

**1800 CLUB ASSOCIATIONS
COMBINED MASTER AND CONDO**

	Balance as of 09/30/26	Balance as of 08/31/26
ASSETS		
CURRENT ASSETS		
CASH - PETTY CASH	100.00	100.00
CASH - OPERATING - CHASE BANK	716,784.80	911,088.83
CASH - SECURITY DEPOSIT - CHASE BANK	481,375.00	476,875.00
CASH - OPERATING - RAYMOND JAMES	351.41	351.41
ASSESSMENT RECEIVABLE	139,590.45	139,861.05
ALLOWANCE FOR BAD DEBTS	-37,915.46	-37,915.45
PREPAID EXPENSE	6,377.53	9,946.35
PREPAID TAXES	50,475.00	16,862.00
PREPAID INSURANCE	449,567.22	512,561.14
TOTAL CURRENT ASSETS	1,806,705.95	2,029,730.33
RESERVE FUNDS		
CASH - RESERVE - RAYMOND JAMES	4,435,980.47	4,119,592.71
TOTAL RESERVE FUNDS	4,435,980.47	4,119,592.71
OTHER ASSETS		
DUE FROM MASTER TO 1800 CLUB CONDOMINIUM	0.00	0.00
DUE FROM OPERATING - RESERVE (CONDO AND MASTER)	14,182.81	0.00
DUE FROM 1800 CLUB CONDO - RESERVE & OPERATING	30,066.14	30,066.14
DUE FROM 1800 CLUB CONDO TO 1800 CLUB MASTER - 2026	115,011.79	77,144.51
DUE FROM 1800 CLUB CONDO - OPERATING	0.00	0.00
DUE FROM 1800 CLUB CONDO RESERVE (CONDO)	179,026.47	211,695.24
DUE FROM 1800 CLUB CONDO RESERVE (MASTER)	179,026.47	159,134.64
EXCHANGE	700.00	0.00
TOTAL OTHER ASSETS	518,013.68	478,040.53
TOTAL ASSETS	6,760,700.10	6,627,363.57
LIABILITIES AND EQUITY		
CURRENT LIABILITIES		
ACCRUED EXPENSES	72,174.35	246,234.34
INSURANCE NOTE PAYABLE	0.00	0.00
SECURITY DEPOSITS	481,375.00	482,875.00
DUE TO 1800 CLUB CONDOMINIUM FROM MASTER	0.00	77,144.51
DUE TO 1800 CLUB MASTER FROM 1800 CLUB CONDO - 2026	115,011.79	0.00
DUE TO 1800 CLUB MASTER - RESERVE	179,026.47	159,134.64
DUE TO 1800 CLUB MASTER - RESERVE AND OPERATING	30,066.14	30,066.14
ASSESSMENTS PAID IN ADVANCE	53,475.26	57,735.10
DUE TO 1800 CLUB MASTER - RESERVE	193,209.28	159,134.64
DUE TO OPERATING - 1800 CLUB CONDO	0.00	52,560.60
HOLIDAY FUNDS	575.81	575.81
TOTAL CURRENT LIABILITIES	1,124,914.10	1,265,460.78
LEGAL RESERVE FUNDS		
RESERVE - INTEREST/BANK CHARGES	81,742.33	74,554.57
RESERVE - POOLED	4,368,390.62	3,992,447.21
TOTAL LEGAL RESERVE FUNDS	4,450,132.95	4,067,001.78

**1800 CLUB ASSOCIATIONS
COMBINED MASTER AND CONDO**

	Balance as of 09/30/26	Balance as of 08/31/26
MEMBERS' EQUITY		
CURRENT EARNINGS	193,690.45	-6,261.59
RETAINED EARNINGS	991,962.60	1,301,162.60
PRIOR YEAR ADJUSTMENTS	0.00	0.00
TOTAL MEMBERS' EQUITY	1,185,653.05	1,294,901.01
 TOTAL LIABILITIES AND EQUITY	6,760,700.10	6,627,363.57

