SEA GRAPE PROPERTY OWNERS' ASSOCIATION

REPORT TO THE DIRECTORS

FOR THE MONTH OF:

APRIL 2026

FOR MANAGEMENT PURPOSES ONLY

Sea Grape Property Owners Association

~~**MEETING MINUTES**~~

FINANCIAL STATEMENTS

- Statement of Financial Position (As of April 30, 2026)
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ACCOUNTS RECEIVABLE & COLLECTIONS

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

SEA GRAPE PROPERTY OWNERS' ASSOCIATION

FINANCIAL STATEMENTS

APRIL 2026

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

1. Cash:	Petty Cash	$0.00
	Operating Cash In Bank	20,827.69
	Balancing to/from Operating	9,200.00
	Deposits in Transit	888.00
	Total Operating Cash	$30,915.69

2. Reserve Cash:	Reserve Checking/Money Market	$297,496.77
	Reserve CD	0.00
	Balancing to/from Operating	-9,200.00
	Total Reserves	$288,296.77

3. Reserve Activity:	A. Reserves Funding (Including Interest)	$4,805.07
	B. Expenditures from Reserves	$8,100.00

4. Cash Flow:	Increase/(Decrease) in Total cash	04/30/26	$ (4,102.40)

5. A/R Stats:	A. Total Accounts Receivable (all Types):	$ 14,858.71
	B. Increase/(Decrease) in Accounts Receivable:	$ 407.75
	C. Bad Debts written off this month:	$ -

6. A/R Aging Summary:	4/30/26	3/31/26
1 to 30 days	$ 3,161.57	$ 2,740.90
31 to 60 Days	1,173.00	2,866.00
61 to 90 Days	2,150.81	781.56
> 90 Days	8,373.33	8,062.50
Total	$ 14,858.71	$ 14,450.96

7. Operating Expenditures:	
Month-to-date	$ 9,963.33
Year-to-Date	$ 43,426.57
Average Monthly Expenses YTD	$ 10,856.64
Budgeted Monthly Expenses	$ 11,851.96

8. Budgetary General Info.	
Month-to-Date Budgetary Variance	$ 1,938.18
Year-to-Date Budgetary Variance	$ 3,413.86

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

	This Month	Prior Month
ASSETS		
Current Assets		
Petty Cash	$ 0.00	$ 0.00
Operating Account - CNB	20,827.69	29,709.16
Funds due (to)/from Reserve Account	9,200.00	1,100.00
Undeposited Funds	888.00	914.00
Accounts Receivable, Net (Note I)	14,858.71	14,450.96
	45,774.40	46,174.12
Reserve Account - CNB	297,496.77	292,691.70
Funds due (to)/from Operating Account	(9,200.00)	(1,100.00)
	288,296.77	291,591.70
Other Assets		
Collections Account Suspense	0.00	0.00
Utility Deposits	651.00	651.00
Other Assets & Prepaid Expenses	170.00	252.20
Prepaid Insurance	9,692.57	10,802.94
	10,513.57	11,706.14
Total Assets	$ 344,584.74	$ 349,471.96
LIABILITIES & CAPITAL		
Current Liabilities		
Accounts Payable	$ 693.59	$ 3,943.11
Association Fees Paid in Advance	17,095.57	17,376.52
Long-term Liabilities		
Other Liabilities	0.00	0.00
Total Liabilities	17,789.16	21,319.63
Capital (Net Assets)		
Prior Year Retained Earnings	35,084.95	35,084.95
Appropriated Special Reserves	288,296.77	291,591.70
Current Year Surplus/Deficit	3,413.86	1,475.68
Total Capital	326,795.58	328,152.33
Total Liabilities & Capital	$ 344,584.74	$ 349,471.96

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

I. Accounts Receivable

The Composition of Accounts Receivable is as Follows:

	4/30/26	3/31/26	$ Change	% Change
Owners' Maint. Fees	$ 8,209.42	8,319.45	$ -110.03	-1.3%
Late Fees	413.00	421.00	-8.00	-1.9%
Violation Fines	0.00	0.00	0.00	%N/A
Direct Charges	0.00	289.17	-289.17	-100.0%
Legal Fees/Costs	6,146.29	5,196.29	950.00	18.3%
NSF - Fees & Checks	90.00	225.05	-135.05	-60.0%
Subtotal	14,858.71	14,450.96	$ 407.75	2.8%
Less: Allowance for Bad Debts	0.00	0.00	0.00	%N/A
Total	$ 14,858.71	14,450.96	$ 407.75	2.8%

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

I. Changes in Homeowners' Equity

	Retained Earnings	Appropriated Reserves	Current Year Results
Balance 3/31/26	$35,084.95	$291,591.70	$1,475.68
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	$6,731.22
Current Special Reserve Appropriation	$0.00	$4,793.04	($4,793.04)
Expenditures from Special Reserves	$0.00	($8,100.00)	$0.00
Adjustment(s) - Reserves Interest	$0.00	$12.03	$0.00
Other Adjustment(s) to Reserves	$0.00	$0.00	$0.00
Balance 4/30/26	**$35,084.95**	**$288,296.77**	**$3,413.86**

