



Financial Report Package

November 2025

Prepared for

Lanikai Villas Condominium Association, Inc.

By

OXYGEN ASSOCIATION SERVICES, LLC



Balance Sheet
 Lanikai Villas Condominium Association, Inc.
 End Date: 11/30/2025

Date: 12/17/2025
 Time: 5:41 pm
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	OPERATING	RESERVES	SPECIAL ASSESSMENT	Total
Assets				
CASH - OPERATING				
South State - Operating - 6569	\$78,066.50	\$-	\$-	\$78,066.50
South State - Loan Acct- 6572	-	-	1,985.05	1,985.05
Seacoast Bank - Roof Assessment - 7900	-	-	21,566.08	21,566.08
Due to S/A	(13,876.17)	-	-	(13,876.17)
Due from Operating	-	-	13,876.17	13,876.17
Total: CASH - OPERATING	64,190.33	-	37,427.30	101,617.63
CASH - RESERVE				
South State - Reserve - 8634	-	41,997.60	-	41,997.60
Total: CASH - RESERVE	-	41,997.60	-	41,997.60
ACCOUNTS RECEIVABLE				
Accounts Receivable - Homeowner	3,532.83	-	-	3,532.83
Reserve Fees due	(9,040.00)	-	-	(9,040.00)
Total: ACCOUNTS RECEIVABLE	(5,507.17)	-	-	(5,507.17)
OTHER CURRENT ASSETS				
Prepaid Expenses	1,306.50	-	-	1,306.50
Prepaid Insurance	73,858.91	-	-	73,858.91
Utility Deposits	50.00	-	-	50.00
Deferred Roof Project Expenses	-	-	122,059.32	122,059.32
Total: OTHER CURRENT ASSETS	75,215.41	-	122,059.32	197,274.73
Total: Assets	133,898.57	41,997.60	159,486.62	335,382.79
Liabilities & Equity				
CURRENT LIABILITIES				
Accounts Payable	15,338.50	-	-	15,338.50
Insurance Payable	12,478.23	-	-	12,478.23
Security Deposits	2,000.00	-	-	2,000.00
Roof Interest Income	-	-	5,517.39	5,517.39
Prepaid Owner Assessments	5,657.01	-	-	5,657.01
Deferred Maintenance	25,200.00	-	-	25,200.00
Total: CURRENT LIABILITIES	60,673.74	-	5,517.39	66,191.13
LONG TERM LIABILITIES				
Roof Loan	-	-	153,969.23	153,969.23
Total: LONG TERM LIABILITIES	-	-	153,969.23	153,969.23
RESERVES				
Major Repairs Reserve	-	33,332.04	-	33,332.04
Interest Reserve	-	8,665.56	-	8,665.56
Total: RESERVES	-	41,997.60	-	41,997.60
EQUITY				
Fund Balance	28,433.79	-	-	28,433.79
Prior Period Adjustments	5,130.62	-	-	5,130.62
Total: EQUITY	33,564.41	-	-	33,564.41
Net Income Gain/Loss	39,660.42	-	-	39,660.42
Total: Liabilities & Equity	133,898.57	41,997.60	159,486.62	335,382.79



Income Statement - Operating
 Lanikai Villas Condominium Association, Inc.
 11/30/2025