*** UNAUDITED FOR MANAGEMENT PURPOSES ONLY ***

1800 CLUB COMBINED MASTER AND CONDO

	September 30, 2026	Actual Month	Budget Month	Budget Variance	Actual YTD	Budget YTD	Budget Variance	Yearly Budget	Remaining Budget
	INCOME								
4020-0000	ASSESSMENT INCOME - CONDO	284,398.16	284,398.42	(0.26)	2,559,583.44	2,559,585.78	(2.34)	3,412,781.04	(853,197.60)
4030-0000	ASSESSMENT INCOME - CONDO RESERVES	66,743.41	66,743.41	0.00	600,690.69	600,690.69	0.00	800,920.92	(200,230.23)
4038-0000	ASSESSMENT INCOME - MASTER	111,358.40	111,358.17	0.23	1,002,225.60	1,002,223.53	2.07	1,336,298.04	(334,072.44)
	TOTAL ASSESSMENT	462,499.97	462,500.00	(0.03)	4,162,499.73	4,162,500.00	(0.27)	5,550,000.00	(1,387,500.27)
	OTHER INCOME								
4024-0000	LATE FEES	375.00	333.33	41.67	3,500.00	2,999.97	500.03	3,999.96	(499.96)
4039-0000	PARTY ROOM RENTALS	0.00	416.67	(416.67)	6,000.00	3,750.03	2,249.97	5,000.04	999.96
4044-0000	PARKING FEES NET OF CITY TAX & TIPS	6,487.69	6,666.67	(178.98)	56,593.44	60,000.03	(3,406.59)	80,000.04	(23,406.60)
4045-0000	MOVE-IN MOVE-OUT FEES	1,345.00	1,500.00	(155.00)	14,395.00	13,500.00	895.00	18,000.00	(3,605.00)
4047-0000	CONTRACTOR INCOME	0.00	141.67	(141.67)	500.00	1,275.03	(775.03)	1,700.04	(1,200.04)
4050-0000	VIOLATION FINES	0.00	0.00	0.00	400.00	0.00	400.00	0.00	400.00
4060-0000	ACCESS FOBS, CARDS & DECALS SALES	930.00	833.33	96.67	3,970.00	7,499.97	(3,529.97)	9,999.96	(6,029.96)
4070-0000	SCREENING FEES	300.00	500.00	(200.00)	4,141.15	4,500.00	(358.85)	6,000.00	(1,858.85)
4026-0000	LEGAL FEES BACK-CHARGE	0.00	333.33	(333.33)	1,367.90	2,999.97	(1,632.07)	3,999.96	(2,632.06)
4022-0000	BANK ACCOUNT INTEREST	7,187.76	12,500.00	(5,312.24)	94,462.10	112,500.00	(18,037.90)	150,000.00	(55,537.90)
4025-0000	INTEREST INCOME (FROM OWNERS & OTHERS)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4042-0000	REPAIR INCOME	0.00	0.00	0.00	83,741.15	0.00	83,741.15	0.00	83,741.15
4123-0000	BICYCLE INCOME	30.00	0.00	30.00	70.00	0.00	70.00	0.00	70.00
4125-0000	QUESTIONNAIRE INCOME FEES	0.00	83.33	(83.33)	1,350.00	749.97	600.03	999.96	350.04
4200-0000	COLLECTION/ADMINISTRATION FEES	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4066-0000	FLOOD MONITOR	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
4031-0000	MISCELLANEOUS INCOME	65.00	166.67	(101.67)	905.00	1,500.03	(595.03)	2,000.04	(1,095.04)
4032-0000	A/C FILTERS SALES	0.00	0.00	0.00	(226.70)	0.00	(226.70)	0.00	(226.70)
4198-0000	STORAGE RENTAL INCOME	1,300.00	0.00	1,300.00	11,700.00	0.00	11,700.00	0.00	11,700.00
4069-0000	WATER ALARM SENSOR	0.00	0.00	0.00	10.00	0.00	10.00	0.00	10.00
	TOTAL OTHER INCOME	18,020.45	23,475.00	(5,454.55)	282,892.04	211,275.00	71,617.04	281,700.00	1,192.04
	TOTAL INCOME	480,520.42	485,975.00	(5,454.58)	4,445,391.77	4,373,775.00	71,616.77	5,831,700.00	(1,386,308.23)