II. Appropriated Reserve Fund Consists of:

Fund Description	As of:	4/30/26	Incr / (Decr)	3/31/26
Reserve - Perimeter Wall		35,980.46	1,532.07	34,448.39
Reserve - Tree Trimming		(3,100.00)	(6,850.00)	3,750.00
Reserve - Entry System		12,149.12	499.51	11,649.61
Reserve - Insurance Deductible		9,999.96	0.00	9,999.96
Reserve - Emergency/Storm		21,154.72	121.48	21,033.24
Reserve - Community Improvement		(561.70)	237.46	(799.16)
Reserve - Paving		123,554.24	453.15	123,101.09
Reserve - Drain Cleaning & Repair		61,238.56	111.81	61,126.75
Reserve - Seal Coating		27,299.53	587.56	26,711.97
Subtotal (before interest reserve)		287,714.89	(3,306.96)	291,021.85
Reserve - Interest		581.88	12.03	569.85
	Totals	**288,296.77**	**(3,294.93)**	**291,591.70**

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

Revenues	Current Month	Year to Date
Association Maintenance Fees	$ 11,406.96	$ 45,627.84
Special Reserve Remittances	4,793.04	19,172.16
Fine Assessments	0.00	0.00
Keys & Gate Remotes	100.00	300.00
Late Fees/Charges	220.00	800.00
NSF Fees	30.00	195.05
Interest Income	1.70	77.49
Screening Income	75.00	75.00
Other Income	67.85	115.05
Allowances & Credit Memos	0.00	(350.00)
Total Revenues	$ 16,694.55	$ 66,012.59
Expenses		
Admin. Screening Fees	$ 0.00	$ 176.50
Auditing - CPA	0.00	1,400.00
Bank Charges	60.00	227.00
Bookkeeping & Accounting (Financial Management)	1,985.00	7,940.00
Interest Expense	0.00	0.00
Insurance	1,110.37	4,399.25
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	726.53
Maintenance - General	0.00	294.00
Maintenance - Lake	351.79	1,407.10
Maintenance - Other Landscape, Trees, & Sprinklers	0.00	0.00
Maintenance - Lawn	4,400.00	17,600.00
Meeting & Community Expense	0.00	337.50
Screening Fees	92.40	92.40
Postage, Delivery, Faxes, etc.	83.28	343.91
Provision for Bad Debts (A/R Losses)	0.00	0.00
Secretarial Services	0.00	0.00
Supplies (Office, Printing, Access, & Other)	40.92	392.58
Taxes, Licenses, & Permits	61.25	61.25
Telephone / Internet	369.86	1,479.44
Towing & Parking Enforcement	0.00	22.19
Utilities - Electric & Water	1,408.46	5,760.47
Total Expenses	$ 9,963.33	$ 43,426.57
Special Reserve Appropriations	(4,793.04)	(19,172.16)
Additional Special Reserve Transfer	0.00	0.00
Net Surplus/(Deficit)	$ 1,938.18	$ 3,413.86