Date: 12/17/2025
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Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
40 - ASSESSMENTS & OTHER INCOME							
4000-00 Maintenance Assessments	\$ 25,200.00	\$ 25,200.00	\$ -	\$277,200.00	\$277,200.00	\$ -	\$302,400.00
4005-00 Reserve Assessments	9,040.00	9,038.17	1.83	99,440.00	99,419.87	20.13	108,458.00
4030-00 Screening Fees	56.30	-	56.30	119.96	-	119.96	-
4033-00 Rental Fees/Other Income	2,200.00	2,200.00	-	24,200.00	24,200.00	-	26,400.00
Total 40 - ASSESSMENTS & OTHER INCOM	\$ 36,496.30	\$ 36,438.17	\$ 58.13	\$400,959.96	\$400,819.87	\$140.09	\$437,258.00
Total OPERATING INCOME	\$ 36,496.30	\$ 36,438.17	\$ 58.13	\$400,959.96	\$400,819.87	\$ 140.09	\$437,258.00
OPERATING EXPENSE							
50 - GENERAL & ADMINISTRATIVE							
5015-00 Accounting	650.00	650.00	-	7,150.00	7,150.00	-	7,800.00
5025-00 Misc Administrative Expenses	31.92	350.00	318.08	1,123.50	3,850.00	2,726.50	4,200.00
5030-00 Licenses, Permits & Taxes	8.00	250.00	242.00	634.25	2,750.00	2,115.75	3,000.00
5035-00 Professional Fees	237.00	666.67	429.67	2,973.00	7,333.37	4,360.37	8,000.00
5040-00 Annual Report / Tax Return	-	750.00	750.00	8,575.00	8,250.00	(325.00)	9,000.00
5200-00 Insurance	11,334.06	12,700.00	1,365.94	125,377.15	139,700.00	14,322.85	152,400.00
Total 50 - GENERAL & ADMINISTRATIVE	\$ 12,260.98	\$ 15,366.67	\$ 3,105.69	\$145,832.90	\$169,033.37	\$23,200.47	\$184,400.00
54 - UTILITIES							
5400-00 Electricity	207.53	600.00	392.47	4,541.87	6,600.00	2,058.13	7,200.00
5410-00 Water/Sewer/Trash	1,476.50	1,600.00	123.50	16,669.47	17,600.00	930.53	19,200.00
5420-00 Cable Service	70.00	133.33	63.33	871.35	1,466.63	595.28	1,600.00
5450-00 Gas	92.27	750.00	657.73	1,831.26	8,250.00	6,418.74	9,000.00
Total 54 - UTILITIES	\$ 1,846.30	\$ 3,083.33	\$ 1,237.03	\$ 23,913.95	\$ 33,916.63	\$10,002.68	\$ 37,000.00
60 - POOL & OTHER AMENITIES							
6000-00 Pool/Spa Expenses	170.00	400.00	230.00	3,304.43	4,400.00	1,095.57	4,800.00
Total 60 - POOL & OTHER AMENITIES	\$ 170.00	\$ 400.00	\$ 230.00	\$ 3,304.43	\$ 4,400.00	\$1,095.57	\$ 4,800.00
62 - LANDSCAPING							
6200-00 Landscape Expense	5,000.00	3,500.00	(1,500.00)	34,839.00	38,500.00	3,661.00	42,000.00
Total 62 - LANDSCAPING	\$ 5,000.00	\$ 3,500.00	(\$ 1,500.00)	\$ 34,839.00	\$ 38,500.00	\$3,661.00	\$ 42,000.00
65 - REPAIRS & MAINTENANCE							
6500-00 Property Labor	1,566.00	2,500.00	934.00	22,361.50	27,500.00	5,138.50	30,000.00
6501-00 Property Repairs	3,320.40	2,250.00	(1,070.40)	18,124.82	24,750.00	6,625.18	27,000.00
6525-00 Rental Expense	237.94	-	(237.94)	10,997.94	-	(10,997.94)	-
6550-00 Pest Control	550.00	300.00	(250.00)	2,485.00	3,300.00	815.00	3,600.00
Total 65 - REPAIRS & MAINTENANCE	\$ 5,674.34	\$ 5,050.00	(\$ 624.34)	\$ 53,969.26	\$ 55,550.00	\$1,580.74	\$ 60,600.00
90 - RESERVE FUNDING							
9000-00 General Reserve	9,040.00	9,038.17	(1.83)	99,440.00	99,419.87	(20.13)	108,458.00
Total 90 - RESERVE FUNDING	\$ 9,040.00	\$ 9,038.17	(\$ 1.83)	\$ 99,440.00	\$ 99,419.87	(\$20.13)	\$108,458.00
Total OPERATING EXPENSE	\$ 33,991.62	\$ 36,438.17	\$ 2,446.55	\$361,299.54	\$400,819.87	\$ 39,520.33	\$437,258.00
Net Income:	\$ 2,504.68	\$ 0.00	\$ 2,504.68	\$ 39,660.42	\$ 0.00	\$ 39,660.42	\$ 0.00



Homeowner Aging Report Excluding Prepaid
 Lanikai Villas Condominium Association, Inc.
 End Date: 11/30/2025

Date: 12/17/2025
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Description	Current	Over 30	Over 60	Over 90	Balance
LKV-VF - Todd Beauregard Owner					Last Payment: \$3,150.00 on 10/22/2025
Assessment - Reserves 2025	\$1,130.00	\$0.00	\$0.00	\$0.00	\$1,130.00
Total:	\$1,130.00	\$0.00	\$0.00	\$0.00	\$1,130.00
LKV-LQ - Tony Cardi & Steven Cardi Owner					Last Payment: \$4,428.83 on 10/21/2025
Assessment - Reserves 2025	\$1,124.00	\$0.00	\$0.00	\$0.00	\$1,124.00
Assessment - Special 2 2024	\$1,278.83	\$0.00	\$0.00	\$0.00	\$1,278.83
Total:	\$2,402.83	\$0.00	\$0.00	\$0.00	\$2,402.83
Association	Current Total	Over 30 Total	Over 60 Total	Over 90 Total	Balance Total
Lanikai Villas Condominium Association, Inc.	\$3,532.83	\$0.00	\$0.00	\$0.00	\$3,532.83

Description	Total
Assessment - Reserves 2025	\$2,254.00
Assessment - Special 2 2024	\$1,278.83
AR Total:	\$3,532.83



PrePaid Homeowner List

Lanikai Villas Condominium Association, Inc.

End Date: 11/30/2025

Date: 12/17/2025

Time: 5:46 pm

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Account No:	Homeowner Name	Address	Balance
LKV-LA	Stuart Wolff & Elizabeth Wolff	320 S Ocean Blvd Unit LA Delray Beach, FL 33483	(\$2,260.00)
LKV-UM	Gail Yacuzzo	320 S Ocean Blvd Unit UM Delray Beach, FL 33483	(\$25.00)
LKV-UR	Sal Cabezas & Nancy Cabezas	320 S Ocean Blvd Unit UR Delray Beach, FL 33483	(\$3,372.00)
LKV-VJ	Ralph Cuthbertson	320 S Ocean Blvd Unit VJ Delray Beach, FL 33483	(\$0.01)
Lanikai Villas Condominium Association, Inc. Total		4	(\$5,657.01)

Lanikai Villas Condominium Association, Inc. Prepaid Expenses NOVEMBER 2025

Prepaid Expenses	Amount
Condo Fee 2025	\$ 8.00
FPUC gas credit	\$ 1,298.50
Total Prepaid Expenses	\$ 1,306.50

