Venture at Aventura East Condominium Association, Inc.

Financial Statements

February 28, 2026

ENUMERATE
ENUMERATE FINANCIAL SERVICES

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Condominium / Homeowner Association / Co-Operative Accounting & Financial Management

Board of Directors
Venture at Aventura East Condominium Association, Inc.
Aventura, FL

The accompanying financial statements of Venture at Aventura East Condominium Association as of and for the period ending February 28, 2026, were not subjected to an audit, review, or compilation engagement by me and, accordingly, I do not express an opinion, a conclusion, nor provide any assurance on them. Substantially all disclosures required by accounting principles generally accepted in the United States of America are not included.

The monthly financial statements for the period listed above include:

1. Balance Sheet
2. Statement of Revenue & Expenses
3. A/R Delinquency Report
4. Maintenance Prepayments
5. Accrued & Prepaid Expense Report
6. Accounts Payable
7. Bank Reconciliations and Statements

Key Financial Metrics for the Month:

1. Cash on hand as of the period reporting is approx.:
   a. Contingency $16K
   b. Operating $24K
   c. Reserves $1.40M
   d. Security Deposits $457k
2. Actual YTD Gain/ (Loss) is approx. $15k as of this period.
3. Total accounts receivable is approx. $13k, with an established allowance for uncollectible accounts of approx. $0k.
4. In September 2022, the Association established a $150,000 revolving line of credit [RLOC], closing out their prior $100k RLOC and transferring the $75k existing balance to the new RLOC. The balance due as of this period is approx. $0k [GL2508].

Notes This Period:

1. GL7110, 7119, 7202, 7407, 7501 and 7504 reflect a large variance to the budget for this period.
2. GL7015, 7120, 7122 and 7123 reflect unbudgeted expenses for this period.

Notes This Year:

Enumerate Financial Services

Ft. Lauderdale, FL
March 20, 2026

Venture at Aventura East COA.

FUND BALANCE SHEET

As of: 02/28/2026

Assets

Account	Operating	Reserves	Total
Cash			
01038 TRUIST Contingency [5818]	$16,427.20	$0.00	$16,427.20
01039 TRUIST NEW Oper[6067]	$24,453.28	$0.00	$24,453.28
01041 TRUIST Reserve [9126]	$0.00	$1,409,938.59	$1,409,938.59
01042 TRUIST Security Dep [9150]	$457,014.27	$0.00	$457,014.27
01080 Deposits In Transit	$38.48	$0.00	$38.48
Cash Total	**$497,933.23**	**$1,409,938.59**	**$1,907,871.82**
Accounts Receivable			
01100 AR: Maintenance Fees	$12,194.20	$0.00	$12,194.20
01120 AR: Late Fees	$423.93	$0.00	$423.93
01190 AR: Other	$1,621.17	$0.00	$1,621.17
Accounts Receivable Total	**$14,239.30**	**$0.00**	**$14,239.30**
Other Assets			
01200 Prepaid Insurance	$412,346.46	$0.00	$412,346.46
01210 Prepaid Expenses	$12,445.45	$0.00	$12,445.45
01300 Due from Operating To Reserve	$0.00	$68,444.73	$68,444.73
01309 Due (To)/From Master Assoc	$570.14	$0.00	$570.14
01311 AR Unit Owner Pymt Refund	$899.38	$0.00	$899.38
01511 Other Deposits	$125.00	$0.00	$125.00
Other Assets Total	**$426,386.43**	**$68,444.73**	**$494,831.16**
Total Assets:	**$938,558.96**	**$1,478,383.32**	**$2,416,942.28**