Seagrape Property Owners' Association

BUDGET REPORT

For the Period Ending April 30, 2026

	Reporting Period - Month 4				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	45,627.84	0.00	0.0%	45,627.84	136,883.52
Reserve Remittances	4,793.04	0.00	0.0%	4,793.04	19,172.16	0.00	0.0%	19,172.16	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	220.00	(5.00)	-2.3%	225.00	800.00	(100.00)	-12.5%	900.00	2,700.00
Allowances & Credit Memos	0.00	0.00	%N/A	0.00	-350.00	(350.00)	100.0%	0.00	0.00
Property Revenues	16,420.00	(5.00)	0.0%	16,425.00	65,250.00	(450.00)	-0.7%	65,700.00	197,100.00
NSF Fees	30.00	20.00	66.7%	10.00	195.05	155.05	79.5%	40.00	120.00
Interest Income	1.70	(43.30)	-2547.1%	45.00	77.49	(102.51)	-132.3%	180.00	540.00
Screening Income	75.00	60.00	80.0%	15.00	75.00	15.00	20.0%	60.00	180.00
Keys & Gate Remotes	100.00	(50.00)	-50.0%	150.00	300.00	(300.00)	-100.0%	600.00	1,800.00
Other Income	67.85	67.85	100.0%	0.00	115.05	115.05	100.0%	0.00	0.00
Other Income	274.55	54.55	19.9%	220.00	762.59	(117.41)	-15.4%	880.00	2,640.00
Total Revenues	16,694.55	49.55	0.3%	16,645.00	66,012.59	(567.41)	-0.9%	66,580.00	199,740.00
Expenses									
Admin. Fees	0.00	(32.50)	%N/A	32.50	176.50	46.50	26.3%	130.00	390.00
Bank Charges	60.00	(25.00)	-41.7%	85.00	227.00	(113.00)	-49.8%	340.00	1,020.00
Meeting & Community	0.00	(75.00)	%N/A	75.00	337.50	37.50	11.1%	300.00	900.00
Supplies - gate access, etc	0.00	(25.00)	%N/A	25.00	0.00	(100.00)	%N/A	100.00	300.00
Holiday Décor	0.00	(500.00)	%N/A	500.00	0.00	(2,000.00)	%N/A	2,000.00	6,000.00
Printing & Supplies	40.92	(99.08)	-242.1%	140.00	392.58	(167.42)	-42.6%	560.00	1,680.00
Postage & Delivery	83.28	(21.72)	-26.1%	105.00	343.91	(76.09)	-22.1%	420.00	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	61.25	56.15	91.7%	5.10	61.25	40.85	66.7%	20.40	61.20
Screeing Fees	92.40	92.40	100.0%	0.00	92.40	92.40	100.0%	0.00	0.00
Gen./Administrative	337.85	(629.75)	-186.4%	967.60	1,631.14	(2,239.26)	-137.3%	3,870.40	11,611.20
Insurance - D&O	193.42	15.92	8.2%	177.50	713.68	3.68	0.5%	710.00	2,130.00
Insurance - Liability/Package	715.36	(51.84)	-7.2%	767.20	2,879.21	(189.59)	-6.6%	3,068.80	9,206.40
Insurance - Wind	201.59	201.59	100.0%	0.00	806.36	806.36	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	4,399.25	620.45	14.1%	3,778.80	11,336.40
Managegment	1,985.00	0.00	0.0%	1,985.00	7,940.00	0.00	0.0%	7,940.00	23,820.00
Accounting/Auditing - CPA	0.00	(118.00)	%N/A	118.00	1,400.00	928.00	66.3%	472.00	1,416.00
Legal & Professional	0.00	(130.00)	%N/A	130.00	766.45	246.45	32.2%	520.00	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	10,106.45	1,174.45	11.6%	8,932.00	26,796.00

Seagrape Property Owners' Association

BUDGET REPORT

For the Period Ending April 30, 2026

Expenses (cont'd.)	Reporting Period - Month 4				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	(1,300.00)	%N/A	1,300.00	3,900.00
Maint-Lake & Fountain	351.79	(3.21)	-0.9%	355.00	1,407.10	(12.90)	-0.9%	1,420.00	4,260.00
Maint-Cameras	0.00	(25.00)	%N/A	25.00	726.53	626.53	86.2%	100.00	300.00
Maint-General/Common	0.00	(770.16)	%N/A	770.16	294.00	(2,786.64)	-947.8%	3,080.64	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	(344.00)	%N/A	344.00	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	17,600.00	0.00	0.0%	17,600.00	52,800.00
Repairs / Maint.	4,751.79	(1,209.37)	-25.5%	5,961.16	20,027.63	(3,817.01)	-19.1%	23,844.64	71,533.92
Telephone/Communications	369.86	19.86	5.4%	350.00	1,479.44	79.44	5.4%	1,400.00	4,200.00
Website	0.00	(42.50)	%N/A	42.50	22.19	(147.81)	-666.1%	170.00	510.00
Electricity (FPL)	1,408.46	55.46	3.9%	1,353.00	5,760.47	348.47	6.0%	5,412.00	16,236.00
Utilities	1,778.32	32.82	1.8%	1,745.50	7,262.10	280.10	3.9%	6,982.00	20,946.00
Total Expenses	9,963.33	(1,888.63)	-19.0%	11,851.96	43,426.57	(3,981.27)	-9.2%	47,407.84	142,223.52
Reserve Appropriation	-4,793.04	0.00	0.0%	-4,793.04	-19,172.16	0.00	0.0%	-19,172.16	-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)	**1,938.18**	**1,938.18**	**100.0%**	**0.00**	**3,413.86**	**3,413.86**	**100.0%**	**0.00**	**0.00**

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

CASH FLOWS FROM OPERATING ACTIVITIES:		
Net Income		$ 1,938.18
Adjustments to reconcile net income to net cash		
Change in Accounts Receivable		(407.75)
Change in Accounts Payable & Other Current Liabilities		(3,249.52)
Depreciation Expense		0.00
Net Cash Provided by (Used for) Operating Activities		$ (1,719.09)
CASH FLOWS FROM INVESTING ACTIVITIES:		
Change in Prepaid Insurance		1,110.37
Change in Other Assets & Prepaid Expenses		82.20
Change in Capitalized Costs		0.00
(Purchase) or Sale/Disposal of Fixed Assets		0.00
Net Cash Provided by (Used for) Investing Activities		$ 1,192.57
CASH FLOWS FROM FINANCING ACTIVITIES		
Increase in Reserves Fund (Appropriation & Interest)		4,805.07
Expenditures from Reserves		(8,100.00)
Increase (Decrease) in Loan Payable		0.00
Increase (Decrease) in Maint. Fees paid in Advance		(280.95)
Net Cash Provided by (Used For) Financing Activities		$ (3,575.88)
Net Increase (Decrease) in Cash & Cash Equivalents for Period		**$ (4,102.40)**
Cash and Cash Equivalents at Beginning of Period	04/01/26	$ 323,314.86
Cash and Cash Equivalents at end of Period	04/30/26	$ 319,212.46