Lanikai Villas Condo INC.
PREPAID INSURANCE - NOVEMBER 2025

Acct #	Insurance Company	Policy Type	Beg Date	End Date	Total	Monthly	Months Left	Bal Left
5200	Citizens	Wind+Hail	26-Jul-25	26-Jul-26	\$47,560.00	\$3,963.33	7	\$27,743.33
5200	Old Republic	Commercial Property	26-Jul-25	26-Jul-26	\$20,690.40	\$1,724.20	7	\$12,069.40
5200	IPFS	Finance Charges	26-Jul-24	26-Jul-25	\$1,247.21	\$103.93	7	\$727.54
5200	Travelers	Commercial Package	11-Jun-25	11-Jun-26	\$11,585.00	\$965.42	6	\$5,792.50
5200	Western Surety	Bond	13-Jul-25	13-Jul-26	\$325.00	\$27.08	7	\$189.58
5200	American Bankers	Flood all Villas	11-Jun-25	11-Jun-26	\$51,061.00	\$4,255.08	6	\$25,530.50
5200	Amtrust	W/C	26-May-25	26-May-26	\$878.00	\$73.17	6	\$439.00
5200	Travelers	Umbrella	11-Jun-25	11-Jun-26	\$1,339.26	\$111.61	6	\$669.63
5200	Ace Fire	D&O	11-Jun-25	11-Jun-26	\$1,394.81	\$116.23	6	\$697.41
					\$136,080.68	\$11,340.06		\$73,858.91

Lanikai Villas Condominium Association, Inc.

Accrued Expenses OCTOBER 2025

Accrued Expenses	Amount
A/P Open Items	\$ 6,943.50
Property Labor July	\$ -
Pool AUG 2025	\$ 170.00
Water & Sewer AUG 2025	\$ -
2025 Taxes	\$ 8,000.00
Electric NOV 2025	\$ 225.00
Landscaping Aug 2025	\$ -
Pest Control APR & May	\$ -
Total Accrued Expenses	\$ 15,338.50



Payables Aging Report
 Lanikai Villas Condominium Association, Inc.
 As Of 11/30/2025

Date: 12/17/2025
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Vendor			Current	Over 30	Over 60	Over 90	Balance
CITY OF DELRAY BEACH							
Invoice #	Date	Check Memo					
41585-102770 NOV	11/28/2025	41585-102770 NOV 10/28/25 - 11/25/25	\$1,476.50	\$0.00	\$0.00	\$0.00	
			\$1,476.50	\$0.00	\$0.00	\$0.00	\$1,476.50
GOLD COAST LAWNS							
Invoice #	Date	Check Memo					
10/2025 OCT	10/30/2025	10/2025 OCT LANDSCAPE MAINT	\$0.00	\$2,500.00	\$0.00	\$0.00	
11/2025 NOV	11/28/2025	11/2025 NOV LANDSCAPE MAINT	\$2,500.00	\$0.00	\$0.00	\$0.00	
			\$2,500.00	\$2,500.00	\$0.00	\$0.00	\$5,000.00
JIM SORRENTINO							
Invoice #	Date	Check Memo					
11-28-25	11/28/2025	11-28-25 11HRS 11/24/25 TO 11/28/25	\$297.00	\$0.00	\$0.00	\$0.00	
			\$297.00	\$0.00	\$0.00	\$0.00	\$297.00
MANATEE POOLS							
Invoice #	Date	Check Memo					
25341101 NOV	11/22/2025	25341101 NOV POOL SERVICE	\$170.00	\$0.00	\$0.00	\$0.00	
			\$170.00	\$0.00	\$0.00	\$0.00	\$170.00
Totals:			\$4,443.50	\$2,500.00	\$0.00	\$0.00	\$6,943.50

Lanikai Villas Condo INC.
INSURANCE PAYABLE - NOVEMBER 2025

Insurance Payable	Amount
Property Wind+Hail	\$ 47,560.00
Property Wind+Hail	\$ 20,690.40
General Liability	\$ 11,585.00
Bond	\$ 325.00
Flood	\$ 51,061.00
Umbrella	\$ 1,339.26
D&O	\$ 1,394.81
Workers Comp Insurance	\$ 878.00
Fees	\$ 1,247.21
TOTAL DUE	\$ 136,080.68
Payment- Harvey Brown	\$ (6,907.74)
Payment- Harvey Brown	\$ (325.00)
Payment- Harvey Brown	\$ (1,394.81)
American Bankers Flood	\$ (51,061.00)
Amtrust	\$ (878.00)
Travelers	\$ (12,924.26)
Travelers 1 Of 10	
Travelers 2 Of 10	
Travelers 3 Of 10	
Travelers 4 Of 10	
Travelers 5 Of 10	
Travelers 6 Of 10	
Travelers 7 Of 10	
Travelers 8 Of 10	
Travelers 9 Of 10	
Travelers 10 Of 10	
IPFS 1 of 5	\$ (12,685.67)
IPFS 2 of 5	\$ (12,476.05)
IPFS 3 of 5	\$ (12,476.05)
IPFS 4 of 5	\$ (12,473.87)
IPFS 5 of 5	
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
ADJUST	\$ -
Balance Due	\$ 12,478.23

**Lanikai Villas
Special Assessment Report**

11/30/2025

Project Items:

ROOF REPLACEMENT	\$ 1,550,000.00
ROOF LOAN - 7 YEARS	\$ 1,550,000.00
84 Months interest (7% on \$1,550,000)	
Special Assessment Amount With Interest	\$ 1,550,000.00
(payable in 60 monthly installments)	

1. Special Assessment Expenses GL 8000

Vendor	paid	Check #	Amount
Loan Costs			\$ 7,692.00
911 Gutters	12/31/2023		\$ 1,935.00
All Solar	12/31/2023		\$ 6,000.00
Gee & Jay Painting	12/31/2023		\$ 8,400.00
Infinite Engineering	12/31/2023		\$ 19,960.00
Kairos Roofing	12/31/2023		\$ 1,021,962.78
911 Gutters	9/30/2024		\$ 5,313.00
Don Meyler Inspection	9/30/2024		\$ 2,250.00
Gee & Jay Painting	9/30/2024		\$ 17,176.00
Infinite Engineering	9/30/2024		\$ 22,129.12
JDA Property Maint	9/30/2024		\$ 3,275.00
Kairos Roofing	9/30/2024		\$ 279,950.50
Total Expenses			\$ 1,396,043.40

