



Gables Waterway Towers
Association, Inc.

08/31/2026 FINANCIAL REPORT
Gables Waterway Towers Association, Inc.

(All Accounts Balances are Unaudited)

Gables Waterway Towers Association, Inc.

Balance Sheet as of 8/31/2026

Assets	Operating	Reserve	Special Assessment	Total
Cash & Cash Equivalents				
100001 - Operating City Nat'I-4282	\$1,419,019.93			\$1,419,019.93
100002 - Operating City Nat'I MM-3270	\$66,974.38			\$66,974.38
100022 - Reserve Valley - 1802		\$415,820.11		\$415,820.11
100023 - Reserve Bank Valley CDARS 01/07/2027 - 3.38%		\$900,000.00		\$900,000.00
100030 - Special Assmt Popular-4259			\$50,953.81	\$50,953.81
100031 - Special Assmt City Nat'I-7321			\$1,403.80	\$1,403.80
100032 - Debt Service Popular-4275			\$109,926.82	\$109,926.82
100033 - Settlement - Roof Popular-1908				-
100034 - Loan Proceeds Popular-4267			\$149,129.70	\$149,129.70
100040 - Security Dep City Nat'I-4732	\$218,952.80			\$218,952.80
100300 - Petty Cash	\$365.00			\$365.00
100510 - Due to/from Special Assessment Fund	(\$4,283.07)		\$4,283.07	-
Total Cash & Cash Equivalents	\$1,701,029.04	\$1,315,820.11	\$315,697.20	\$3,332,546.35
Account Receivables				
101000 - Assessment Receivables	\$81,409.36		\$9,412.52	\$90,821.88
101100 - Allowance for Doubtful Accounts	(\$21,660.96)			(\$21,660.96)
102080 - Other Receivables	\$36,133.74			\$36,133.74
Total Account Receivables	\$95,882.14		\$9,412.52	\$105,294.66
Prepays & Other Assets				
102640 - Prepaid Expenses	\$4,370.91			\$4,370.91
102800 - Prepaid Insurance	\$358,168.32			\$358,168.32
Total Prepays & Other Assets	\$362,539.23			\$362,539.23
Deposits & Other Long-Term Assets				
105000 - Utility Deposits	\$17,212.47			\$17,212.47
107000 - Unbilled Special Assessment			\$783,922.03	\$783,922.03
Total Deposits & Other Long-Term Assets	\$17,212.47		\$783,922.03	\$801,134.50
Total Assets	\$2,176,662.88	\$1,315,820.11	\$1,109,031.75	\$4,601,514.74
Liabilities / Equity	Operating	Reserve	Special Assessment	Total
Current Liabilities				

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200080 - Accounts Payable	\$2,469.99		\$2,469.99
200100 - Accrued Expenses	\$65,828.93		\$65,828.93
200240 - Collections & Other Fees	\$365.11		\$365.11
200520 - Employee Holiday Fund	\$1,035.06		\$1,035.06
200560 - Other Current Liabilities	\$2,084.00		\$2,084.00
200700 - Insurance Payable	\$368,334.10		\$368,334.10
201080 - Deferred Revenue Parking	\$12,500.00		\$12,500.00
201110 - Deferred Revenue Antenna	\$22,989.92		\$22,989.92
201300 - Prepaid Assessments	\$88,635.61		\$88,635.61
Total Current Liabilities	\$564,242.72		\$564,242.72
Security & Other Deposits			
205000 - Security Deposits	\$208,825.00		\$208,825.00
205120 - Security Deposits Other	\$10,652.80		\$10,652.80
Total Security & Other Deposits	\$219,477.80		\$219,477.80
Long-Term Liabilities			
206000 - Note Payable Popular Bank		\$615,612.71	\$615,612.71
206400 - Deferred Cable Revenue	\$8,109.52		\$8,109.52
207000 - Settlement Proceeds	\$1,100,000.00		\$1,100,000.00
207040 - Settlement Interest Income	\$17,150.26		\$17,150.26
207080 - Settlement Expense	(\$1,117,150.26)		(\$1,117,150.26)
Total Long-Term Liabilities	\$8,109.52	\$615,612.71	\$623,722.23
Special Assessment			
290000 - Special Assessment Income		\$9,982,699.35	\$9,982,699.35
290020 - Special Assessment Bank Interest		\$36,042.67	\$36,042.67
290025 - Special Assessment Deferred Income		\$452,329.85	\$452,329.85
290200 - Special Assessment Late Fees & Finance Income		\$7,651.96	\$7,651.96
291000 - Special Assessment Loan Interest Expense		(\$841,949.83)	(\$841,949.83)
291500 - Special Assessment Bank Charges		(\$64,153.30)	(\$64,153.30)
292000 - Special Assessment Contingency		(\$110,460.46)	(\$110,460.46)
292075 - SPA Exp Admin Costs		(\$4,117.00)	(\$4,117.00)
292095 - SPA Exp Building		(\$8,272,209.54)	(\$8,272,209.54)
292115 - SPA Exp Consulting		(\$7,200.00)	(\$7,200.00)
292123 - SPA Exp Domestic Water		(\$84,099.39)	(\$84,099.39)
292125 - SPA Exp Electrical		(\$73,755.00)	(\$73,755.00)
292165 - SPA Exp Fire Safety		(\$17,964.13)	(\$17,964.13)
292210 - SPA Exp Insurance		(\$101,455.00)	(\$101,455.00)