Supplemental Cash & Cash Equivalents Balance Schedule:

Operating Cash (Including Deposits in Transit)		$ 21,715.69
Restricted Cash - Reserves		$ 297,496.77
Restricted Cash - Reserves Investments		$ 0.00
Cash and Cash Equivalents at end of Period	04/30/26	$ 319,212.46

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

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
Alton Madison Property Management	200.45	0.00	0.00	0.00	0.00	200.45
FPL	400.74	0.00	0.00	0.00	0.00	400.74
Sarma	92.40	0.00	0.00	0.00	0.00	92.40
TOTAL	**693.59**	**0.00**	**0.00**	**0.00**	**0.00**	**693.59**

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		$9,692.57

Seagrape POA
List of Disbursements
April 2026

	Type	Num	Date	Name	Memo	Item	Account	Paid Amount	Original Amount
	Check		**04/30/2026**		**Service Charge**		**Operating SPOA CNB 3017**		**-45.00**
					Service Charge		Bank Fees	-45.00	45.00
TOTAL								-45.00	45.00
	Check	**BANKCHG**	**04/04/2026**	**Direct Biller**			**Operating SPOA CNB 3017**		**-2.95**
					Return Payment		DB Fee Adjust	-2.95	2.95
TOTAL								-2.95	2.95
	Bill Pmt -Check	**DEBIT**	**04/01/2026**	**Liftmaster Chamberlain Group**	**MyQ Liftmaster Gate System**		**Operating SPOA CNB 3017**		**-216.00**
	Bill	APRIL2026	04/01/2026		MyQ Storage and VOIP - 30 day video storage		Telephone & Communications	-216.00	216.00
TOTAL								-216.00	216.00
	Bill Pmt -Check	**FPL**	**04/09/2026**	**FPL**	**Electric Services**		**Operating SPOA CNB 3017**		**-40.70**
	Bill		03/24/2026		Electric Services		Electric Service	-40.70	40.70
TOTAL								-40.70	40.70
	Bill Pmt -Check	**FPL**	**04/09/2026**	**FPL**	**Electric Services**		**Operating SPOA CNB 3017**		**-46.57**
	Bill		03/24/2026		Electric Services		Electric Service	-46.57	46.57
TOTAL								-46.57	46.57
	Bill Pmt -Check	**FPL**	**04/09/2026**	**FPL**	**Electric Services**		**Operating SPOA CNB 3017**		**-313.95**
	Bill		03/24/2026		Electric Services		Electric Service	-313.95	313.95
TOTAL								-313.95	313.95
	Bill Pmt -Check	**FPL**	**04/09/2026**	**FPL**	**Electric Services**		**Operating SPOA CNB 3017**		**-1,007.72**
	Bill		04/06/2026		Electric Services		Electric Service	-1,007.72	1,007.72
TOTAL								-1,007.72	1,007.72
	Check	**4296**	**04/01/2026**	**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	**4297**	**04/02/2026**	**Cutler Landings POA**	**Direct Biller Mis-deposit**		**Operating SPOA CNB 3017**		**-150.00**
					Direct Biller Mis-deposit (Cutler Landings) (April 2,		Adjusting Account	-150.00	150.00
TOTAL								-150.00	150.00
	Check	**4298**	**04/04/2026**	**Cutler Landings POA**	**Direct Biller Mis-deposit**		**Operating SPOA CNB 3017**		**-150.00**
					Direct Biller Mis-deposit (Cutler Landings) (April 4,		Adjusting Account	-150.00	150.00
TOTAL								-150.00	150.00
	Bill Pmt -Check	**4299**	**04/30/2026**	**Allstate Resource Management**	**Community Repairs and Maintenance**		**Operating SPOA CNB 3017**		**-1,100.00**
	Bill	222745	03/11/2026		Drain Cleaning		Reserve - Drain Clean / Repair	-1,100.00	1,100.00
TOTAL								-1,100.00	1,100.00
	Bill Pmt -Check	**4300**	**04/30/2026**	**Alton Madison Property Management**	**Reimbursements 2026 March**		**Operating SPOA CNB 3017**		**-161.50**
	Bill		03/31/2026		Copies - Meeting Packets, GC Copies, etc		Printing & Supplies	-38.00	38.00
					Postage - AP		Postage and Delivery	-5.15	5.15
					Postage - Collection Letters		Postage and Delivery	-52.06	52.06
					Supplies - Collection Letters		Printing & Supplies	-11.75	11.75
					Postage - Violation Letters		Postage and Delivery	-26.82	26.82
					Supplies - Violation Letters		Printing & Supplies	-12.72	12.72
					Direct Biller Fee (returned payment)		Bank Fees	-15.00	15.00
TOTAL								-161.50	161.50
	Bill Pmt -Check	**4301**	**04/30/2026**	**Alton Madison Property Management**	**Management Services 2026**		**Operating SPOA CNB 3017**		**-1,985.00**
	Bill		04/01/2026		Management Services 2026		Management Fees	-1,985.00	1,985.00
TOTAL								-1,985.00	1,985.00
	Bill Pmt -Check	**4302**	**04/30/2026**	**Comcast**			**Operating SPOA CNB 3017**		**-307.72**
	Bill		03/19/2026		Acct No. 8495 60 074 0597192		Telephone & Communications	-153.86	153.86
	Bill		04/19/2026		Acct No. 8495 60 074 0597192		Telephone & Communications	-153.86	153.86
TOTAL								-307.72	307.72
	Bill Pmt -Check	**4303**	**04/30/2026**	**DNCR, Inc**			**Operating SPOA CNB 3017**		**-726.53**
	Bill	17095	03/15/2026		Replaced faulty 6 port PoE switch		Camera System	-245.03	245.03
	Bill	16996 122025	03/15/2026		Replaced 4 - GF5 outlets (3 main entrance / 1 side		Camera System	-481.50	481.50
TOTAL								-726.53	726.53
	Bill Pmt -Check	**4304**	**04/30/2026**	**Landscape Workshop LLC**	**Landscaping Services 2024**		**Operating SPOA CNB 3017**		**-4,400.00**
	Bill	2919-10603076	04/01/2026		April		Lawn Maintenance	-4,400.00	4,400.00
TOTAL								-4,400.00	4,400.00
	Bill Pmt -Check	**4305**	**04/30/2026**	**Manuel E. Villate, CPA**	**CPA Engagement and Tax Return**		**Operating SPOA CNB 3017**		**-1,400.00**
	Bill	2025	03/11/2026		CPA Engagement 2025		Accounting / Auditing	-1,125.00	1,125.00
					CPA Tax Return 2025		Accounting / Auditing	-275.00	275.00
TOTAL								-1,400.00	1,400.00
	Bill Pmt -Check	**4306**	**04/30/2026**	**Siegfried Rivera PA**			**Operating SPOA CNB 3017**		**-406.25**