2. Loan Interest Payments GL 2015

1/1/2024 Interest	\$ 769.42
2/1/2024 Interest	\$ 2,293.07
3/1/2024 Interest	\$ 2,514.09
4/1/2024 Interest	\$ 2,844.08
5/1/2024 Interest	\$ 2,785.96
6/1/2024 Interest	\$ 2,785.96
7/1/2024 Interest	\$ 2,785.96
8/1/2024 Interest	\$ 2,785.96
9/1/2024 Interest	\$ 2,767.63
10/1/2024 Interest	\$ 2,631.84
11/1/2024 Interest	\$ 2,685.54
12/31/2024 Interest	\$ 1,953.80
1/31/2025 Interest	\$ 2,191.79
2/28/2025 Interest	\$ 2,155.11
3/31/2025 Interest	\$ 1,913.22
4/1/2025 Interest	\$ 2,079.85
5/1/2025 Interest	\$ 1,976.62
6/1/2025 Interest	\$ 2,004.53
7/1/2025 Interest	\$ 1,903.27
8/1/2025 Interest	\$ 1,928.31
9/1/2025 Interest	\$ 2,160.04
10/1/2025 Interest	\$ 984.05
11/1/2025 Interest	\$ 972.12
	\$ 49,872.22
Total Spent	\$ 1,445,915.62
TOTAL EXPENSES	\$ 1,445,915.62

3. S/A Income GL4010

Sep-23	\$ 904,400.00	14 units paid in full
Oct-23	\$ 12,788.30	10 units @ \$1,278.83
Nov-23	\$ 12,788.30	
Dec-23	\$ 12,788.30	
Jan-24	\$ 12,788.30	
Feb-24	\$ 12,788.30	
Mar-24	\$ 12,788.30	
Apr-24	\$ 12,788.30	
May-24	\$ 12,788.30	
Jun-24	\$ 12,788.30	
Jul-24	\$ 12,788.30	
Aug-04	\$ 12,788.30	
Sep-24	\$ 12,788.30	
Oct-24	\$ 12,788.30	
Nov-24	\$ 12,788.30	
Dec-24	\$ 12,788.30	
Jan-25	\$ 12,788.30	
Feb-25	\$ 12,788.30	
Mar-25	\$ 12,788.30	
Apr-25	\$ 12,788.30	
May-25	\$ 12,788.30	
Jun-25	\$ 12,788.30	
Jul-25	\$ 12,788.30	
Aug-25	\$ 12,788.30	
Sep-25	\$ 104,864.12	2 units sold, charged in full
Oct-25	\$ 10,230.64	8 UNITS @ \$1,278.83
Nov-25	\$ 10,230.64	
Total Billed		\$ 1,323,856.30

4. Interest Income GL 2021

10/5/2023	886.67	
11/5/2023	1991.25	
12/5/2023	588.37	
1/5/2024	76.78	
2/5/2024	93.24	
3/5/2024	113.43	
4/5/2024	147.23	
5/5/2024	187.26	
6/5/2024	194.32	
7/5/2024	188.38	
8/5/2024	225.82	
9/5/2024	229.34	
10/5/2024	212.03	
11/5/2024	46.78	
12/31/2024	53.69	
1/31/2025	11.67	
2/28/2025	25.74	
3/31/2025	16.78	
4/30/2025	36.5	
5/31/2025	60.37	
6/30/2025	18.55	
7/31/2025	46.3	
8/31/2025	14.75	
9/30/2025	39.15	
10/31/2025	7.39	
11/30/2025	5.44	
		\$ 5,517.39

Deferred S/A Expenses	<u>\$ (122,059.32)</u>
Deferred Loan Costs	\$ -
Loan Balance	\$ 153,969.23
Interest Income	\$ 5,517.39
Prepaid SA	\$ -
Bad debt	\$ -
A/R SA	
A/P SA	\$ -
Cash available S/A	\$ 37,427.30

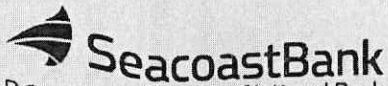
3. Loan Draws

12/12/2023	\$	127,646.09
1/1/2024	\$	244,870.94
2/13/2024	\$	75,950.50
2/20/2024	\$	30,176.23
	<u>\$</u>	<u>478,643.76</u>

Loan payments

5/13/2024	\$	(5,490.55)
6/13/2024	\$	(5,490.55)
7/13/2024	\$	(5,490.55)
8/13/2024	\$	(5,490.55)
9/13/2024	\$	(5,508.88)
10/13/2024	\$	(5,644.67)
10/28/2024	\$	(70,000.00)
11/1/2024	\$	(5,590.97)
12/1/2024	\$	(6,322.71)
1/1/2025	\$	(6,084.72)
2/1/2025	\$	(6,121.40)
3/1/2025	\$	(6,363.29)
4/1/2025	\$	(6,196.66)
5/1/2025	\$	(6,299.89)
6/1/2025	\$	(6,271.98)
7/1/2025	\$	(6,373.24)
8/1/2025	\$	(6,348.20)
9/1/2025	\$	(144,988.87)
10/1/2025	\$	(7,292.46)
11/1/2025	\$	(7,304.39)

Loan Balance	<u>\$</u>	<u>153,969.23</u>
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Seacoast National Bank
 P.O. Box 9012, Stuart, FL 34995-9012
 800.706.9991 | SeacoastBank.com
 Return Service Requested
 00000264 IBSP1127250839214805 000001 000000 0M

LOAN STATEMENT

**LANIKAI VILLAS CONDOMINIUM ASSOCIATION,
 320 S. OCEAN BLVD.
 DELRAY BEACH FL 33483-6783**

Account/Note Number	04000939510-00001
Statement Date	11/26/25
Officer	RONALD HOUCK
Branch Number	506
Current Balance	\$153,969.23
Payment Due Date	12/12/25
Amount Due	\$8,276.51

Your Account Number XXXXXX7900 Will Be Charged
 Call 800-706-9991 with questions on your bill.