Liabilities

Account	Operating	Reserves	Total
Liability			
02001 Accounts Payable: Reserve	$0.00	$15,046.43	$15,046.43
02005 Accrued Expenses	$89,300.35	$0.00	$89,300.35
02030 Refundable Deposits	$461,689.72	$0.00	$461,689.72
02060 Prepaid Maintenance Fees	$46,780.42	$0.00	$46,780.42
02100 Due to Reserve From Operating	$68,444.73	$0.00	$68,444.73
02104 Due (From)/To Master	$46,064.82	$0.00	$46,064.82
02150 Employee Holiday Fund	$3,900.00	$0.00	$3,900.00
02501 Loan Payable: Insurance	$362,279.29	$0.00	$362,279.29
02506 Insurance Payable - WC	$5,000.00	$0.00	$5,000.00
02509 Loan-Payable Truist 00003	$5,000.00	$0.00	$5,000.00
02999 Exchange	($3,220.88)	$0.00	($3,220.88)
Liability Total	**$1,085,238.45**	**$15,046.43**	**$1,100,284.88**
Total Liabilities:	**$1,085,238.45**	**$15,046.43**	**$1,100,284.88**

Equity

Account	Operating	Reserves	Total
Replacement Fund			
03000 Reserves SIRS	$0.00	$24,000.00	$24,000.00
03001 Reserves-Furniture/Fixtures	$0.00	$62,722.67	$62,722.67
03002 Reserves-Mechanical	$0.00	$31,035.25	$31,035.25
03003 Reserves-Paint (Exterior)	$0.00	($91,854.25)	($91,854.25)
03004 Reserves-Roof	$0.00	($26,670.75)	($26,670.75)
03024 Reserves: POOLED FUNDNIG	$0.00	$1,349,360.61	$1,349,360.61
03025 Reserves Interest	$0.00	$97,071.20	$97,071.20
03100 Reserves Non SIRS	$0.00	$17,672.16	$17,672.16
Replacement Fund Total	**$0.00**	**$1,463,336.89**	**$1,463,336.89**
Members Equity			
03900 Fund Balance	($246,986.38)	$0.00	($246,986.38)
03905 Prior Year Adjustments	($89,244.64)	$0.00	($89,244.64)
03915 Contingency Fund	$174,228.29	$0.00	$174,228.29
Members Equity Total	**($162,002.73)**	**$0.00**	**($162,002.73)**
Current Year Net Income/(Loss)	$15,323.24	$0.00	$15,323.24
Total Equity:	**($146,679.49)**	**$1,463,336.89**	**$1,316,657.40**
Total Liabilities & Equity	**$938,558.96**	**$1,478,383.32**	**$2,416,942.28**

Venture at Aventura East COA.

INCOME STATEMENT

Start: 02/01/2026 | End: 02/28/2026

Income

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Income							
04050 Owner Assessments	168,147.42	168,147.42	0.00	336,294.84	336,294.84	0.00	2,017,769.00
04052 Late Fee Income	223.65	200.00	23.65	278.76	400.00	(121.24)	2,400.00
04055 Screening Fees	450.00	1,000.00	(550.00)	1,350.00	2,000.00	(650.00)	12,000.00
04062 Bank Interest Income	0.96	0.00	0.96	2.29	0.00	2.29	0.00
04063 Miscellaneous Income	381.67	0.00	381.67	566.34	0.00	566.34	0.00
04071 Security Guard-Move In/Out	200.00	0.00	200.00	400.00	0.00	400.00	0.00
04075 Venture Master Assesment	92,708.83	92,708.83	0.00	185,417.66	185,417.66	0.00	1,112,506.00
Income Total	**262,112.53**	**262,056.25**	**56.28**	**524,309.89**	**524,112.50**	**197.39**	**3,144,675.00**
Total Income	**262,112.53**	**262,056.25**	**56.28**	**524,309.89**	**524,112.50**	**197.39**	**3,144,675.00**