Seagrape POA
List of Disbursements
April 2026

	Type	Num	Date	Name	Memo	Item	Account	Paid Amount	Original Amount
	Bill	62500023	04/06/2026		Legal Fees - Foreclosure costs		Legal Fees	-325.00	325.00
	Bill	62501197	04/09/2026		Legal Fees - Balance due letter		Legal Fees	-81.25	81.25
TOTAL								-406.25	406.25
	Bill Pmt -Check	**4307**	**04/30/2026**	**Siegfried Rivera PA**	**Legal Fees & Costs**		**Operating SPOA CNB 3017**		**-625.00**
	Bill	62501432	04/14/2026		Legal Fees - Foreclosure cost retainer		Legal Fees	-625.00	625.00
TOTAL								-625.00	625.00
	Bill Pmt -Check	**4308**	**04/30/2026**	**Solitude Lake Management**	**Lake Maintenance**		**Operating SPOA CNB 3017**		**-269.59**
	Bill	PSI255249	04/02/2026		April		Lake Maintenance	-269.59	269.59
TOTAL								-269.59	269.59
	Bill Pmt -Check	**4309**	**04/30/2026**	**Tropical South Landscaping**	**Community Repairs and Maintenance**		**Operating SPOA CNB 3017**		**-2,700.00**
	Bill	EST1509	04/02/2026		20416 SW 85 Ave & 8545 Frajo Road - removal o		Reserve - Tree Trimming	-2,700.00	2,700.00
TOTAL								-2,700.00	2,700.00
	Bill Pmt -Check	**4310**	**04/30/2026**	**Tropical South Landscaping**	**Community Repairs and Maintenance**		**Operating SPOA CNB 3017**		**-2,800.00**
	Bill	EST1508	04/02/2026		8617 Franjo Road - pruning / lifting tree behind hor		Reserve - Tree Trimming	-2,800.00	2,800.00
TOTAL								-2,800.00	2,800.00
	Bill Pmt -Check	**4311**	**04/30/2026**	**Tropical South Landscaping**	**Community Repairs and Maintenance**		**Operating SPOA CNB 3017**		**-2,600.00**
	Bill	EST1507	04/02/2026		8625 / 8627 Franjo Road - trimming / lifting / clearl		Reserve - Tree Trimming	-2,600.00	2,600.00
TOTAL								-2,600.00	2,600.00

Seagrape POA
Reconciliation Summary
Operating SPOA CNB 3017, Period Ending 04/30/2026

	Apr 30, 26	
Beginning Balance		31,645.36
Cleared Transactions		
Checks and Payments - 8 items	-1,816.89	
Deposits and Credits - 52 items	16,362.05	
Total Cleared Transactions	14,545.16	
Cleared Balance		**46,190.52**
Uncleared Transactions		
Checks and Payments - 18 items	-27,099.83	
Deposits and Credits - 6 items	1,737.00	
Total Uncleared Transactions	-25,362.83	
Register Balance as of 04/30/2026		**20,827.69**
New Transactions		
Checks and Payments - 9 items	-11,646.54	
Deposits and Credits - 39 items	16,205.15	
Total New Transactions	4,558.61	
Ending Balance		**25,386.30**