SUMMARY					
Note/Category	Current Balance	Interest Rate	Maturity Date	Description	Amount Due
00001/C	153,969.23	7.000000	03/12/30	Principal Payment	7,378.36
				Interest To 12/12/25	898.15
				Total Due On 12/12/25	\$8,276.51

YEAR-TO-DATE SUMMARY			
Interest Paid	19,998.91	Escrow Interest Paid	0.00
Unapplied Funds	0.00	Escrow Balance	0.00
Taxes Disbursed	0.00		

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Please return the bottom portion if you are making an additional loan payment.

LANIKAI VILLAS CONDOMINIUM ASSOCIATION,
 320 S. OCEAN BLVD.
 DELRAY BEACH FL 33483-6783

A late fee of \$413.83 will be imposed if payment is not received by 12/22/25.

422

Please remit and make check payable to:

Account/Note Number	04000939510-00001
Payment Due Date	12/12/25
Amount Due	\$8,276.51
Additional Prin, Int, Escrow, Fees:	_____
_____	_____
Amount Enclosed	_____

SEACOAST NATIONAL BANK
 P O BOX 9012
 STUART FL 34995-9012

Check here for change of address or phone number and indicate changes.

⑆5422⑈3333⑆ 04000939510⑈0000⑆





Cash Disbursement
 Lanikai Villas Condominium Association, Inc.
 11/1/2025 - 11/30/2025

Date: 12/17/2025
 Time: 5:52 pm
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Date	Check #	Payee	Amount
10-1000-00 South State - Operating - 6569			
11/03/2025	0	FLORIDA POWER & LIGHT Invoice #: 22436-05116 SEPT 54-5400-00 22436-05116 SEPT 09/11 - 10/13/25	\$32.43 \$32.43
11/05/2025	1139	CITY OF DELRAY BEACH Invoice #: 41595-336110 OCT 54-5410-00 41595-336110 OCT 09/25/25-10/30/25	\$85.50 \$85.50
11/05/2025	1140	CITY OF DELRAY BEACH Invoice #: 41585-102770 OCT 54-5410-00 41585-102770 OCT 09/24/25-10/28/25	\$1,409.56 \$1,409.56
11/05/2025	1141	FINE LINE ELECTRIC, INC. Invoice #: 28033 65-6501-00 28033 PROPERTY REP EXP/SURGE PROT	\$547.00 \$547.00
11/05/2025	0	FLORIDA POWER & LIGHT Invoice #: 24380-13605 SEPT 54-5400-00 24380-13605 SEPT 09/11 - 10/13/25	\$264.03 \$264.03
11/05/2025	0	FLORIDA POWER & LIGHT Invoice #: 34040-11698 SEPT 54-5400-00 34040-11698 SEPT 9/11 - 10/13/25	\$84.70 \$84.70
11/05/2025	0	JIM SORRENTINO Invoice #: 10-31-2025 65-6500-00 10-31-2025 10/27/25- 10/31/25 22.5hrs @ \$27/hr	\$607.50 \$607.50
11/05/2025	0	JIM SORRENTINO Invoice #: 10-24-25 65-6500-00 10-24-2025 10/20/25- 10/24/25 22hrs @ \$27/hr	\$594.00 \$594.00
11/05/2025	0	JIM SORRENTINO Invoice #: 10-30-25 65-6501-00 10-30-25 PROPERTY REPAIR REIMB	\$628.98 \$628.98
11/05/2025	0	JIM SORRENTINO Invoice #: 11-04-25 65-6501-00 11-04-25 PROPERTY REPAIR REIMB	\$44.90 \$44.90
11/07/2025	1142	EAST COAST RAILINGS, INC. Invoice #: 11-06-25 PRO 65-6501-00 11-06-25 PRO / F & I ALUM RAIL	\$2,728.50 \$2,728.50
11/13/2025	0	COMCAST Invoice #: 111325 54-5420-00 NOVEMBER	\$70.00 \$70.00
11/13/2025	0	FLORIDA POWER & LIGHT Invoice #: 111325 54-5400-00 34040-11698 10/11 - 11/13/25	\$5.00 \$5.00
11/13/2025	0	FLORIDA POWER & LIGHT Invoice #: 111325 65-6525-00 24380-13605 SEPT 10/11 - 11/13/25	\$5.10 \$5.10
11/24/2025	1143	OXYGEN ASSOCIATION SERVICES Invoice #: 30993 NOV 50-5015-00 30993 NOV ACCOUNTING 50-5025-00 EXPENSES, POSTAGE 50-5025-00 PORTAL	\$681.92 \$650.00 \$25.92 \$6.00
11/24/2025	1144	KOVITZ SHIFRIN NESBIT Invoice #: 1705713 50-5035-00 1705713 PROF'L SVCS CLAN018 00100	\$237.00 \$237.00
11/24/2025	1145	TOTAL MAINTENANCE INC. Invoice #: 2402983 65-6550-00 2402983 SPRAY ALL PLANTS, PALMS & HEDGES	\$550.00 \$550.00
11/24/2025	0	JIM SORRENTINO Invoice #: 11-21-25 65-6500-00 11-21-25 14 HRS @ \$27/hr 11/17/25 TO 11/21/25	\$378.00 \$378.00
11/24/2025	0	JIM SORRENTINO Invoice #: 11-14-25 65-6500-00 11-14-25 15 HRS @ \$27/hr 11/10/25 TO 11/14/25	\$405.00 \$405.00