Expense

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Administrative							
07001 Accounting & Audit Fees	3,384.19	2,502.50	(881.69)	5,832.64	5,005.00	(827.64)	30,030.00
07002 Bad Debt	0.00	437.50	437.50	0.00	875.00	875.00	5,250.00
07003 Bank Charges	348.00	175.00	(173.00)	1,608.39	350.00	(1,258.39)	2,100.00
07005 Legal Fees	276.50	437.50	161.00	1,006.50	875.00	(131.50)	5,250.00
07006 Inspection Fees	0.00	175.00	175.00	0.00	350.00	350.00	2,100.00
07007 Annual Condo Fees	0.00	108.17	108.17	0.00	216.34	216.34	1,298.00
07009 Office Equipment	56.90	350.00	293.10	115.03	700.00	584.97	4,200.00
07011 Office Supplies	317.79	210.00	(107.79)	1,945.81	420.00	(1,525.81)	2,520.00
07012 Printing and Postage	0.00	450.67	450.67	1,665.99	901.34	(764.65)	5,408.00
07013 Professional Fees	265.00	437.50	172.50	736.38	875.00	138.62	5,250.00
07014 Screening Fees	200.00	437.50	237.50	545.00	875.00	330.00	5,250.00
07015 Loan Interest Expenses	29.06	0.00	(29.06)	58.09	0.00	(58.09)	0.00
Administrative Total	**4,877.44**	**5,721.34**	**843.90**	**13,513.83**	**11,442.68**	**(2,071.15)**	**68,656.00**
Insurance							
07110 Property	26,121.10	22,333.33	(3,787.77)	52,242.20	44,666.66	(7,575.54)	268,000.00
07113 Directors & Officers	960.25	375.00	(585.25)	1,920.50	750.00	(1,170.50)	4,500.00
07114 Crime Policy	0.00	67.67	67.67	0.00	135.34	135.34	812.00
07116 Boiler & Machinery	0.00	262.75	262.75	0.00	525.50	525.50	3,153.00
07117 Insurance Finance Charges	0.00	320.00	320.00	0.00	640.00	640.00	3,840.00
07118 Workmans Comp Insurance	0.00	66.67	66.67	0.00	133.34	133.34	800.00
07119 General Liability	8,055.25	5,736.50	(2,318.75)	16,110.50	11,473.00	(4,637.50)	68,838.00
07120 Equipment	326.75	0.00	(326.75)	653.50	0.00	(653.50)	0.00
07122 Legal	429.83	0.00	(429.83)	859.66	0.00	(859.66)	0.00
07123 Finance charge	1,213.36	0.00	(1,213.36)	2,426.72	0.00	(2,426.72)	0.00
Insurance Total	**37,106.54**	**29,161.92**	**(7,944.62)**	**74,213.08**	**58,323.84**	**(15,889.24)**	**349,943.00**
Utiilities							
07201 Electricity	17,869.67	25,436.25	7,566.58	35,428.22	50,872.50	15,444.28	305,235.00
07202 Water & Sewer	24,902.40	19,099.50	(5,802.90)	44,999.88	38,199.00	(6,800.88)	229,194.00
07203 Telephone	269.55	315.00	45.45	539.10	630.00	90.90	3,780.00
07204 Gas/Fuel	1,622.65	420.00	(1,202.65)	2,926.26	840.00	(2,086.26)	5,040.00
Utiilities Total	**44,664.27**	**45,270.75**	**606.48**	**83,893.46**	**90,541.50**	**6,648.04**	**543,249.00**