Gables Waterway Towers Association, Inc.

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292235 - SPA Exp Life Safety	(\$24,520.90)	(\$24,520.90)
292295 - SPA Exp Permits	(\$3,927.87)	(\$3,927.87)
292335 - SPA Exp Project/Budget Shortfall	(\$99,067.00)	(\$99,067.00)
292355 - SPA Exp Restoration	(\$117,105.95)	(\$117,105.95)
292360 - SPA Exp Roof	(\$23,054.75)	(\$23,054.75)
292390 - SPA Exp Sprinklers	(\$112,970.00)	(\$112,970.00)
292525 - SPA Exp Clean Up	(\$17,500.00)	(\$17,500.00)
292530 - SPA Exp Security Services	(\$9,794.67)	(\$9,794.67)

Total Special Assessment	\$493,419.04	\$493,419.04
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Deferred Capital Replacement Fund

310309 - Deferred Capital Non-Structural	\$714,622.36	\$714,622.36
310490 - Deferred Capital Structural	\$594,704.59	\$594,704.59

Total Deferred Capital Replacement Fund	\$1,309,326.95	\$1,309,326.95
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Fund Balance

389999 - Current Income (Loss)	\$506,326.40	\$6,493.16	\$512,819.56
390000 - Retained Earnings	\$1,650,123.01		\$1,650,123.01
390200 - Fund Balance	(\$732,125.00)		(\$732,125.00)
390400 - Prior Year Adjustment	(\$39,491.57)		(\$39,491.57)

Total Fund Balance	\$1,384,832.84	\$6,493.16	\$1,391,326.00
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Total Liabilities / Equity	\$2,176,662.88	\$1,315,820.11	\$1,109,031.75	\$4,601,514.74
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Gables Waterway Towers Association, Inc.

Statement of Revenues and Expenses 8/1/2026 - 8/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Income							
Income							
411000 - Assessment	391,605.14	391,604.65	.49	3,132,841.12	3,132,837.20	3.92	4,699,255.79
415027 - Reserve Assessment Non-Structural	36,479.17	36,479.17	-	291,833.36	291,833.36	-	437,750.00
415030 - Reserve Assessment Structural	26,222.08	26,222.08	-	209,776.64	209,776.64	-	314,665.00
Total Income	454,306.39	454,305.90	.49	3,634,451.12	3,634,447.20	3.92	5,451,670.79
Other Income							
420060 - Antenna Income - Comcast	579.25	1,416.67	(837.42)	4,634.00	11,333.36	(6,699.36)	17,000.00
420062 - Antenna Income - T-Mobile	2,860.00	2,666.67	193.33	22,750.00	21,333.36	1,416.64	32,000.00
420064 - Antenna Income - AT&T	2,795.00	2,666.67	128.33	23,079.00	21,333.36	1,745.64	32,000.00
420066 - Antenna Income - Dish Network	-	2,833.33	(2,833.33)	11,250.00	22,666.64	(11,416.64)	34,000.00
420068 - Antenna Income - Verizon	5,747.48	5,333.33	414.15	45,979.81	42,666.64	3,313.17	64,000.00
420080 - Application/Screening	-	-	-	102.70	-	102.70	-
420320 - Clubhouse Rental Income	-	-	-	1,200.00	-	1,200.00	-
420540 - Finance Charges	688.65	-	688.65	688.65	-	688.65	-
420580 - FOB Income	30.00	100.00	(70.00)	1,242.00	800.00	442.00	1,200.00
420600 - Gate Key Income	80.00	-	80.00	1,640.00	-	1,640.00	-
420720 - Interest Income	3,693.93	-	3,693.93	26,574.54	-	26,574.54	-
420780 - Late Fee Income	(300.00)	-	(300.00)	3,175.00	-	3,175.00	-
420820 - Laundry Income	7,265.50	4,166.67	3,098.83	61,509.25	33,333.36	28,175.89	50,000.00
420940 - Move In/Out	2,100.00	300.00	1,800.00	11,400.00	2,400.00	9,000.00	3,600.00
421000 - Non Sufficient Fee Income	100.00	-	100.00	250.00	-	250.00	-
421120 - Parking Income	4,100.00	3,500.00	600.00	34,720.00	28,000.00	6,720.00	42,000.00
421620 - Valet Income	7,117.53	2,250.00	4,867.53	30,120.77	18,000.00	12,120.77	27,000.00
421660 - Vending Machines	73.38	-	73.38	545.16	-	545.16	-
421700 - Work Order Income	520.00	-	520.00	4,364.28	-	4,364.28	-
450180 - Boat & Dock Income	6,000.00	6,600.00	(600.00)	48,000.00	52,800.00	(4,800.00)	79,200.00
Total Other Income	43,450.72	31,833.34	11,617.38	333,225.16	254,666.72	78,558.44	382,000.00
Total Income	497,757.11	486,139.24	11,617.87	3,967,676.28	3,889,113.92	78,562.36	5,833,670.79