Cash Disbursement
 Lanikai Villas Condominium Association, Inc.
 11/1/2025 - 11/30/2025

Date: 12/17/2025
 Time: 5:52 pm
 Page: 2

Date	Check #	Payee	Amount
11/24/2025	0	JIM SORRENTINO	\$486.00
		Invoice #: 11-07-25	
		65-6500-00 11-07-25 18 HRS @ \$27/hr 11/03/25 TO 11/07/25	\$486.00
11/25/2025		10-1005-02 Transfer to SSB - Loan - 6572; loan tranfer	\$10,230.64
11/28/2025		12-1200-01 Transfer to SSB - Reserve - 8634; reserve transfer	\$9,040.00
11/28/2025	0	IPFS CORPORATION	\$12,473.87
		Invoice #: 112625 NOV	
		20-2005-00 FLS-287748 NOV 4 OF 5	\$12,473.87
11/25/2025	0	FLORIDA POWER & LIGHT	\$32.43
		Invoice #: 112525	
		54-5400-00 22436-05116 10/11 - 11/13/25	\$32.43
11/25/2025	0	FLORIDA POWER & LIGHT	\$78.39
		Invoice #: 112525	
		54-5400-00 34040-11698 10/11 - 11/13/25	\$78.39
11/25/2025	0	FLORIDA POWER & LIGHT	\$232.84
		Invoice #: 112525	
		65-6525-00 24380-13605 SEPT 10/11 - 11/13/25	\$232.84
11/25/2025	0	FLORIDA POWER & LIGHT	\$91.71
		Invoice #: 112525	
		54-5400-00 Electricity	\$91.71
Account Totals			# Checks: 25
			\$42,025.00
10-1005-02 South State - Loan Acct- 6572			
11/30/2025	0	LANIKAI VILLAS CONDOMINIUM ASSOCIATION INC	\$10,000.00
		Invoice #: 112525	
		15-1520-00 monthly transfer for loan payment	\$10,000.00
Account Totals			# Checks: 1
			\$10,000.00
10-1015-02 Seacoast Bank - Roof Assessment - 7900			
11/12/2025	0	SEACOAST NATIONAL BANK	\$8,276.51
		Invoice #: 111225	
		15-2015-02 Roof Interest	\$972.12
		25-2510-02 Roof Loan	\$7,304.39
Account Totals			# Checks: 1
			\$8,276.51
Association Totals			# Checks: 27
			\$60,301.51



Bank Account Reconciliation
Lanikai Villas Condominium Association, Inc.
SSB - Operating - 6569 (End: 11/30/2025)

Date: 12/17/2025
Time: 5:53 pm
Page: 3

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
Uncleared Items					
07/09/2025		ELECTRONIC DOOR LIFT INC		1101	(\$230.00)
11/24/2025		KOVITZ SHIFRIN NESBIT		1144	(\$237.00)
11/24/2025		TOTAL MAINTENANCE INC.		1145	(\$550.00)
11/28/2025		IPFS CORPORATION		0	(\$12,473.87)
				Total Uncleared	(\$13,490.87)

SSB - Operating - 6569 Summary

Ending Account Balance:	\$ 78,066.50
Uncleared Items:	(\$13,490.87)
<hr/>	
Adjusted Balance:	\$ 91,557.37
Bank Ending Balance:	\$ 91,557.37
<hr/>	
Difference:	\$-



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Statement Ending 11/28/2025

LANIKAI VILLAS CONDOMINIUM

Page 1 of 4

Account Number: XXXXXXXXXXXXXXX6569

LANIKAI VILLAS CONDOMINIUM ASSOCIATION
 INC
 OPERATING ACCOUNT
 C/O OXYGEN ASSOCIATION SERVICES
 361 E HILLSBORO BLVD
 DEERFIELD BEACH FL 33441-3539

Managing Your Accounts

- Association Prime (877) 417-2265, option 2
- Email Address APsupport@associationprime.com
- Mailing Address P.O Box 9602
Winter Haven, FL 33883

Summary of Accounts

Account Type	Account Number	Ending Balance
ASSOCIATION CHECKING	XXXXXXXXXXXXXXXX6569	\$91,557.37

ASSOCIATION CHECKING - XXXXXXXXXXXXXXX6569

Account Summary

Date	Description	Amount
11/01/2025	Beginning Balance	\$95,899.89
	11 Credit(s) This Period	\$30,884.78
	28 Debit(s) This Period	\$35,227.30
11/28/2025	Ending Balance	\$91,557.37

Deposits

Date	Description	Amount
11/05/2025	CORP ICL/RDC DEPOSIT	\$1,278.83
11/07/2025	CORP ICL/RDC DEPOSIT	\$1,130.00
11/07/2025	CORP ICL/RDC DEPOSIT	\$2,200.00
11/10/2025	CORP ICL/RDC DEPOSIT	\$3,835.50
11/13/2025	CORP ICL/RDC DEPOSIT	\$1,300.00
11/17/2025	CORP ICL/RDC DEPOSIT	\$1,130.00
		6 item(s) totaling \$10,874.33