Seagrape POA
Reconciliation Detail
Operating SPOA CNB 3017, Period Ending 04/30/2026

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						31,645.36
Cleared Transactions						
Checks and Payments - 8 items						
Bill Pmt -Check	04/01/2026	DEBIT	Liftmaster Chamberl...	X	-216.00	-216.00
General Journal	04/04/2026	DB R...		X	-144.00	-360.00
Check	04/04/2026	BANK...	Direct Biller	X	-2.95	-362.95
Bill Pmt -Check	04/09/2026	FPL	FPL	X	-1,007.72	-1,370.67
Bill Pmt -Check	04/09/2026	FPL	FPL	X	-313.95	-1,684.62
Bill Pmt -Check	04/09/2026	FPL	FPL	X	-46.57	-1,731.19
Bill Pmt -Check	04/09/2026	FPL	FPL	X	-40.70	-1,771.89
Check	04/30/2026			X	-45.00	-1,816.89
Total Checks and Payments					-1,816.89	-1,816.89
Deposits and Credits - 52 items						
Deposit	03/30/2026			X	289.00	289.00
Deposit	03/31/2026			X	300.00	589.00
Deposit	04/01/2026			X	930.85	1,519.85
Deposit	04/02/2026			X	150.00	1,669.85
Deposit	04/02/2026			X	305.00	1,974.85
Deposit	04/02/2026			X	438.00	2,412.85
Deposit	04/02/2026			X	750.00	3,162.85
Deposit	04/02/2026			X	1,080.00	4,242.85
Deposit	04/03/2026			X	150.00	4,392.85
Deposit	04/03/2026			X	150.00	4,542.85
Deposit	04/03/2026			X	455.80	4,998.65
Deposit	04/04/2026			X	144.00	5,142.65
Deposit	04/04/2026			X	152.95	5,295.60
Deposit	04/05/2026			X	438.00	5,733.60
Deposit	04/06/2026			X	150.00	5,883.60
Deposit	04/06/2026			X	300.00	6,183.60
Deposit	04/06/2026			X	300.00	6,483.60
Deposit	04/06/2026			X	320.00	6,803.60
Deposit	04/07/2026			X	150.00	6,953.60
Deposit	04/08/2026			X	294.90	7,248.50
Deposit	04/08/2026			X	1,200.00	8,448.50
Deposit	04/09/2026			X	150.00	8,598.50
Deposit	04/09/2026			X	664.50	9,263.00
Deposit	04/10/2026			X	150.00	9,413.00
Deposit	04/10/2026			X	150.00	9,563.00
Deposit	04/11/2026			X	368.00	9,931.00
Deposit	04/12/2026			X	160.00	10,091.00
Deposit	04/13/2026			X	150.00	10,241.00
Deposit	04/13/2026			X	450.00	10,691.00
Deposit	04/13/2026			X	460.00	11,151.00
Deposit	04/14/2026			X	75.00	11,226.00
Deposit	04/14/2026			X	150.00	11,376.00
Deposit	04/14/2026			X	600.00	11,976.00
Deposit	04/15/2026			X	150.00	12,126.00
Deposit	04/15/2026			X	166.00	12,292.00
Deposit	04/15/2026			X	300.00	12,592.00
Deposit	04/15/2026			X	337.95	12,929.95
Deposit	04/16/2026			X	150.00	13,079.95
Deposit	04/17/2026			X	460.00	13,539.95
Deposit	04/20/2026			X	150.00	13,689.95
Deposit	04/20/2026			X	162.95	13,852.90
Deposit	04/20/2026			X	860.50	14,713.40
Deposit	04/21/2026			X	100.00	14,813.40
Deposit	04/21/2026			X	174.00	14,987.40
Deposit	04/21/2026			X	300.00	15,287.40
Deposit	04/23/2026			X	152.95	15,440.35
Deposit	04/24/2026			X	150.00	15,590.35
Deposit	04/26/2026			X	150.00	15,740.35
Deposit	04/27/2026			X	310.00	16,050.35
Deposit	04/28/2026			X	150.00	16,200.35
Deposit	04/30/2026			X	1.70	16,202.05
Deposit	04/30/2026			X	160.00	16,362.05

Seagrape POA
Reconciliation Detail
Operating SPOA CNB 3017, Period Ending 04/30/2026