1800 CLUB COMBINED MASTER AND CONDO

September 30, 2026

	Actual Month	Budget Month	Budget Variance	Actual YTD	Budget YTD	Budget Variance	Yearly Budget	Remaining Budget
EXPENSES								
ADMINISTRATIVE								
5010-0000 LEGAL FEES - ASSOCIATION	2,407.50	1,083.33	(1,324.17)	3,900.40	9,749.97	(5,849.57)	12,999.96	(9,099.56)
5015-0000 AUDIT & TAX RETURNS	0.00	500.00	500.00	2,500.00	4,500.00	(2,000.00)	6,000.00	(3,500.00)
5040-0000 LICENSES/FEES/PERMITS	0.00	312.50	312.50	2,876.50	2,812.50	64.00	3,750.00	(873.50)
7000-0000 PRINTING & POSTAGE	46.48	166.67	120.19	1,618.33	1,500.03	118.30	2,000.04	(381.71)
7020-0000 OFFICE SUPPLIES	0.00	250.00	250.00	2,539.95	2,250.00	289.95	3,000.00	(460.05)
7070-0000 MEET & GREET	0.00	250.00	250.00	0.00	2,250.00	(2,250.00)	3,000.00	(3,000.00)
7110-0000 COLLECTIONS/ADMIN EXPENSES	25.00	0.00	(25.00)	600.00	0.00	600.00	0.00	600.00
8010-0000 TAXES	0.00	2,500.00	2,500.00	0.00	22,500.00	(22,500.00)	30,000.00	(30,000.00)
8020-0000 BAD DEBT EXPENSE	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
8070-0000 BANK CHARGES	0.00	0.00	0.00	22.81	0.00	22.81	0.00	22.81
8080-0000 MISCELLANEOUS EXPENSE	517.41	583.31	65.90	2,184.34	5,249.79	(3,065.45)	6,999.72	(4,815.38)
TOTAL MISC. ADMIN. EXPENSES	2,996.39	5,645.81	2,649.42	16,242.33	50,812.29	(34,569.96)	67,749.72	(51,507.39)
UTILITIES								
5050-0000 ELECTRICITY	45,346.20	38,750.00	(6,596.20)	374,602.78	348,750.00	25,852.78	465,000.00	(90,397.22)
5060-0000 TELEPHONE	416.51	175.00	(241.51)	3,578.32	1,575.00	2,003.32	2,100.00	1,478.32
5070-0000 WATER & SEWER	(120,478.40)	25,833.33	146,311.73	204,945.75	232,499.97	(27,554.22)	309,999.96	(105,054.21)
5071-0000 WATER & SEWER - COMMERCIAL METERS	305.08	216.67	(88.41)	8,662.68	1,950.03	6,712.65	2,600.04	6,062.64
5080-0000 GAS	249.88	1,750.00	1,500.12	16,055.71	15,750.00	305.71	21,000.00	(4,944.29)
5081-0000 DIESEL FUEL FOR GENERATOR	0.00	83.33	83.33	780.15	749.97	30.18	999.96	(219.81)
TOTAL UTILITIES	(74,160.73)	66,808.33	140,969.06	608,625.39	601,274.97	7,350.42	801,699.96	(193,074.57)