Other Credits

Date	Description	Amount
11/04/2025	Lanikai Villas C OnlinePay 37578	\$3,687.66
11/06/2025	Lanikai Villas C OnlinePay 37688	\$3,836.49
11/06/2025	Lanikai Villas C ASSN DUES 91	\$11,300.00
11/21/2025	TENANT EVALUATIO CREDITS PID8464	\$56.30
11/25/2025	PAYABLI DEPOSIT TRANSFER 875379742	\$1,130.00
		5 item(s) totaling \$20,010.45

Electronic Debits

Date	Description	Amount
11/05/2025	FPL DIRECT DEBIT ELEC PYMT 2243605116 WEBI	\$32.43
11/06/2025	FPL DIRECT DEBIT ELEC PYMT 3404011698 TELV	\$84.70
11/06/2025	FPL DIRECT DEBIT ELEC PYMT 2438013605 TELV	\$264.03
11/07/2025	Lanikai Villas C Vendor Pay 2281	\$44.90
11/07/2025	Lanikai Villas C Vendor Pay 2279	\$594.00
11/07/2025	Lanikai Villas C Vendor Pay 2278	\$607.50

Member FDIC
 NMLS# 403455



ASSOCIATION CHECKING - XXXXXXXXXXXXXXX6569 (continued)**Electronic Debits (continued)**

Date	Description	Amount
11/07/2025	Lanikai Villas C Vendor Pay 2280	\$628.98
11/12/2025	COMCAST-XFINITY CABLE SVCS 3036128	\$70.00
11/13/2025	FPL DIRECT DEBIT ELEC PYMT 3404011698 WEBI	\$5.00
11/13/2025	FPL DIRECT DEBIT ELEC PYMT 2438013605 WEBI	\$5.10
11/25/2025	FPL DIRECT DEBIT ELEC PYMT XXXXXX5116 PPDA	\$32.43
11/25/2025	FPL DIRECT DEBIT ELEC PYMT XXXXXX1698 PPDA	\$78.39
11/25/2025	FPL DIRECT DEBIT ELEC PYMT XXXXXX3605 PPDA	\$232.84
11/25/2025	Lanikai Villas C Vendor Pay 2389	\$378.00
11/25/2025	Lanikai Villas C Vendor Pay 2390	\$405.00
11/25/2025	Lanikai Villas C Vendor Pay 2391	\$486.00
11/26/2025	FPL DIRECT DEBIT ELEC PYMT 6898834335 WEBI	\$91.71
		17 item(s) totaling \$4,041.01

Other Debits

Date	Description	Amount
11/25/2025	CincXfer to 6572	\$10,230.64
11/28/2025	CincXfer to 8634	\$9,040.00
		2 item(s) totaling \$19,270.64

Checks Cleared

Check Nbr	Date	Amount	Check Nbr	Date	Amount
1135	11/28/2025	\$4,200.00	1140	11/13/2025	\$1,409.56
1136	11/06/2025	\$1,399.99	1141	11/12/2025	\$547.00
1137	11/03/2025	\$681.92	1142	11/13/2025	\$2,728.50
1138	11/05/2025	\$181.26	1143	11/28/2025	\$681.92
1139	11/17/2025	\$85.50			
					9 item(s) totaling \$11,915.65

* Indicates skipped check number

Daily Balances

Date	Amount	Date	Amount	Date	Amount
11/03/2025	\$95,217.97	11/10/2025	\$118,648.66	11/25/2025	\$105,571.00
11/04/2025	\$98,905.63	11/12/2025	\$118,031.66	11/26/2025	\$105,479.29
11/05/2025	\$99,970.77	11/13/2025	\$115,183.50	11/28/2025	\$91,557.37
11/06/2025	\$113,358.54	11/17/2025	\$116,228.00		
11/07/2025	\$114,813.16	11/21/2025	\$116,284.30		



Bank Account Reconciliation
Lanikai Villas Condominium Association, Inc.
SSB - Reserve - 8634 (End: 11/30/2025)

Date: 12/17/2025
Time: 5:53 pm
Page: 4

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
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SSB - Reserve - 8634 Summary

Ending Account Balance:	\$ 41,997.60
Uncleared Items:	\$-
<hr/>	
Adjusted Balance:	\$ 41,997.60
Bank Ending Balance:	\$ 41,997.60
<hr/>	
Difference:	\$-



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Statement Ending 11/28/2025




LANIKAI VILLAS CONDOMINIUM

Page 1 of 2

Account Number: XXXXXXXXXXXXXXX8634

LANIKAI VILLAS CONDOMINIUM ASSOCIATION
 INC
 RESERVE
 C/O OXYGEN ASSOCIATION SERVICES
 361 E HILLSBORO BLVD
 DEERFIELD BEACH FL 33441-3539

Managing Your Accounts

-  Association Prime (877) 417-2265, option 2
-  Email Address APSupport@associationprime.com
-  Mailing Address P.O Box 9602
Winter Haven, FL 33883

Summary of Accounts

Account Type	Account Number	Ending Balance
ASSOCIATION MMA	XXXXXXXXXXXXXXXX8634	\$41,997.60

ASSOCIATION MMA - XXXXXXXXXXXXXXX8634

Account Summary

Date	Description	Amount
11/01/2025	Beginning Balance	\$32,906.62
	2 Credit(s) This Period	\$9,090.98
	0 Debit(s) This Period	\$0.00
11/28/2025	Ending Balance	\$41,997.60

Interest Summary

Description	Amount
Interest Earned From 11/01/2025 Through 11/28/2025	
Annual Percentage Yield Earned	2.02%
Interest Days	28
Interest Earned	\$50.98
Interest Paid This Period	\$50.98
Interest Paid Year-to-Date	\$618.02
Minimum Balance	\$32,906.62
Average Available Balance	\$33,229.47