Operating Expense

Administrative Expenses							
500040 - Accounting Other	625.00	625.00	-	5,000.00	5,000.00	-	7,500.00
500120 - Administrative/Other expenses	(715.06)	166.67	881.73	(715.06)	1,333.36	2,048.42	2,000.00
500360 - Bad Debt Expense	-	2,500.00	2,500.00	7,500.00	20,000.00	12,500.00	30,000.00
500400 - Bank Charges	61.00	150.00	89.00	816.00	1,200.00	384.00	1,800.00
500800 - Computer Expense & Repair	2,008.80	1,250.00	(758.80)	9,418.66	10,000.00	581.34	15,000.00
501000 - Corporate Annual Report	-	115.75	115.75	1,324.00	926.00	(398.00)	1,389.00
502120 - Legal Expense	4,210.32	4,583.33	373.01	35,721.77	36,666.64	944.87	55,000.00
502200 - Legal Fees Collections	-	-	-	2,606.89	-	(2,606.89)	-
502440 - Licenses & Permits	300.00	533.33	233.33	4,030.55	4,266.64	236.09	6,400.00
504000 - Office Supplies	1,158.08	833.33	(324.75)	6,204.95	6,666.64	461.69	10,000.00

Gables Waterway Towers Association, Inc.

Statement of Revenues and Expenses 8/1/2026 - 8/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
504480 - Printing & Postage	-	250.00	250.00	3,433.32	2,000.00	(1,433.32)	3,000.00
504600 - Professional Fees	-	1,666.67	1,666.67	30,569.52	13,333.36	(17,236.16)	20,000.00
505085 - Social Functions	1,724.87	-	(1,724.87)	3,301.96	-	(3,301.96)	-
506040 - Uniforms	129.24	208.33	79.09	2,680.22	1,666.64	(1,013.58)	2,500.00
Total Administrative Expenses	9,502.25	12,882.41	3,380.16	111,892.78	103,059.28	(8,833.50)	154,589.00
Utilities							
600000 - Electricity	34,022.54	25,196.11	(8,826.43)	216,114.77	201,568.88	(14,545.89)	302,353.30
601000 - Natural Gas	8,132.49	9,916.00	1,783.51	69,368.53	79,328.00	9,959.47	118,992.03
602000 - Telephone	879.00	354.67	(524.33)	4,232.00	2,837.36	(1,394.64)	4,256.05
602140 - Telephone Elevator	314.58	440.42	125.84	2,516.64	3,523.36	1,006.72	5,285.02
604040 - Water & Sewer	31,924.60	27,804.77	(4,119.83)	253,665.08	222,438.16	(31,226.92)	333,657.25
Total Utilities	75,273.21	63,711.97	(11,561.24)	545,897.02	509,695.76	(36,201.26)	764,543.65
Contracts							
700320 - Air Cond/HVAC System	733.34	1,287.00	553.66	5,866.67	10,296.00	4,429.33	15,444.00
700400 - Alarm & Monitoring	901.42	911.66	10.24	7,458.68	7,293.28	(165.40)	10,939.92
700720 - Boiler Preventative Maintenance	-	556.28	556.28	1,112.56	4,450.24	3,337.68	6,675.36
701080 - Cable TV	33,145.97	32,821.23	(324.74)	263,260.92	262,569.84	(691.08)	393,854.74
701160 - Cable, Internet & Phone	-	571.75	571.75	4,749.62	4,574.00	(175.62)	6,861.00
701640 - Elevator Contract	2,167.59	1,740.00	(427.59)	17,340.72	13,920.00	(3,420.72)	20,880.00
701840 - Equipment Lease	-	350.00	350.00	-	2,800.00	2,800.00	4,200.00
701960 - Equipment Lease Copier	450.00	453.60	3.60	3,681.29	3,628.80	(52.49)	5,443.20
702230 - Equipment Lease Washer & Dryer	2,328.12	2,000.00	(328.12)	18,797.54	16,000.00	(2,797.54)	24,000.00
703360 - Generator	-	720.80	720.80	6,797.90	5,766.40	(1,031.50)	8,649.60
704120 - Landscaping/Grounds Contract	5,700.00	6,380.00	680.00	45,600.00	51,040.00	5,440.00	77,134.00
705200 - Management Services	6,018.00	3,439.00	(2,579.00)	28,054.00	26,912.00	(1,142.00)	40,669.00
705400 - Odor Control Contract	102.72	101.12	(1.60)	410.88	808.96	398.08	1,213.44
705560 - Pest Control	550.00	571.45	21.45	4,400.00	4,571.60	171.60	6,857.40
705920 - Pool Contract	850.00	850.00	-	6,800.00	6,800.00	-	10,200.00
707000 - Security Services	6,521.42	7,176.25	654.83	55,137.40	57,410.00	2,272.60	86,115.00
707440 - Trash Chute Cleaning	254.00	289.00	35.00	2,032.00	2,312.00	280.00	3,468.00
707600 - Trash Removal	9,500.11	9,185.90	(314.21)	75,095.35	73,487.20	(1,608.15)	110,230.82
707960 - Valet Parking Service	21,095.13	17,337.60	(3,757.53)	152,458.48	138,700.80	(13,757.68)	208,051.20
708160 - Water Treatment	401.25	401.25	-	3,210.00	3,210.00	-	4,815.00
708280 - Window Services	-	1,250.00	1,250.00	-	10,000.00	10,000.00	15,000.00
Total Contracts	90,719.07	88,393.89	(2,325.18)	702,264.01	706,551.12	4,287.11	1,060,701.68
Insurance							
720240 - Insurance Boiler & Machinery	305.33	308.14	2.81	2,417.65	2,465.12	47.47	3,697.65
720280 - Insurance Crime	304.68	338.85	34.17	2,437.14	2,710.80	273.66	4,066.19
720400 - Insurance Directors & Officers	544.93	1,403.23	858.30	6,635.66	11,225.84	4,590.18	16,838.80
720600 - Insurance Finance Charges	1,447.37	2,194.59	747.22	18,230.95	17,556.72	(674.23)	26,335.14

Gables Waterway Towers Association, Inc.