Type	Date	Num	Name	Clr	Amount	Balance
Total Deposits and Credits					16,362.05	16,362.05
Total Cleared Transactions					14,545.16	14,545.16
Cleared Balance					14,545.16	46,190.52
Uncleared Transactions						
Checks and Payments - 18 items						
Bill Pmt -Check	12/13/2025	4260	Beautiful Mailbox C...		-1,262.60	-1,262.60
Bill Pmt -Check	12/13/2025	4261	Beautiful Mailbox C...		-1,262.60	-2,525.20
Check	04/01/2026	4296	Seagrape Property ...		-4,793.04	-7,318.24
Check	04/02/2026	4297	Cutler Landings POA		-150.00	-7,468.24
Check	04/04/2026	4298	Cutler Landings POA		-150.00	-7,618.24
Bill Pmt -Check	04/30/2026	4304	Landscape Worksh...		-4,400.00	-12,018.24
Bill Pmt -Check	04/30/2026	4310	Tropical South Land...		-2,800.00	-14,818.24
Bill Pmt -Check	04/30/2026	4309	Tropical South Land...		-2,700.00	-17,518.24
Bill Pmt -Check	04/30/2026	4311	Tropical South Land...		-2,600.00	-20,118.24
Bill Pmt -Check	04/30/2026	4301	Alton Madison Prop...		-1,985.00	-22,103.24
Bill Pmt -Check	04/30/2026	4305	Manuel E. Villate, C...		-1,400.00	-23,503.24
Bill Pmt -Check	04/30/2026	4299	Allstate Resource M...		-1,100.00	-24,603.24
Bill Pmt -Check	04/30/2026	4303	DNCR, Inc		-726.53	-25,329.77
Bill Pmt -Check	04/30/2026	4307	Siegfried Rivera PA		-625.00	-25,954.77
Bill Pmt -Check	04/30/2026	4306	Siegfried Rivera PA		-406.25	-26,361.02
Bill Pmt -Check	04/30/2026	4302	Comcast		-307.72	-26,668.74
Bill Pmt -Check	04/30/2026	4308	Solitude Lake Mana...		-269.59	-26,938.33
Bill Pmt -Check	04/30/2026	4300	Alton Madison Prop...		-161.50	-27,099.83
Total Checks and Payments					-27,099.83	-27,099.83
Deposits and Credits - 6 items						
Deposit	04/27/2026				465.00	465.00
Deposit	04/28/2026				150.00	615.00
Deposit	04/29/2026				150.00	765.00
Deposit	04/29/2026				357.00	1,122.00
Deposit	04/30/2026				155.00	1,277.00
Deposit	04/30/2026				460.00	1,737.00
Total Deposits and Credits					1,737.00	1,737.00
Total Uncleared Transactions					-25,362.83	-25,362.83
Register Balance as of 04/30/2026					-10,817.67	20,827.69
New Transactions						
Checks and Payments - 9 items						
Check	05/01/2026	4312	Seagrape Property ...		-4,793.04	-4,793.04
Check	05/01/2026		Cutler Landings POA		-286.00	-5,079.04
Bill Pmt -Check	05/01/2026	DEBIT	Liftmaster Chamberl...		-216.00	-5,295.04
Check	05/04/2026		Cutler Landings POA		-150.00	-5,445.04
Bill Pmt -Check	05/11/2026	FPL	FPL		-1,007.72	-6,452.76
Bill Pmt -Check	05/11/2026	FPL	FPL		-313.47	-6,766.23
Bill Pmt -Check	05/11/2026	FPL	FPL		-46.57	-6,812.80
Bill Pmt -Check	05/11/2026	FPL	FPL		-40.70	-6,853.50
Check	06/01/2026		Seagrape Property ...		-4,793.04	-11,646.54
Total Checks and Payments					-11,646.54	-11,646.54
Deposits and Credits - 39 items						
Deposit	05/01/2026				286.00	286.00
Deposit	05/01/2026				575.00	861.00
Deposit	05/01/2026				738.00	1,599.00
Deposit	05/03/2026				150.00	1,749.00
Deposit	05/04/2026				150.00	1,899.00
Deposit	05/04/2026				738.00	2,637.00
Deposit	05/05/2026				438.00	3,075.00
Deposit	05/06/2026				750.00	3,825.00
Deposit	05/07/2026				300.00	4,125.00
Deposit	05/07/2026				1,200.00	5,325.00
Deposit	05/08/2026				300.00	5,625.00
Deposit	05/08/2026				593.00	6,218.00

Seagrape POA
Reconciliation Detail
Operating SPOA CNB 3017, Period Ending 04/30/2026