Other Credits

Date	Description	Amount
11/28/2025	CincXfer from 6569	\$9,040.00
11/28/2025	INTEREST	\$50.98
		2 item(s) totaling \$9,090.98

Daily Balances

Date	Amount
11/28/2025	\$41,997.60

Member FDIC
 NMLS# 403455





Bank Account Reconciliation
Lanikai Villas Condominium Association, Inc.
Seacost - Roof Assessment - 7900 (End: 11/30/2025)

Date: 12/17/2025

Time: 5:53 pm

Page: 1

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
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Seacost - Roof Assessment - 7900 Summary

Ending Account Balance:	\$	21,566.08
Uncleared Items:	\$	-
<hr/>		
Adjusted Balance:	\$	21,566.08
Bank Ending Balance:	\$	21,566.08
<hr/>		
Difference:	\$	-



Statement of Account

LANIKAI VILLAS CONDOMINIUM ASSOCIATION
 ROOF ASSESSMENT ACCOUNT
 320 S OCEAN BLVD
 DELRAY BEACH FL 33483-6783

Last statement: November 06, 2025
 This statement: December 04, 2025
 Total days in statement period: 28

4126727900 Page 1 of 1

Direct inquiries to:
 Customer Service Center
 800-706-9991

Seacoast National Bank
 50 Northeast Fifth Avenue
 Delray Beach FL 33483

0

Summary of Account Balance

Account	Number	Ending Balance
Commercial Money Market	4126727900	\$21,566.08

WE'RE UPDATING THE SEACOAST BANK DEPOSIT AGREEMENT EFFECTIVE JANUARY 1, 2026. THE UPDATED AGREEMENT WILL REFLECT THE LAWS OF THE STATE WHERE YOUR ACCOUNT IS LOCATED. ANY SECTION NOT SPECIFICALLY TIED TO A STATE WILL APPLY TO YOUR ACCOUNT. WE ALSO ADDED LANGUAGE RELATED TO RETRY NSF FEES AND YOUR ABILITY TO CONTACT US IF THEY ARE CHARGED IN ERROR. IF YOU HAVE ANY QUESTIONS OR WOULD LIKE MORE DETAILS, PLEASE CONTACT US.

Commercial Money Market

Account number 4126727900 Interest paid year to date \$50.88

Date	Description	Additions	Subtractions	Balance
11-06	Beginning balance			\$19,842.08
11-12	#Automatic Ln Paymt AUTOMATIC LOAN PAY		-8,276.51	11,565.57
12-04	#Preauthorized Credit Lanikai Villas C Vendor Pay 251204 7114	10,000.00		21,565.57
12-04	#Interest Paid	.51		21,566.08
12-04	Ending totals	10,000.51	-8,276.51	\$21,566.08

Annual percentage yield earned	0.05%	Interest-bearing days	28
Average balance for APY	\$13,400.66	Interest earned	\$0.51



Bank Account Reconciliation
Lanikai Villas Condominium Association, Inc.
SSB - Loan - 6572 (End: 11/30/2025)

Date: 12/17/2025
Time: 5:53 pm
Page: 2

Date	Reconciled	Description	Batch # - Type	Check #	Trans. Amt
Uncleared Items					
11/30/2025		LANIKAI VILLAS CONDOMINIUM ASSOCIATION INC		0	(\$10,000.00)
			Total Uncleared		(\$10,000.00)

SSB - Loan - 6572 Summary

Ending Account Balance:	\$ 1,985.05
Uncleared Items:	(\$10,000.00)
Adjusted Balance:	\$ 11,985.05
Bank Ending Balance:	\$ 11,985.05
Difference:	\$-



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Statement Ending 11/28/2025

LANIKAI VILLAS CONDOMINIUM

Page 1 of 2

Account Number: XXXXXXXXXXXXXXX6572

LANIKAI VILLAS CONDOMINIUM ASSOCIATION
 INC
 LOAN ACCOUNT
 C/O OXYGEN ASSOCIATION SERVICES
 361 E HILLSBORO BLVD
 DEERFIELD BEACH FL 33441-3539

Managing Your Accounts

- Association Prime (877) 417-2265, option 2
- Email Address APSupport@associationprime.com
- Mailing Address P.O Box 9602
Winter Haven, FL 33883

Summary of Accounts

Account Type	Account Number	Ending Balance
ASSOCIATION MMA	XXXXXXXXXXXXXXXX6572	\$11,985.05

ASSOCIATION MMA - XXXXXXXXXXXXXXX6572

Account Summary

Date	Description	Amount
11/01/2025	Beginning Balance	\$1,749.48
	2 Credit(s) This Period	\$10,235.57
	0 Debit(s) This Period	\$0.00
11/28/2025	Ending Balance	\$11,985.05

Interest Summary

Description	Amount
Interest Earned From 11/01/2025 Through 11/28/2025	
Annual Percentage Yield Earned	2.02%
Interest Days	28
Interest Earned	\$4.93
Interest Paid This Period	\$4.93
Interest Paid Year-to-Date	\$271.43
Minimum Balance	\$1,749.48
Average Available Balance	\$3,211.00

Other Credits

Date	Description	Amount
11/25/2025	CincXfer from 6569	\$10,230.64
11/28/2025	INTEREST	\$4.93
		2 item(s) totaling \$10,235.57

Daily Balances

Date	Amount	Date	Amount
11/25/2025	\$11,980.12	11/28/2025	\$11,985.05

Member FDIC
 NMLS# 403455