Account	Current			Year to Date			Yearly
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
Contract Services							
07304 Compactor Lease	767.36	833.33	65.97	1,509.72	1,666.66	156.94	10,000.00
07305 Elevator Contract	2,722.36	2,566.67	(155.69)	5,444.72	5,133.34	(311.38)	30,800.00
07306 Elevator Inspection	0.00	293.33	293.33	0.00	586.66	586.66	3,520.00
07309 Front Desk Service	16,904.00	17,983.00	1,079.00	25,416.00	35,966.00	10,550.00	215,796.00
07311 Generator	0.00	229.17	229.17	0.00	458.34	458.34	2,750.00
07312 HVAC System	1,171.00	1,228.00	57.00	2,342.00	2,456.00	114.00	14,736.00
07315 Odor Control	360.00	476.67	116.67	720.00	953.34	233.34	5,720.00
07316 Pest Control	250.00	366.67	116.67	500.00	733.34	233.34	4,400.00
07317 Trash Removal	0.00	5,041.67	5,041.67	0.00	10,083.34	10,083.34	60,500.00
07320 Window Services	0.00	416.67	416.67	0.00	833.34	833.34	5,000.00
07322 Janitorial Service	4,812.80	5,714.58	901.78	9,625.60	11,429.16	1,803.56	68,575.00
07323 BuildingLink Mgmt Software	784.86	788.33	3.47	1,569.72	1,576.66	6.94	9,460.00
07326 Fire Alarm Annual Inspection	1,367.91	2,108.33	740.42	2,353.83	4,216.66	1,862.83	25,300.00
Contract Services Total	**29,140.29**	**38,046.42**	**8,906.13**	**49,481.59**	**76,092.84**	**26,611.25**	**456,557.00**
Payroll							
07406 Workers Compensation	0.00	1,530.42	1,530.42	0.00	3,060.84	3,060.84	18,365.00
07407 Engineering Payroll	8,446.14	6,040.67	(2,405.47)	16,795.74	12,081.34	(4,714.40)	72,488.00
07408 Administrative Payroll	5,814.46	9,408.33	3,593.87	11,726.42	18,816.66	7,090.24	112,900.00
07409 Payroll Taxes	1,217.75	1,544.92	327.17	2,449.09	3,089.84	640.75	18,539.00
Payroll Total	**15,478.35**	**18,524.34**	**3,045.99**	**30,971.25**	**37,048.68**	**6,077.43**	**222,292.00**
Repair & Maintenance							
07501 R&M-Building	8,686.98	4,491.67	(4,195.31)	17,051.78	8,983.34	(8,068.44)	53,900.00
07502 R&M-Electrical	0.00	275.00	275.00	0.00	550.00	550.00	3,300.00
07504 R&M-Equipment HVAC Repairs	7,598.50	1,250.00	(6,348.50)	10,247.47	2,500.00	(7,747.47)	15,000.00
07507 R&M-Paint Supplies	0.00	220.00	220.00	392.95	440.00	47.05	2,640.00
07514 R&M Fire Sprinkler	0.00	275.00	275.00	0.00	550.00	550.00	3,300.00
07518 R&M Plumbing	2,131.58	275.00	(1,856.58)	2,131.58	550.00	(1,581.58)	3,300.00
07599 Contingency	0.00	5,000.00	5,000.00	0.00	10,000.00	10,000.00	60,000.00
Repair & Maintenance Total	**18,417.06**	**11,786.67**	**(6,630.39)**	**29,823.78**	**23,573.34**	**(6,250.44)**	**141,440.00**
Reserve Transfer / Other							
07901 Reserve Transfer SIRS	12,000.00	12,000.00	0.00	24,000.00	24,000.00	0.00	144,000.00
07902 Reserve Transfer Non SIRS	8,836.08	8,836.08	0.00	17,672.16	17,672.16	0.00	106,033.00
08000 Venture Master Assessment	92,708.75	92,708.75	0.00	185,417.50	185,417.50	0.00	1,112,505.00
Reserve Transfer / Other Total	**113,544.83**	**113,544.83**	**0.00**	**227,089.66**	**227,089.66**	**0.00**	**1,362,538.00**
Total Expense	**263,228.78**	**262,056.27**	**(1,172.51)**	**508,986.65**	**524,112.54**	**15,125.89**	**3,144,675.00**
Net Income	**(1,116.25)**	**(0.02)**	**(1,116.23)**	**15,323.24**	**(0.04)**	**15,323.28**	**0.00**