150.00	15,946.05
Deposit	05/29/2026			X	160.00	16,106.05
Deposit	05/31/2026			X	1.59	16,107.64
Deposit	05/31/2026			X	23.60	16,131.24
Total Deposits and Credits					16,131.24	16,131.24
Total Cleared Transactions					-15,049.89	-15,049.89
Cleared Balance					-15,049.89	31,140.63
Uncleared Transactions						
Checks and Payments - 13 items						
Bill Pmt -Check	12/13/2025	4261	Beautiful Mailbox C...		-1,262.60	-1,262.60
Bill Pmt -Check	12/13/2025	4260	Beautiful Mailbox C...		-1,262.60	-2,525.20
Check	05/01/2026	4313	Cutler Landings POA		-286.00	-2,811.20
Check	05/04/2026	4314	Cutler Landings POA		-150.00	-2,961.20
Bill Pmt -Check	05/28/2026	4319	Landscape Worksh...		-4,400.00	-7,361.20
Bill Pmt -Check	05/28/2026	4316	Alton Madison Prop...		-1,985.00	-9,346.20
Bill Pmt -Check	05/28/2026	4323	Solitude Lake Mana...		-516.15	-9,862.35
Bill Pmt -Check	05/28/2026	4320	Normal Operations ...		-310.00	-10,172.35
Bill Pmt -Check	05/28/2026	4318	DNCR, Inc		-304.95	-10,477.30
Bill Pmt -Check	05/28/2026	4322	Siegfried Rivera PA		-256.00	-10,733.30
Bill Pmt -Check	05/28/2026	4315	Alton Madison Prop...		-200.45	-10,933.75
Bill Pmt -Check	05/28/2026	4317	Comcast		-153.86	-11,087.61
Bill Pmt -Check	05/28/2026	4321	Sarma		-92.40	-11,180.01
Total Checks and Payments					-11,180.01	-11,180.01
Deposits and Credits - 4 items						
Deposit	05/28/2026				2,146.10	2,146.10
Deposit	05/29/2026				439.00	2,585.10
Deposit	05/29/2026				450.00	3,035.10
Deposit	05/31/2026				150.00	3,185.10
Total Deposits and Credits					3,185.10	3,185.10
Total Uncleared Transactions					-7,994.91	-7,994.91
Register Balance as of 05/31/2026					-23,044.80	23,145.72
New Transactions						
Checks and Payments - 5 items						
Check	06/01/2026	4324	Seagrape Property ...		-4,793.04	-4,793.04
Bill Pmt -Check	06/01/2026	DEBIT	Liftmaster Chamberl...		-216.00	-5,009.04
Bill Pmt -Check	06/05/2026	FPL	FPL		-322.49	-5,331.53
Bill Pmt -Check	06/05/2026	FPL	FPL		-46.69	-5,378.22
Bill Pmt -Check	06/05/2026	FPL	FPL		-40.70	-5,418.92
Total Checks and Payments					-5,418.92	-5,418.92
Deposits and Credits - 4 items						
Deposit	06/01/2026				1,184.00	1,184.00
Deposit	06/02/2026				444.00	1,628.00
Deposit	06/08/2026				450.00	2,078.00
Deposit	06/10/2026				500.00	2,578.00
Total Deposits and Credits					2,578.00	2,578.00
Total New Transactions					-2,840.92	-2,840.92
Ending Balance					**-25,885.72**	**20,304.80**

Seagrape POA
Reconciliation Summary
Reserve SPOA CNB 2476, Period Ending 05/31/2026

	May 31, 26	
Beginning Balance		292,703.73
Cleared Transactions		
Deposits and Credits - 3 items	9,597.92	
Total Cleared Transactions		9,597.92
Cleared Balance		**302,301.65**
Register Balance as of 05/31/2026		302,301.65
New Transactions		
Deposits and Credits - 1 item	4,793.04	
Total New Transactions		4,793.04
Ending Balance		**307,094.69**

Seagrape POA
Reconciliation Detail
Reserve SPOA CNB 2476, Period Ending 05/31/2026

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						292,703.73
Cleared Transactions						
Deposits and Credits - 3 items						
Check	04/01/2026	4296	Seagrape Property ...	X	4,793.04	4,793.04
Check	05/01/2026	4312	Seagrape Property ...	X	4,793.04	9,586.08
Deposit	05/31/2026			X	11.84	9,597.92
Total Deposits and Credits					9,597.92	9,597.92
Total Cleared Transactions					9,597.92	9,597.92
Cleared Balance					9,597.92	302,301.65
Register Balance as of 05/31/2026					9,597.92	302,301.65
New Transactions						
Deposits and Credits - 1 item						
Check	06/01/2026	4324	Seagrape Property ...		4,793.04	4,793.04
Total Deposits and Credits					4,793.04	4,793.04
Total New Transactions					4,793.04	4,793.04
Ending Balance					**14,390.96**	**307,094.69**

SEAGRAPE PROPERTY OWNERS ASSOCIATON

ACCOUNTS RECEIVABLES & COLLECTIONS

MAY 2026

Seagrape POA
A/R Aging Summary
As of May 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
010017	0.00	160.00	14.85	0.00	0.00	174.85
010024	0.00	160.00	160.00	0.00	0.00	320.00
010027	0.00	160.00	84.22	0.00	0.00	244.22
010043	0.00	160.00	13.00	0.00	0.00	173.00
010045	0.00	20.00	0.00	0.00	0.00	20.00
010048	0.00	30.00	0.00	0.00	0.00	30.00
010052	0.00	20.00	0.00	0.00	0.00	20.00
010069	0.00	160.00	17.00	0.00	0.00	177.00
010071	0.00	10.00	0.00	0.00	0.00	10.00
010080	0.00	89.00	0.00	0.00	0.00	89.00
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
010096	0.00	10.00	0.00	0.00	0.00	10.00
010097	0.00	160.00	0.00	0.00	0.00	160.00
010103	0.00	20.00	0.00	0.00	0.00	20.00
Attorney Files						
A010018	256.00	160.00	160.00	170.00	426.04	1,172.04
A010054	0.00	160.00	160.00	85.81	0.00	405.81
A010061	0.00	160.00	485.00	160.00	7,016.29	7,821.29
A010072	0.00	160.00	160.00	170.00	150.00	640.00
A010104	0.00	160.00	160.00	3.00	0.00	323.00
A010108	0.00	160.00	785.00	170.00	1,080.00	2,195.00
TOTAL	**256.00**	**2,173.00**	**2,199.07**	**758.81**	**8,672.33**	**14,059.21**

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

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

- **Claim of Lien / Demand Letter**
  - **010054**
  - **010108**
  - **010018**
  - **010072**
  - **010104**

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

Alton Madison Property Management

- **Sent 10 Collection Letters ("Friendly Reminder") as of May 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**