Statement of Revenues and Expenses 8/1/2026 - 8/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Operating Expense							
720640 - Insurance Flood	3,464.17	2,737.29	(726.88)	27,598.36	21,898.32	(5,700.04)	32,847.47
720800 - Insurance General Liability	5,965.40	7,118.79	1,153.39	49,023.76	56,950.32	7,926.56	85,425.54
720880 - Insurance Legal Defense	262.25	472.82	210.57	2,630.74	3,782.56	1,151.82	5,673.85
721080 - Insurance Property	35,532.84	59,817.13	24,284.29	429,939.37	478,537.04	48,597.67	717,805.55
721160 - Insurance Umbrella	945.45	1,831.66	886.21	13,731.24	14,653.28	922.04	21,979.95
721240 - Insurance Worker's Compensation	41.00	41.92	.92	330.76	335.36	4.60	503.00
Total Insurance	48,813.42	76,264.42	27,451.00	552,975.63	610,115.36	57,139.73	915,173.14
Repairs & Maintenance							
800240 - Air Cond/HVAC Repairs	-	8,333.33	8,333.33	13,897.61	66,666.64	52,769.03	100,000.00
800960 - Boat & Dock Slip	-	2,083.33	2,083.33	-	16,666.64	16,666.64	25,000.00
801000 - Boiler Repairs & Maint.	765.00	1,250.00	485.00	14,921.67	10,000.00	(4,921.67)	15,000.00
801120 - Building Repairs & Maint	7,654.36	10,000.00	2,345.64	117,888.73	80,000.00	(37,888.73)	120,000.00
801360 - Carpet Cleaning & Maint	129.34	1,000.00	870.66	1,231.55	8,000.00	6,768.45	12,000.00
801880 - Contingency	1,275.00	25,000.00	23,725.00	21,321.00	200,000.00	178,679.00	300,000.00
802560 - Dryer Exhaust	-	291.67	291.67	-	2,333.36	2,333.36	3,500.00
802760 - Elevator R&M	-	833.33	833.33	3,100.00	6,666.64	3,566.64	10,000.00
802920 - Equipment Repairs	-	3,333.33	3,333.33	2,976.20	26,666.64	23,690.44	40,000.00
803200 - Fire Alarm Equipment	-	1,666.67	1,666.67	1,380.64	13,333.36	11,952.72	20,000.00
803240 - Fire Alarm Repairs	-	2,500.00	2,500.00	3,928.45	20,000.00	16,071.55	30,000.00
803360 - Fire Extinguisher Inspections	-	375.00	375.00	369.29	3,000.00	2,630.71	4,500.00
803680 - Fitness Center Equipment R&M	75.00	250.00	175.00	818.64	2,000.00	1,181.36	3,000.00
805760 - Irrigation R&M	-	166.67	166.67	525.00	1,333.36	808.36	2,000.00
805840 - Janitorial Supplies	1,397.91	833.33	(564.58)	12,458.23	6,666.64	(5,791.59)	10,000.00
805880 - Keys & Locks	42.58	50.00	7.42	178.51	400.00	221.49	600.00
806465 - Landscape Tree Replacement	-	666.67	666.67	-	5,333.36	5,333.36	8,000.00
807040 - Lighting	-	166.67	166.67	94.36	1,333.36	1,239.00	2,000.00