CONTRACTS								
5044-0000 FIRE SYSTEM INSPECTIONS	1,738.79	2,500.00	761.21	15,113.94	22,500.00	(7,386.06)	30,000.00	(14,886.06)
5090-0000 TRASH REMOVAL	18,899.70	15,833.33	(3,066.37)	157,427.96	142,499.97	14,927.99	189,999.96	(32,572.00)
6000-0000 PEST CONTROL	410.00	458.33	48.33	4,033.00	4,124.97	(91.97)	5,499.96	(1,466.96)
6004-0000 ELEVATOR MAINTENANCE & REPAIRS	4,472.30	4,646.47	174.17	40,250.77	41,818.23	(1,567.46)	55,757.64	(15,506.87)
6010-0000 LANDSCAPE MAINTENANCE	1,200.00	1,200.00	0.00	10,800.00	10,800.00	0.00	14,400.00	(3,600.00)
6013-0000 ROOF MAINTENANCE & REPAIRS	0.00	416.67	416.67	0.00	3,750.03	(3,750.03)	5,000.04	(5,000.04)
6020-0000 POOL MAINTENANCE & REPAIRS	3,560.00	2,250.00	(1,310.00)	20,130.00	20,250.00	(120.00)	27,000.00	(6,870.00)
6033-0000 CABLE - TV	17,765.04	17,765.00	(0.04)	159,885.36	159,885.00	0.36	213,180.00	(53,294.64)
6073-0000 VALET	17,082.00	17,083.33	1.33	153,413.33	153,749.97	(336.64)	204,999.96	(51,586.63)
6074-0000 WATER TREATMENT - COOLING TOWER	1,145.60	1,000.00	(145.60)	13,575.79	9,000.00	4,575.79	12,000.00	1,575.79
6095-0000 ODOR CONTROL	1,088.19	1,088.17	(0.02)	9,793.71	9,793.53	0.18	13,058.04	(3,264.33)
6097-0000 A/C MAINTENANCE COMMON AREAS	1,500.00	1,500.00	0.00	13,500.00	13,500.00	0.00	18,000.00	(4,500.00)
6099-0000 EMERGENCY GENERATOR MAINTENANCE	525.35	783.33	257.98	525.35	7,049.97	(6,524.62)	9,399.96	(8,874.61)
6128-0000 A/C MAINTENANCE STORAGE ROOM	0.00	566.67	566.67	3,402.00	5,100.03	(1,698.03)	6,800.04	(3,398.04)
7011-0000 TECH SUPPORT	806.99	700.00	(106.99)	6,235.64	6,300.00	(64.36)	8,400.00	(2,164.36)
7079-0000 FLOOR CARE	780.00	570.00	(210.00)	4,680.00	5,130.00	(450.00)	6,840.00	(2,160.00)
7093-0000 LOBBY FLOWERS	909.50	1,458.33	548.83	8,185.50	13,124.97	(4,939.47)	17,499.96	(9,314.46)
8076-0000 HI SPEED INTERNET	8,986.04	8,986.04	0.00	80,874.36	80,874.36	0.00	107,832.48	(26,958.12)
TOTAL CONTRACTS	80,869.50	78,805.67	(2,063.83)	701,826.71	709,251.03	(7,424.32)	945,668.04	(243,841.33)