Type	Date	Num	Name	Clr	Amount	Balance
Deposit	05/09/2026				1,188.00	7,406.00
Deposit	05/10/2026				300.00	7,706.00
Deposit	05/11/2026				150.00	7,856.00
Deposit	05/11/2026				160.00	8,016.00
Deposit	05/11/2026				450.00	8,466.00
Deposit	05/12/2026				150.00	8,616.00
Deposit	05/12/2026				300.00	8,916.00
Deposit	05/12/2026				310.00	9,226.00
Deposit	05/13/2026				150.00	9,376.00
Deposit	05/13/2026				150.00	9,526.00
Deposit	05/13/2026				288.00	9,814.00
Deposit	05/14/2026				3.05	9,817.05
Deposit	05/14/2026				300.00	10,117.05
Deposit	05/14/2026				450.00	10,567.05
Deposit	05/15/2026				156.00	10,723.05
Deposit	05/15/2026				305.00	11,028.05
Deposit	05/18/2026				150.00	11,178.05
Deposit	05/18/2026				301.00	11,479.05
Deposit	05/19/2026				320.00	11,799.05
Deposit	05/20/2026				150.00	11,949.05
Deposit	05/20/2026				900.00	12,849.05
Deposit	05/21/2026				150.00	12,999.05
Deposit	05/22/2026				600.00	13,599.05
Deposit	05/26/2026				150.00	13,749.05
Deposit	05/26/2026				150.00	13,899.05
Deposit	05/26/2026				160.00	14,059.05
Deposit	05/28/2026				2,146.10	16,205.15
Total Deposits and Credits					16,205.15	16,205.15
Total New Transactions					4,558.61	4,558.61
Ending Balance					**-6,259.06**	**25,386.30**

Seagrape POA
Reconciliation Summary
Reserve SPOA CNB 2476, Period Ending 04/30/2026

	Apr 30, 26	
Beginning Balance		292,691.70
Cleared Transactions		
Deposits and Credits - 1 item	12.03	
Total Cleared Transactions	12.03	
Cleared Balance		**292,703.73**
Uncleared Transactions		
Deposits and Credits - 1 item	4,793.04	
Total Uncleared Transactions	4,793.04	
Register Balance as of 04/30/2026		**297,496.77**
New Transactions		
Deposits and Credits - 2 items	9,586.08	
Total New Transactions	9,586.08	
Ending Balance		**307,082.85**

Seagrape POA
Reconciliation Detail
Reserve SPOA CNB 2476, Period Ending 04/30/2026

Type	Date	Num	Name	Clr	Amount	Balance
Beginning Balance						292,691.70
Cleared Transactions						
Deposits and Credits - 1 item						
Deposit	04/30/2026			X	12.03	12.03
Total Deposits and Credits					12.03	12.03
Total Cleared Transactions					12.03	12.03
Cleared Balance					12.03	292,703.73
Uncleared Transactions						
Deposits and Credits - 1 item						
Check	04/01/2026	4296	Seagrape Property ...		4,793.04	4,793.04
Total Deposits and Credits					4,793.04	4,793.04
Total Uncleared Transactions					4,793.04	4,793.04
Register Balance as of 04/30/2026					4,805.07	297,496.77
New Transactions						
Deposits and Credits - 2 items						
Check	05/01/2026	4312	Seagrape Property ...		4,793.04	4,793.04
Check	06/01/2026		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					**14,391.15**	**307,082.85**

SEAGRAPE PROPERTY OWNERS ASSOCIATON

ACCOUNTS RECEIVABLES & COLLECTIONS

APRIL 2026

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

	Current	1 - 30	31 - 60	61 - 90	> 90	TOTAL
010007	0.00	18.00	0.00	0.00	0.00	18.00
010011	10.00	0.00	0.00	0.00	0.00	10.00
010017	0.00	14.85	0.00	0.00	0.00	14.85
010024	10.00	150.00	0.00	0.00	0.00	160.00
010026	10.00	150.00	0.00	0.00	0.00	160.00
010027	0.00	84.22	0.00	0.00	0.00	84.22
010038	10.00	145.50	0.00	0.00	0.00	155.50
010043	10.00	150.00	13.00	0.00	0.00	173.00
010045	0.00	20.00	0.00	0.00	0.00	20.00
010046	0.00	69.00	0.00	0.00	0.00	69.00
010048	10.00	10.00	0.00	0.00	0.00	20.00
010052	10.00	0.00	0.00	0.00	0.00	10.00
010069	10.00	150.00	7.00	0.00	0.00	167.00
010071	10.00	0.00	0.00	0.00	0.00	10.00
010091	0.00	10.00	0.00	0.00	0.00	10.00
010096	0.00	10.00	0.00	0.00	0.00	10.00
010103	10.00	10.00	0.00	0.00	0.00	20.00
Attorney Files						
A010018	10.00	150.00	170.00	160.00	266.04	756.04
A010054	10.00	150.00	150.00	95.81	0.00	405.81
A010061	10.00	475.00	160.00	800.00	6,216.29	7,661.29
A010072	10.00	150.00	170.00	150.00	0.00	480.00
A010104	10.00	150.00	163.00	0.00	0.00	323.00
A010108	10.00	775.00	170.00	160.00	920.00	2,035.00
P010099	10.00	150.00	170.00	785.00	971.00	2,086.00
TOTAL	**170.00**	**2,991.57**	**1,173.00**	**2,150.81**	**8,373.33**	**14,858.71**

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**
  - **010099 – Paid in full**

Alton Madison Property Management

- **Sent 10 Collection Letters ("Friendly Reminder") as of April 30, 2026**
- **Sent 0 Collection Letters (2nd request) Sent (Certified/Return Receipt)**
- **Sent 2 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**