807400 - Maintenance Supplies	2,522.20	1,000.00	(1,522.20)	15,979.01	8,000.00	(7,979.01)	12,000.00
808240 - Plumbing R&M	4,200.00	3,333.33	(866.67)	20,460.00	26,666.64	6,206.64	40,000.00
808640 - Pool Repairs & Supplies	800.00	250.00	(550.00)	9,512.00	2,000.00	(7,512.00)	3,000.00
809760 - Signage	-	208.33	208.33	40.75	1,666.64	1,625.89	2,500.00
Total Repairs & Maintenance	18,861.39	63,591.66	44,730.27	241,081.64	508,733.28	267,651.64	763,100.00
Other Expenses							
830060 - Special Projects	-	12,588.00	12,588.00	-	100,704.00	100,704.00	151,056.00
Total Other Expenses	-	12,588.00	12,588.00	-	100,704.00	100,704.00	151,056.00
Payroll & Benefits							
890080 - Payroll Administrative & Office	26,729.55	26,551.00	(178.55)	204,446.31	208,124.00	3,677.69	312,615.00
890160 - Payroll Bonuses	-	-	-	-	2,083.33	2,083.33	25,000.00
890175 - Payroll Conciege	21,812.35	29,322.30	7,509.95	185,958.83	229,848.97	43,890.14	345,246.38
890260 - Payroll Housekeeping/Janitorial	17,219.19	23,505.83	6,286.64	159,475.00	184,255.39	24,780.39	276,762.24
890320 - Payroll Maintenance	23,984.64	21,690.20	(2,294.44)	193,538.24	170,023.17	(23,515.07)	255,384.59

Gables Waterway Towers Association, Inc.

Statement of Revenues and Expenses 8/1/2026 - 8/31/2026

	Current Period			Year To Date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Reserve Income							
Income							
415003 - Reserve Interest Income Non Structural	-	-	-	4,862.68	-	4,862.68	-
415004 - Reserve Interest Income Structural	-	-	-	1,208.85	-	1,208.85	-
415023 - Reserve Income Non Structural	-	-	-	3,890.00	-	3,890.00	-
415024 - Reserve Income Structural	-	-	-	536,063.00	-	536,063.00	-
Total Income	-	-	-	546,024.53	-	546,024.53	-
Other Income							
420720 - Interest Income	421.63	-	421.63	421.63	-	421.63	-
Total Other Income	421.63	-	421.63	421.63	-	421.63	-
Total Income	421.63	-	421.63	546,446.16	-	546,446.16	-
Reserve Expense							
Reserve Expenses							
900003 - Reserve Expense Non-Structural	-	-	-	3,890.00	-	(3,890.00)	-
900004 - Reserve Expense Structural	-	-	-	536,063.00	-	(536,063.00)	-
Total Reserve Expenses	-	-	-	539,953.00	-	(539,953.00)	-
Total Expense	-	-	-	539,953.00	-	(539,953.00)	-
Reserve Net Total	421.63	-	421.63	6,493.16	-	6,493.16	-
Net Total	94,733.93	88.09	94,645.84	512,819.56	16,306.46	496,513.10	.22