1800 CLUB COMBINED MASTER AND CONDO

	September 30, 2026	Actual Month	Budget Month	Budget Variance	Actual YTD	Budget YTD	Budget Variance	Yearly Budget	Remaining Budget
OUT-OF CONTRACT REPAIRS									
5091-0000 TRASH CHUTE REPAIRS		0.00	875.00	875.00	4,280.00	7,875.00	(3,595.00)	10,500.00	(6,220.00)
6005-0000 A/C REPAIRS		12,082.00	10,666.67	(1,415.33)	117,206.00	96,000.03	21,205.97	128,000.04	(10,794.04)
6007-0000 PLUMBING MAINTENANCE & REPAIRS		0.00	2,916.67	2,916.67	35,601.00	26,250.03	9,350.97	35,000.04	600.96
6009-0000 OTHER MAINTENANCE & REPAIRS		92.13	4,166.67	4,074.54	40,140.73	37,500.03	2,640.70	50,000.04	(9,859.31)
6016-0000 ELECTRICAL MAINTENANCE & REPAIRS		1,856.45	416.67	(1,439.78)	2,841.45	3,750.03	(908.58)	5,000.04	(2,158.59)
6030-0000 ELEVATOR REPAIRS		0.00	1,666.67	1,666.67	7,222.84	15,000.03	(7,777.19)	20,000.04	(12,777.20)
6029-0000 ELEVATOR COSMETIC MAINTENANCE & REPAIRS		0.00	1,666.67	1,666.67	0.00	15,000.03	(15,000.03)	20,000.04	(20,000.04)
6040-0000 TREE TRMMING/FERTILIZER/IRRIGATION		0.00	333.33	333.33	0.00	2,999.97	(2,999.97)	3,999.96	(3,999.96)
6045-0000 LANDSCAPE REPLACEMENT		0.00	1,666.67	1,666.67	0.00	15,000.03	(15,000.03)	20,000.04	(20,000.04)
6058-0000 ROOF MAINTENANCE & REPAIRS		0.00	1,666.67	1,666.67	9,500.00	15,000.03	(5,500.03)	20,000.04	(10,500.04)
6063-0000 ACCESS CONTROL MAINTENANCE & REPAIRS		0.00	416.67	416.67	1,715.00	3,750.03	(2,035.03)	5,000.04	(3,285.04)
6070-0000 FIRE SYSTEM MAINTENANCE & REPAIRS		0.00	4,166.67	4,166.67	25,887.69	37,500.03	(11,612.34)	50,000.04	(24,112.35)
6210-0000 BUILDING RESTORATION		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
6211-0000 EMERGENCY GENERATOR MAINTENANCE & REPA		0.00	83.33	83.33	4,612.59	749.97	3,862.62	999.96	3,612.63
7083-0000 ACCESS FOBS, CARDS & DECAL PURCHASES		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
8008-0000 GYM EQUIPMENT MAINTENANCE & REPAIRS		0.00	500.00	500.00	2,519.40	4,500.00	(1,980.60)	6,000.00	(3,480.60)
8019-0000 POOL & SPA REPAIRS		0.00	833.33	833.33	2,769.74	7,499.97	(4,730.23)	9,999.96	(7,230.22)
TOTAL OUT-OF CONTRACT REPAIRS		14,030.58	32,041.69	18,011.11	254,296.44	288,375.21	(34,078.77)	384,500.28	(130,203.84)
SUPPLIES, TOOLS & EQUIPMENT									
6069-0000 RADIOS & PAGERS		0.00	100.00	100.00	3,437.33	900.00	2,537.33	1,200.00	2,237.33
6082-0000 OTHER SUPPLIES		380.29	500.00	119.71	6,336.81	4,500.00	1,836.81	6,000.00	336.81
6092-0000 TOOLS & EQUIPMENT		0.00	125.00	125.00	0.00	1,125.00	(1,125.00)	1,500.00	(1,500.00)
6111-0000 LIGHT BULBS		0.00	1,250.00	1,250.00	12,138.48	11,250.00	888.48	15,000.00	(2,861.52)
7040-0000 JANITORIAL SUPPLIES		1,798.40	1,416.67	(381.73)	9,352.07	12,750.03	(3,397.96)	17,000.04	(7,647.97)
8003-0000 PAINT & PAINTING SUPPLIES		3,418.87	2,166.67	(1,252.20)	20,838.70	19,500.03	1,338.67	26,000.04	(5,161.34)
TOTAL SUPPLIES & EQUIPMENT		5,597.56	5,558.34	(39.22)	52,103.39	50,025.06	2,078.33	66,700.08	(14,596.69)
MANAGEMENT COMPANY									
5001-0000 MANAGEMENT FEE		4,690.00	4,690.00	0.00	42,210.00	42,210.00	0.00	56,280.00	(14,070.00)
5002-0000 MANAGER & OFFICE STAFF		26,671.67	26,671.67	0.00	240,045.03	240,045.03	0.00	320,060.04	(80,015.01)
5012-0000 MAINTENANCE STAFF		13,572.00	13,572.00	0.00	122,148.00	122,148.00	0.00	162,864.00	(40,716.00)
6011-0000 JANITORIAL STAFF		26,559.00	30,420.00	3,861.00	239,031.00	273,780.00	(34,749.00)	365,040.00	(126,009.00)
6066-0000 CONCIERGE & SECURITY		33,078.35	29,217.33	(3,861.02)	297,705.15	262,955.97	34,749.18	350,607.96	(52,902.81)
8189-0000 MMI LIVE WEBSITE SERVICE		150.00	150.00	0.00	1,350.00	1,350.00	0.00	1,800.00	(450.00)
9015-0000 HEALTH INSURANCE		7,832.00	7,832.00	0.00	70,488.00	70,488.00	0.00	93,984.00	(23,496.00)
TOTAL MANAGEMENT COMPANY		112,553.02	112,553.00	(0.02)	1,012,977.18	1,012,977.00	0.18	1,350,636.00	(337,658.82)

1800 CLUB COMBINED MASTER AND CONDO

	September 30, 2026	Actual Month	Budget Month	Budget Variance	Actual YTD	Budget YTD	Budget Variance	Yearly Budget	Remaining Budget
OTHERS EXPENSES									
5030-0000	INSURANCE	60,768.67	72,218.76	11,450.09	657,470.53	649,968.84	7,501.69	866,625.12	(209,154.59)
5031-0000	FLOOD INSURANCE	2,204.42	1,833.33	(371.09)	18,875.53	16,499.97	2,375.56	21,999.96	(3,124.43)
5043-0000	INSURANCE DEDUCTIBLE	0.00	6,250.00	6,250.00	87,635.74	56,250.00	31,385.74	75,000.00	12,635.74
5045-0000	FEES TO DIVISION OF CONDOMINIUMS	0.00	166.67	166.67	0.00	1,500.03	(1,500.03)	2,000.04	(2,000.04)
7077-0000	HOLIDAY DECORATIONS	0.00	83.33	83.33	0.00	749.97	(749.97)	999.96	(999.96)
7090-0000	CONTINGENCY	0.00	20,133.33	20,133.33	0.00	181,199.97	(181,199.97)	241,599.96	(241,599.96)
7096-0000	PACKAGE ROOM	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
7172-0000	INSURANCE FINANCE CHARGES	20.83	0.00	(20.83)	8,860.87	0.00	8,860.87	0.00	8,860.87
8000-0000	RESERVE CONTRIBUTION	66,743.41	66,743.41	0.00	600,690.69	600,690.69	0.00	800,920.92	(200,230.23)
8001-0000	RESERVE INTEREST TRANSFER	7,187.76	0.00	(7,187.76)	81,742.33	0.00	81,742.33	0.00	81,742.33
8005-0000	UNIFORMS	0.00	166.67	166.67	0.00	1,500.03	(1,500.03)	2,000.04	(2,000.04)
8082-0000	STAFF BONUSES	0.00	3,700.00	3,700.00	0.00	33,300.00	(33,300.00)	44,400.00	(44,400.00)
9001-0000	STAFF OVERTIME	1,756.97	750.00	(1,006.97)	9,811.28	6,750.00	3,061.28	9,000.00	811.28
TOTAL OTHER EXPENSES		138,682.06	172,045.50	33,363.44	1,465,086.97	1,548,409.50	(83,322.53)	2,064,546.00	(599,459.03)
SPECIAL PROJECTS:									
5046-0000	INTERIOR PAINTING	0.00	1,833.33	1,833.33	20,714.01	16,499.97	4,214.04	21,999.96	(1,285.95)
6075-0000	WINDOW WASHING	0.00	1,000.00	1,000.00	12,000.00	9,000.00	3,000.00	12,000.00	0.00
6570-0000	POOL DECK/BREEZEWAY REPAIRS & RE-FINISHING	0.00	2,200.00	2,200.00	26,400.00	19,800.00	6,600.00	26,400.00	0.00
8121-0000	GARAGE SPRINKLER PIPES	0.00	5,833.33	5,833.33	70,300.00	52,499.97	17,800.03	69,999.96	300.04
8129-0000	ROOF PIPES	0.00	816.67	816.67	9,800.00	7,350.03	2,449.97	9,800.04	(0.04)
8158-0000	POOL DECK CABANAS & LOUNGE CHAIRS	0.00	833.33	833.33	1,328.90	7,499.97	(6,171.07)	9,999.96	(8,671.06)
TOTAL SPECIAL PROJECTS		0.00	12,516.66	12,516.66	140,542.91	112,649.94	27,892.97	150,199.92	(9,657.01)
TOTAL EXPENSES		280,568.38	485,975.00	205,406.62	4,251,701.32	4,373,775.00	(122,073.68)	5,831,700.00	(1,579,998.68)
NET INCOME		199,952.04	0.00	199,952.04	193,690.45	0.00	193,690.45	0.00	193,690.45

UNAUDITED FOR MANAGEMENT PURPOSES ONLY